

Report of Independent Auditors  
and Consolidated Financial Statements

**U & I Financial Corp. and Subsidiary**

December 31, 2025 and 2024



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## **Report of Independent Auditors**

The Board of Directors and Shareholders of  
U & I Financial Corp. and Subsidiary

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the consolidated financial statements U & I Financial Corp. and Subsidiary, which comprise the consolidated statements of financial condition as of December 31, 2025 and 2024, and the related consolidated statements of operations, comprehensive income (loss), changes in shareholders' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of U & I Financial Corp. and Subsidiary as of December 31, 2025 and 2024, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of U & I Financial Corp. and Subsidiary and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about U & I Financial Corp. and Subsidiary's ability to continue as a going concern within one year after the date that the financial statements are issued.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of U & I Financial Corp. and Subsidiary's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about U & I Financial Corp. and Subsidiary's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

*Baker Tilly US, LLP*

Everett, Washington

March 25, 2026

## **Consolidated Financial Statements**

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**U & I Financial Corp. and Subsidiary**  
**Consolidated Statements of Financial Condition**  
**(dollars in thousands)**  
**December 31, 2025 and 2024**

	2025	2024
<b>ASSETS</b>		
<b>ASSETS</b>		
Cash and due from banks	\$ 59,700	\$ 61,684
Securities available-for-sale, at fair value (amortized cost of \$54,840 and \$46,898 at December 31, 2025 and 2024, respectively)	53,831	44,765
Other investments	3,172	3,747
Loans receivable, net of allowance for credit losses of \$2,766 and \$9,620 at December 31, 2025 and 2024, respectively	283,424	386,148
Accrued interest receivable	1,406	1,857
Premises and equipment, net	4,988	5,176
Right-of-use asset	428	759
Bank-owned life insurance	-	14,745
Servicing asset, net	1,361	1,763
Deferred tax asset, net	-	528
Other assets	801	1,147
	<u>\$ 409,111</u>	<u>\$ 522,319</u>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
<b>LIABILITIES</b>		
Deposits		
Noninterest-bearing	\$ 61,365	\$ 76,165
Interest-bearing		
Money market accounts and NOW	57,850	130,269
Savings	4,831	6,184
Time deposits	213,810	226,984
Total deposits	337,856	439,602
Borrowings	40,000	50,000
Lease liability	428	759
Accrued interest payable	1,321	1,521
Allowance for credit losses on off-balance sheet credit exposure	5	65
Other liabilities	598	440
Total liabilities	380,208	492,387
<b>SHAREHOLDERS' EQUITY</b>		
Preferred stock - no par value; 3,000,000 shares authorized; no shares issued and outstanding at December 31, 2025 and 2024	-	-
Common stock - no par value; 100,000,000 shares authorized; 5,476,579 shares issued and outstanding at December 31, 2025 and 2024	31,663	31,506
Retained earnings (accumulated deficit)	(2,049)	111
Accumulated other comprehensive loss, net of tax	(711)	(1,685)
Total shareholders' equity	28,903	29,932
Total liabilities and shareholders' equity	<u>\$ 409,111</u>	<u>\$ 522,319</u>

See accompanying notes.

**U & I Financial Corp. and Subsidiary**  
**Consolidated Statements of Operations**  
(dollars in thousands, except per share amounts)  
**Years Ended December 31, 2025 and 2024**

	2025	2024
<b>INTEREST INCOME</b>		
Interest and fees on loans	\$ 20,240	\$ 29,243
Interest on interest earning deposits with other banks	1,438	2,722
Interest on securities	1,739	1,799
Dividends on other investments	235	318
Total interest income	23,652	34,082
<b>INTEREST EXPENSE</b>		
Interest on deposits	11,704	16,250
Interest on borrowings	1,522	2,680
Total interest expense	13,226	18,930
Net interest income before provision for credit losses	10,426	15,152
<b>PROVISION (BENEFIT) FOR CREDIT LOSSES</b>	(1,594)	28,246
Net interest income (loss) after provision (benefit) for credit losses	12,020	(13,094)
<b>NONINTEREST INCOME</b>		
Gain on sale of loans	-	179
Gain on sale of securities	2	33
Loan servicing fees	323	668
Service charges on deposit accounts	282	292
Other income	107	451
Total noninterest income	714	1,623
<b>NONINTEREST EXPENSES</b>		
Salaries and employee benefits	6,454	6,577
Occupancy and equipment	1,001	963
Data processing and communication	752	686
Professional fees	3,758	2,341
Directors' expenses	263	232
Other	2,286	2,176
Total noninterest expenses	14,514	12,975
Loss before income tax provision	(1,780)	(24,446)
<b>INCOME TAX EXPENSE</b>	380	6,622
<b>NET LOSS</b>	\$ (2,160)	\$ (31,068)
Loss per common share		
Basic	\$ (0.39)	\$ (5.67)
Diluted	\$ (0.39)	\$ (5.67)

See accompanying notes.

**U & I Financial Corp. and Subsidiary**  
**Consolidated Statements of Comprehensive Loss**  
(dollars in thousands)  
**Years Ended December 31, 2025 and 2024**

	2025	2024
NET LOSS	\$ (2,160)	\$ (31,068)
Other comprehensive income (loss), net of tax		
Unrealized gain on securities		
Unrealized holding gain (loss), net of tax benefit of \$0 and (\$153), respectively	1,126	(547)
Adjustment for realized gains included in net income, net of tax expense of \$0 and \$7, respectively	(2)	(26)
Valuation allowance adjustment	(150)	-
Other comprehensive income (loss), net of tax	974	(573)
COMPREHENSIVE LOSS	\$ (1,186)	\$ (31,641)

See accompanying notes.

**U & I Financial Corp. and Subsidiary**  
**Consolidated Statements of Changes in Shareholders' Equity**  
**(dollars in thousands, except share amounts)**  
**Years Ended December 31, 2025 and 2024**

	Preferred Stock		Common Stock		Retained Earnings	Accumulated Other Comprehensive Loss	Total Shareholders' Equity
	Shares	Amount	Shares	Amount			
BALANCE, December 31, 2023	-	\$ -	5,465,579	\$ 31,352	\$ 31,179	\$ (1,112)	\$ 61,419
Share-based compensation	-	-	-	82	-	-	82
Stock options exercised	-	-	11,000	72	-	-	72
Net loss	-	-	-	-	(31,068)	-	(31,068)
Other comprehensive loss, net of tax	-	-	-	-	-	(573)	(573)
BALANCE, December 31, 2024	-	-	5,476,579	31,506	111	(1,685)	29,932
Share-based compensation	-	-	-	157	-	-	157
Net loss	-	-	-	-	(2,160)	-	(2,160)
Other comprehensive income	-	-	-	-	-	974	974
BALANCE, December 31, 2025	-	\$ -	5,476,579	\$ 31,663	\$ (2,049)	\$ (711)	\$ 28,903

See accompanying notes.

**U & I Financial Corp. and Subsidiary**  
**Consolidated Statements of Cash Flows**  
(dollars in thousands)  
**Years Ended December 31, 2025 and 2024**

	2025	2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net loss	\$ (2,160)	\$ (31,068)
Adjustments to reconcile net income to net cash from operating activities		
Depreciation and amortization	242	239
Increase in cash surrender value of bank-owned life insurance	-	(405)
Provision (benefit) for credit losses on loans	(1,534)	33,732
Provision (benefit) for credit losses on off-balance sheet credit exposure	(60)	(5,486)
Net amortization of premiums and discounts on investment securities	237	208
Right-of-use assets amortization	331	327
Stock compensation expense	157	82
Proceeds from sales of loans	-	6,344
Origination of loans held-for-sale	-	(6,165)
(Gain) loss on sale of loans	-	(179)
(Gain) loss on sale of securities available-for-sale	(2)	(33)
(Gain) loss on sale of premises and equipment	-	(34)
Deferred income tax provision	378	6,501
Servicing asset amortization	402	376
Changes in operating assets and liabilities		
Change in accrued interest receivable	451	413
Change in other assets	346	(450)
Change in accrued interest payable	(200)	259
Change in lease liabilities	(331)	(327)
Change in other liabilities	158	(5,890)
Net cash (used in) from operating activities	(1,585)	(1,556)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Net change in loans receivable	104,258	44,809
Proceeds from matured, called, and principal repayment of securities available-for-sale	2,012	3,543
Proceeds from sale of securities	970	1,351
Proceeds from liquidation of bank-owned life insurance	14,745	-
Proceeds from sale of premises and equipment	1	62
(Purchases) of securities available-for-sale	(11,159)	(1,546)
(Purchases) sales of other investments	575	(1,415)
Purchases of premises and equipment, net	(55)	(91)
Net cash provided by investing activities	111,347	46,713
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Net change in deposits	(101,746)	(74,799)
Proceeds from Federal Home Loan Bank advances	116,000	305,000
(Repayments) of Federal Home Loan Bank advances	(126,000)	(275,000)
Proceeds from exercise of stock options	-	72
Net cash (used in) from financing activities	(111,746)	(44,727)
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	(1,984)	430
CASH AND CASH EQUIVALENTS, beginning of year	61,684	61,254
CASH AND CASH EQUIVALENTS, end of year	\$ 59,700	\$ 61,684
<b>SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION</b>		
Cash paid during the year for		
Interest	\$ 13,426	\$ 18,671
Income taxes	\$ 15	\$ 68
<b>NONCASH INVESTING ACTIVITIES</b>		
Unrealized gain (loss) on securities available-for-sale	\$ 1,124	\$ (726)

See accompanying notes.

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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#### **Note 1 – Summary of Significant Accounting Policies**

UniBank (the Bank) is a Washington state–chartered commercial bank, which was incorporated on September 1, 2006, and opened for business on November 1, 2006. The Bank provides general business banking services, including deposits and loans, and specializes in government guaranteed lending programs with its market encompassing the Asian American Communities of King, Snohomish, and Pierce counties in Washington state and certain markets in the West Coast. The principal office and full-service branch is located at 19315 Hwy. 99, Lynnwood, Washington, 98036. In addition, the Bank has branches in Tacoma, Bellevue, and Federal Way, Washington.

U & I Financial Corp. was issued a certificate of incorporation in the state of Washington on August 19, 2010. On September 10, 2010, the Federal Reserve Board granted authority to U & I Financial Corp. to become a bank holding company through a reorganization of the ownership interests of UniBank. The Washington Department of Financial Institutions Divisions of Banks approved the articles of share exchange and plan of share exchange, and issued a certificate of reorganization. In 2015, the articles were amended to increase the number of authorized common stock from 1 million to 100 million, while maintaining the number of authorized preferred stock at 3 million.

The consolidated financial statements include the transactions of U & I Financial Corp. and its wholly owned subsidiary, UniBank (collectively, the Company). The terms “Bank” and “Company” are used interchangeably unless otherwise noted. All significant intercompany transactions have been eliminated in consolidation.

The accounting and reporting policies of the Bank conform to generally accepted accounting principles in the United States of America (GAAP) and general practices within the banking industry.

**Operating segments** – The Company's reportable segment is determined by the Chief Executive Officer, who is the chief operating decision maker, based upon information provided about the Company's products and services offered, primarily banking operations. The segment is also distinguished by the level of information provided to the chief operating decision maker, who uses such information to review performance of various components of the business (such as branches and subsidiary banks), which are then aggregated if operating performance, products/services, and customers are similar. The chief operating decision maker will evaluate the financial performance of the Company's business components such as by evaluating revenue streams, significant expenses, and budget to actual results in assessing the Company's segment and in the determination of allocating resources. The chief operating decision maker uses revenue streams to evaluate product pricing and significant expenses to assess performance and evaluate return on assets. The chief operating decision maker uses consolidated net income to benchmark the Company against its competitors. The benchmarking analysis coupled with monitoring of budget to actual results are used in assessment performance and in establishing compensation. Loans, investments, and correspondent bank deposits provide the revenues in the banking operation. Interest expense, provisions for credit losses, and payroll provide the significant expenses in the banking operation. All operations are domestic.

The Bank is managed as a legal entity and not by lines of business. The operations include commercial banking services, such as lending activities, deposit products, and other cash management services.

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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**Use of estimates in the preparation of financial statements** – The preparation of the consolidated financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses during the reporting period. Material estimates that are particularly susceptible to significant change in the near term relate to the determination of the valuation of the allowance for credit losses (ACL), fair value of financial instruments, and deferred income taxes. Actual results could differ from those estimates.

**Concentration of credit risk** – Assets and liabilities that subject the Bank to concentration of credit risk consist of investments, loans, and deposits. Most of the Bank’s customers are located within Snohomish County, King County, Pierce County, and the surrounding areas. The types of securities that the Bank invests in are discussed in Note 2 – Investment Securities and the Bank’s primary lending products are discussed in Note 3 – Loans and Allowance for Credit Losses. As of December 31, 2025 and 2024, the Bank had concentrations of commercial real estate loans. The Bank did not have any significant concentrations to any one customer. However, in the Bank’s commercial-equipment segment, several different borrowers, whom the Bank financed, purchased the equipment from a single manufacturer who also provided servicing through operating arrangements with the respective borrowers. More information of this segment is included in Note 3 – Loans and Allowance for Credit Losses and Note 8 – Commitments and Contingencies.

At times, the Bank can temporarily have cash and interest-bearing deposits in other banks in excess of the Federal Deposit Insurance Corporation (FDIC)-insured limits. The Bank places these deposits with major financial institutions and monitors the financial condition of these institutions.

**Accounting pronouncements** – In December 2023, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2023-09, “Income Taxes (Topic 740): Improvements to Income Tax Disclosures”. ASU 2023-09 requires public business entities to disclose in the rate reconciliation table additional categories of information about federal, state, and foreign income taxes and to provide more details about the reconciling items in some categories if items meet a quantitative threshold. It also requires all entities to disclose income taxes paid, net of refunds, disaggregated by federal, state, and foreign taxes for annual periods and to disaggregate the information by jurisdiction based on a quantitative threshold. This guidance is effective for public business entities (PBE) for fiscal years beginning after December 15, 2024, and non-PBEs for fiscal years beginning after December 15, 2025. The Company adopted ASU 2023-09, which was prospectively effective for fiscal year 2025 and the adoption did not have a material impact on the Company’s consolidated financial statements

**Cash and cash equivalents** – Cash and cash equivalents include cash and due from banks, and term and overnight federal funds sold, all of which have original maturities less than 90 days.

**Restricted cash** – Zions Bank required a minimum balance of \$240,000 as of December 31, 2025 and 2024, respectively, related to a line of credit (Note 9). This balance is included in cash and cash equivalents.

**Investment debt securities** – Investment debt securities are classified into one of three categories: (1) held-to-maturity, (2) available-for-sale, or (3) trading. The Bank had no trading securities or held-to-maturity securities as of December 31, 2025 or 2024.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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Securities are classified as held-to-maturity when the Company has the ability and positive intent to hold them to maturity. Securities classified as held-to-maturity are carried at cost, adjusted for amortization of premiums to the earliest callable date and accretion of discounts to the maturity date and, if appropriate, any credit losses. Securities available-for-sale consist of debt securities that the Company has the intent and ability to hold for an indefinite period, but not necessarily to maturity. Securities available-for-sale are reported at fair value. Realized gains and losses on securities available-for-sale, determined using the specific identification method, are included in results of operations. Amortization of premiums and accretion of discounts are recognized as adjustments to yield over the contractual lives of the related securities with the exception of premiums for non-contingently callable debt securities which are amortized to the earliest call date, rather than the contractual maturity date. Dividends and interest income are recognized when earned.

A debt security is placed on nonaccrual status at the time any principal and interest payments become 90 days delinquent. Interest accrued but not received for a security placed on non-accrual is reversed against interest income. There were no securities 90 days or more delinquent as of the year ended December 31, 2025.

**Other investments** – As a Federal Reserve member bank (FRB), the Bank is required to subscribe to Federal Reserve Stock. The par value of the stock is \$100 per share of which one-half will be subject to call when deemed necessary by the Board of Governors of the Federal Reserve System. The recorded amount of the FRB stock equals its fair value because the shares can be redeemed only by the FRB at the par value. The Bank's investment in FRB stock totaled \$874,000 and \$968,000 as of December 31, 2025 and 2024, respectively.

The Bank, as a member of the Federal Home Loan Bank (FHLB), is required to maintain an investment in capital stock of FHLB in an amount equal to 4% of advances outstanding. The Bank's investment in FHLB stock totaled \$2,113,000 and \$2,624,000 as of December 31, 2025 and 2024, respectively. FHLB stock is carried at cost. Both cash and stock dividends received are reported as dividend income. The Bank evaluates FHLB stock for impairment. The determination of whether these investments are impaired is based on the Bank's assessment of the ultimate recoverability of cost, rather than by recognizing temporary declines in value. The determination of whether a decline affects the ultimate recoverability of cost is influenced by criteria such as (1) the significance of any decline in net assets of the FHLB as compared with the capital stock amount for the FHLB and the length of time this situation has persisted; (2) commitments by the FHLB to make payments required by law or regulation and the level of such payments in relation to the operating performance of the FHLB; (3) the impact of legislative and regulatory changes on institutions and, accordingly, the customer base of the FHLB; and (4) the liquidity position of the FHLB. Based on the above, the Bank has determined that there is no impairment on the FHLB stock investment as of December 31, 2025 or 2024.

The FRB and FHLB stock are considered restricted investments.

In 2022, the Company entered into an agreement with an investment fund designed to help accelerate technology adoption at banks. The Company committed up to \$250,000 in capital for the fund, however, the Company is not obligated to fund the commitment prior to a capital call. The Bank's investment in the fund totaled \$185,000 and \$155,000 as of December 31, 2025 and 2024, respectively. This equity investment does not have a readily determinable fair value and is held at cost minus impairment, which there was none.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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**Bank-owned life insurance (BOLI)** – The Bank owns life insurance for various individuals in management positions. The carrying amount of the life insurance is measured using the cash surrender value, less applicable surrender charges. The change in the cash surrender value is included in noninterest income. The Bank surrendered the BOLI policy and liquidated the asset during 2025. At December 31, 2025 and 2024, the BOLI had a total cash surrender value of \$0 and \$14,745,000, respectively.

**Loans held-for-sale** – Certain government guaranteed loans that may be sold prior to maturity are designated as held-for-sale at origination and are recorded at the lower of cost or market, determined on an aggregate basis. A valuation allowance is established if the market value of such loans is lower than their cost, and operations are charged or credited for valuation adjustments. The Bank typically sells the guaranteed portions and retains the unguaranteed portion. There were no loans held-for-sale as of December 31, 2025 or 2024.

**Loans** – Loans that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are reported at the principal balance outstanding, net of deferred loan fees and unearned income. Interest revenue on loans is accrued daily based on the principal amount outstanding.

Loan origination fees and costs are deferred and amortized as yield adjustments over the contractual lives of the related loans. Other loan fees and charges, representing service costs for the prepayment of loans, delinquent payments, or miscellaneous loan services, are recorded as income when collected.

**Income recognition on nonaccrual loans and securities** – Generally, the accrual of interest on loans is discontinued when, in management’s opinion, the borrower may be unable to meet payments as they become due or when they are past due 90 days as to either principal or interest (based on contractual terms), unless they are well secured and in the process of collection. All interest accrued but not collected for loans that are placed on nonaccrual status or charged off are reversed against interest income. Subsequent collections on a cash basis are applied proportionately to past due principal and interest, unless collectability of principal is in doubt, in which case all payments are applied to principal. Loans are returned to accrual status when the loan is performing according to its contractual terms for at least six months and the collectability of principal and interest is no longer doubtful. Interest reversal and nonaccrual treatment apply to investment securities if their ultimate collectability becomes questionable.

**Allowance for credit losses (ACL)** – The Company adopted ASU 2016-13, “*Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*,” on January 1, 2023. Accounting Standards Codification (ASC) Topic 326 replaced the previous “incurred loss” model for measuring credit losses, which encompassed allowances for current known and inherent losses within the portfolio, with an “expected loss” model, which encompasses allowances for losses expected to be incurred over the life of the portfolio. The new CECL model requires the measurement of all expected credit losses for financial assets measured at amortized cost and certain off-balance-sheet credit exposures based on historical experience, current conditions, and reasonable and supportable forecasts. In connection with the adoption of ASC Topic 326, management revised certain accounting policies and implemented certain accounting policy elections. The revised accounting policies are described below.

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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Allowance for credit losses on available-for-sale securities: For available-for-sale debt securities in an unrealized loss position, management first assesses whether it intends to sell, or is more likely than not to be required to sell, the security before recovery of its amortized cost basis. If either of the criteria regarding intent or requirement to sell is met, the security's amortized cost basis is written down to fair value through income. For debt securities available-for-sale that do not meet the aforementioned criteria, the Company evaluates whether the decline in fair value has resulted from credit losses or other factors. In making this assessment, management considers the extent to which fair value is less than amortized cost, any changes to the rating of the security by a rating agency, and adverse conditions specifically related to the security, among other factors. If this assessment indicates that a credit loss exists, the present value of cash flows expected to be collected from the security are compared to the amortized cost basis of the security. If the present value of cash flows expected to be collected is less than the amortized cost basis, a credit loss exists and an allowance for credit losses is recorded for the credit loss, limited by the amount that the fair value is less than the amortized cost basis.

Changes in the ACL are recorded as a provision for (or reversal of) credit loss expense. Losses are charged against the allowance when management believes the uncollectability of an available-for-sale security is confirmed or when either of the criteria regarding intent or requirement to sell is met. Accrued interest receivable on available-for-sale debt securities is not included in the estimate of credit losses.

Allowance for credit losses on loans: The allowance for credit losses on loans is a valuation account that is deducted from the loans' amortized cost basis to present the net amount expected to be collected on the loans. Loans are charged off against the allowance when management believes the uncollectability of a loan balance is confirmed and recoveries are credited to the allowance when received. In the case of recoveries, amounts may not exceed the aggregate of amounts previously charged off.

For the majority of loans, the allowance for credit losses is measured on a collective (pool) basis when similar risk characteristics exist. A third-party tool is used to tabulate the estimate of current expected credit losses, using an average charge off or loss rate methodology. In accordance with ASC Topic 326, the Company has segmented its loan portfolio based on similar risk characteristics which generally included call report categories. The Company primarily utilizes historical loss rates for the CECL calculation based on Company-specific historical losses and supplemented with peer loss history where applicable. For its reasonable and supportable forecasting of CECL, the Company analyzes a simple regression using forecasted economic metrics and historical loss data. To further adjust the allowance for credit losses for expected losses not already included within the quantitative component of the calculation, the Company may consider the following qualitative adjustment factors: economic conditions; concentrations of credit; interest rates; ability of staff; loan review; trends in loan quality; policy changes; and changes in nature and/or volume of loans.

Expected credit losses are estimated over the estimated lives of loans, i.e., contractual terms adjusted for expected prepayments. The estimated life excludes expected extensions, renewals, and modifications unless management has a reasonable expectation at the reporting date that an extension or renewal option are included in the original or modified contract at the reporting date at the borrower's discretion and are not unconditionally cancellable by the Company.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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Loans that do not share risk characteristics are evaluated on an individual basis. Loans evaluated individually are not included in the collective evaluation. When management determines foreclosure is probable or when the borrower is experiencing financial difficulty at the reporting date and repayment is expected to be provided substantially through the operation or sale of the collateral, expected credit losses are based on the fair value of the collateral at the reporting date, adjusted for selling costs.

Accrued interest receivable is excluded from the estimate of credit losses for loans.

Allowance for credit losses on off-balance-sheet credit exposures: The Company estimates expected credit losses over the contractual period in which the Company is exposed to credit risk via a contractual obligation to extend credit unless that obligation is unconditionally cancellable by the Company. The estimate includes consideration of the likelihood that funding will occur and an estimate of expected credit losses on commitments expected to be funded over its estimated life. In addition, the Bank originates loans through the government guarantee programs and sells these guarantees in the secondary market. Upon default by the borrower, the Bank would be required to repurchase the guaranteed portion of the loans and submit the repayment requests to the respective government agency. The agency may decide not to honor the guarantees if certain conditions are not met. Guarantees, as defined under ASC 460, *Guarantees*, that create off-balance sheet credit exposure are in the scope of ASC 326-20 when such guarantees for loans have an implicit repurchase arrangement and thus may present an off-balance sheet credit risk. The allowance for credit losses on off-balance sheet credit exposure is adjusted through a provision for credit loss expense.

**Loan sales and servicing** – When the Company sells the government guaranteed portions of the loans, it generally retains the rights to service them. The Company initially records an asset representing the right to service loans at fair value, which is calculated by discounting the future cash flows from servicing at the discount rate that approximates the current market rate and discounting the future estimated prepayment speeds. This value is then carried and amortized in proportion to, and over the period of, the estimated net servicing income. As the servicing rights should be carried at the lower of cost or market, for the purposes of evaluating and measuring impairment, they are periodically reevaluated based on current prepayment speeds and market discount rates. Any impairment is measured as the amount by which the carrying value of servicing rights for a stratum exceeds its fair value.

The cash proceeds from sale equal the principal amount of loans and the respective premiums, reflective of the adjusted yield to the investor based on the current market rates. Because the portion retained does not carry the guarantee, a discount is recorded on the retained portion of the loan and accreted into interest income.

**Premises and equipment** – Premises and equipment are stated at cost, less accumulated depreciation and amortization. Depreciation is provided using the straight-line method over three to 39 years (leasehold improvements are amortized over the lesser of the useful life or the terms of the respective leases). Repairs and maintenance are charged to operating expenses as incurred.

**Leases** – The Company accounts for leases in accordance with FASB ASU No. 2016-02, *Leases* (Topic 842), recognizing on the balance sheet the assets and liabilities arising from operating leases. Accordingly, the Company recognizes a liability to make lease payments and a right-of-use (ROU) asset representing the right to use the underlying asset for the lease term.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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**Impairment of other long-lived assets** – Long-lived assets are evaluated for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. No impairment loss was recognized in 2025 or 2024.

**Other real estate owned (OREO)** – Assets acquired through or in lieu of loan foreclosure are held-for-sale and are initially recorded at estimated fair value, less cost to sell at the date of foreclosure. Losses arising from the acquisition of property, in full or partial satisfaction of loans, are charged to the allowance for credit losses. Subsequent to foreclosure, valuations are periodically performed by management and the assets are carried at the lower of carrying amount or fair value less cost to sell. Revenue and expenses from operations and changes in the valuation allowance are included in noninterest expense. There were no OREO assets during 2025 or 2024.

**Share-based compensation** – The Bank measures the cost of employee services received in exchange for an award of share-based compensation based on the grant-date fair value of the award. The cost is recognized over the requisite service period, except for awards granted to retirement-eligible employees, which are fully expensed by the grant date.

**Income taxes** – The Bank records its provision for income tax under the liability method. Deferred tax assets and liabilities are reflected at currently enacted income tax rates applicable to the period in which the deferred tax assets or liabilities are expected to be realized or settled. As changes in tax laws or rates are enacted, deferred tax assets and liabilities are adjusted through the provision for income taxes. Deferred taxes result from temporary differences in the recognition of certain income and expense amounts between the Bank’s consolidated financial statements and its tax returns.

The Company adopted ASU 2023-09, “Income Taxes (Topic 740): Improvements to Income Tax Disclosures” effective January 1, 2025, which requires the Company to disclose a rate reconciliation table with additional information as disclosed in detail on Note 1 “Summary of Significant Accounting Policies, Accounting Pronouncements Adopted”. A reconciliation of the difference between the U.S. federal statutory income tax rate and the effective tax rate is shown in the following table for the year ended December 31, 2025:

	2025	
	Amount	Percent
U.S. federal statutory income tax rate	\$ (374)	21.0%
State and local income taxes, net of U.S. federal income tax effect	4	(0.2%)
Nontaxable or nondeductible items		
Interest income on tax-exempt municipal bonds	(117)	6.6%
Income from BOLI	(17)	1.0%
Tax penalty from BOLI liquidation	56	(3.1%)
Equity compensation	12	(0.7%)
Other		
Other	31	(1.7%)
Change in Valuation Allowance <sup>(1)</sup>	785	(44.1%)
	\$ 380	(21.3%)

(1) See explanation in the deferred tax section below.

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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**Earnings (loss) per common share** – Basic earnings (loss) per common share (EPS) are computed by dividing net income (loss) available or attributed to common shareholders by the weighted-average number of common shares outstanding during the period. Diluted earnings (loss) per share reflect the weighted-average potential dilution that could occur if all potentially dilutive shares or other commitments to issue common stock were exercised or converted into common stock using the treasury stock method. There is no assumed dilution when the Company is in a net loss position.

**Comprehensive income (loss)** – Comprehensive income (loss) includes all changes in shareholders' equity during a period, except those resulting from transactions with shareholders. Besides net income (loss), other components of comprehensive income include the net-of-tax effect of changes in the net unrealized gain or loss on securities available-for-sale.

**Transfer of financial assets** – Transfers of an entire financial asset, a group of financial assets, or a participating interest in an entire financial asset are accounted for as sales when control has been relinquished. Control is deemed to be surrendered when the assets have been isolated from the Bank, the transferee obtains the right (free of conditions that constrain it from taking advantage of that right) to pledge or exchange the transferred assets, and the Bank does not maintain effective control over the transferred assets through an agreement to repurchase them before their maturity.

**Off-balance-sheet financial instruments** – In the ordinary course of business, the Bank has entered into off-balance-sheet financial instruments consisting of commitments to extend credit and commitments under standby letters of credit. Such financial instruments are recorded in the consolidated financial statements when they are funded or when related fees are incurred or received.

**Advertising costs** – The Bank expenses advertising costs as they are incurred. Total advertising expenses were approximately \$61,000 and \$113,000 in 2025 and 2024, respectively.

**Fair value measurements** – The Company recognizes the fair value of financial instruments in accordance with ASC 825-10, *Financial Instruments – Overall, Recognition and Measurement of Financial Assets and Financial Liabilities*, which requires use of the exit price notion when measuring the fair value of financial instruments for disclosure purposes. Fair value is defined as the exit price, the price that would be received for an asset or paid to transfer a liability, in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date under current market conditions. It also establishes a consistent framework for measuring fair value and expands disclosure requirements about fair value measurements. In determining fair value, the Bank maximizes the use of observable inputs and minimizes the use of unobservable inputs.

Valuation inputs refer to the assumptions market participants would use in pricing a given asset or liability using one of the three valuation techniques within the fair value hierarchy. Inputs can be observable or unobservable. Observable inputs are those assumptions that market participants would use in pricing the particular asset or liability. These inputs are based on market data and are obtained from a source independent of the Bank.

Unobservable inputs are assumptions based on the Bank's own information or estimate of assumptions used by market participants in pricing the asset or liability. Unobservable inputs are based on the best and most current information available on the measurement date.

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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All inputs, whether observable or unobservable, are ranked in accordance with a prescribed fair value hierarchy that gives the highest ranking to quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1) and the lowest ranking to unobservable inputs (Level 3). Fair values for assets or liabilities classified as Level 2 are based on one or a combination of the following factors: (i) quoted prices for similar assets; (ii) observable inputs for the asset or liability, such as interest rates or yield curves; or (iii) inputs derived principally from or corroborated by observable market data.

There were no transfers between Level 1, Level 2, and Level 3 during 2025 or 2024.

**Revenue recognition** – The Company recognizes revenue in accordance with ASC 606, *Revenue from Contracts with Customers*, which (i) creates a single framework for recognizing revenue from contracts with customers that fall within its scope; and (ii) revises when it is appropriate to recognize a gain (loss) from the transfer of nonfinancial assets, such as OREO. To determine revenue recognition for arrangements that an entity determines are within the scope of ASC 606, the Company performs the following five steps: (i) identify the contract(s) with a customer; (ii) identify the performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations in the contract; and (v) recognize revenue when (or as) the Company satisfies a performance obligation. The majority of the Company's revenues come from fee and interest income including loans and securities, that are outside the scope of ASC 606. The Company's services that fall within the scope of ASC 606 are presented within noninterest income and are recognized as revenue as the Company satisfies its obligation to the customer. Services within the scope of ASC 606 include deposit service charges.

All of the Bank's revenue from contracts with customers in the scope of ASC 606 is recognized in noninterest income except for gains/losses on the sale of other real estate owned. Gains/losses on the sale of other real estate owned are included in noninterest expense and are generally recognized when the performance obligation is complete. This is typically at delivery of control over the property to the buyer at time of each real estate closing.

**Service charges on deposit accounts** – The Bank earns fees from its deposit customers for account maintenance, transaction-based activity, and overdraft services. Account maintenance fees consist primarily of account fees and analyzed account fees charged on deposit accounts on a monthly basis. The performance obligation is satisfied and the fees are recognized on a monthly basis as the service period is completed. Transaction-based fees on deposit accounts are charged to deposit customers for specific services provided to the customer, such as non-sufficient funds fees, overdraft fees, and wire fees. The performance obligation is completed as the transaction occurs and the fees are recognized at the time each specific service is provided to the customer.

**Subsequent events** – Subsequent events are events or transactions that occur after the date of the consolidated statements of financial condition but before the consolidated financial statements are issued. Recognized subsequent events are events or transactions that provide additional evidence about conditions that existed at the date of the consolidated statements of financial condition, including the estimates inherent in the process of preparing the consolidated financial statements. Non-recognized subsequent events are events that provide evidence about conditions that did not exist at the date of the consolidated statements of financial condition but arose after that date. Management has reviewed events through March 25, 2026, the date the consolidated financial statements were issued.

**U & I Financial Corp. and Subsidiary**  
**Notes to Consolidated Financial Statements**

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**Note 2 – Investment Securities**

The following is a summary of the investment securities as of December 31 (in thousands):

	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Estimated Fair Value
<b>2025</b>				
Available-for-sale				
Municipal bonds	\$ 32,157	\$ 46	\$ (798)	\$ 31,405
Corporate bonds	9,334	8	(235)	9,107
SBA securities	9,844	16	(39)	9,821
Mortgage Backed Securities	3,505	-	(7)	3,498
	<u>\$ 54,840</u>	<u>\$ 70</u>	<u>\$ (1,079)</u>	<u>\$ 53,831</u>
<b>2024</b>				
Available-for-sale				
Municipal bonds	\$ 32,611	\$ 22	\$ (1,409)	\$ 31,224
Corporate bonds	11,293	10	(726)	10,577
SBA securities	2,994	-	(30)	2,964
	<u>\$ 46,898</u>	<u>\$ 32</u>	<u>\$ (2,165)</u>	<u>\$ 44,765</u>

The amortized cost and estimated fair value of securities as of December 31, 2025, by contractual maturity, are shown below. Expected maturities may differ from contractual maturities because borrowers may have the right to call or prepay obligations with or without call or prepayment penalties (in thousands):

	Available-for-Sale	
	Amortized Cost	Estimated Fair Value
Due in one year or less	\$ 991	\$ 993
Due from one to five years	15,049	14,800
Due from five to ten years	21,195	21,101
Due in more than ten years	17,605	16,937
	<u>\$ 54,840</u>	<u>\$ 53,831</u>

Securities with an amortized cost of \$9,065,000 and \$26,550,000 as of December 31, 2025 and 2024, respectively, were pledged to secure public deposits and for other purposes as required or permitted by law.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

Proceeds from the sales of available-for-sale securities totaled \$970,000 and \$1,351,000 as of December 31, 2025 and 2024, respectively. Gross gains on the securities sold during 2025 and 2024 totaled \$2,000 and \$33,000, respectively. There were no gross losses on securities sold during 2025 or 2024.

Gross unrealized losses on investment securities available-for-sale and the estimated fair value of the related securities, aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position, were as follows as of December 31 (in thousands):

	Less Than 12 Months		12 Months or More		Total	
	Unrealized Losses	Estimated Fair Value	Unrealized Losses	Estimated Fair Value	Unrealized Losses	Estimated Fair Value
<b>2025</b>						
Available-for-sale						
Municipal bonds	\$ (2)	\$ 644	\$ (796)	\$ 20,974	\$ (798)	\$ 21,618
Corporate bonds	-	-	(235)	7,101	(235)	7,101
SBA securities	(12)	1,059	(27)	1,402	(39)	2,461
Mortgage Backed Securities	(7)	3,497	-	-	(7)	3,497
	<u>\$ (21)</u>	<u>\$ 5,200</u>	<u>\$ (1,058)</u>	<u>\$ 29,477</u>	<u>\$ (1,079)</u>	<u>\$ 34,677</u>
<b>2024</b>						
Available-for-sale						
Municipal bonds	\$ (93)	\$ 8,268	\$ (1,316)	\$ 20,714	\$ (1,409)	\$ 28,982
Corporate bonds	(8)	959	(718)	8,594	(726)	9,553
SBA securities	(3)	723	(27)	2,241	(30)	2,964
	<u>\$ (104)</u>	<u>\$ 9,950</u>	<u>\$ (2,061)</u>	<u>\$ 31,549</u>	<u>\$ (2,165)</u>	<u>\$ 41,499</u>

There were no allowances for credit losses on securities at December 31, 2025 and 2024. At December 31, 2025 and 2024, there were 56 and 72 securities, respectively, in unrealized loss positions. The Company does not intend to sell these securities, nor anticipates that these securities will be required to be sold before recovery. The unrealized losses are due to changes in market interest rates or widening of market spreads subsequent to the initial purchase of the securities. The fair value is expected to recover as the securities approach their maturity date or repricing date or if market yields for such securities decline. The Company does not believe any of these securities are impaired due to reasons of credit quality. The Company assesses the need to sell a security due to a corporate's risk rating decline; the related losses are recognized in the earnings.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

#### Note 3 – Loans and Allowance for Credit Losses

The following table presents the principal balance of total loans outstanding by portfolio segment and class of loans receivable at December 31:

	2025	2024
Commercial real estate	\$ 168,389	\$ 213,332
Residential real estate	100,869	159,405
Commercial - equipment	3,828	10,820
Commercial - all other	6,156	8,455
Multifamily	6,446	2,801
Construction and land	633	883
Consumer and other	26	121
Gross loans outstanding	286,347	395,817
Deferred net loan origination (fees) costs	(157)	(49)
Allowance for credit losses	(2,766)	(9,620)
	<u>\$ 283,424</u>	<u>\$ 386,148</u>

Residential real estate loans are secured by non-owner occupied investment properties upon originations.

The Company distinguishes the commercial-equipment loan segment from all other commercial loans. For many of these loans, the Bank financed borrowers purchasing equipment from manufacturers that also service the machines through operating arrangements with the respective borrowers.

**Allowance for credit losses** – The following table presents, by portfolio segment, the changes in the allowance for credit losses on loans for the years ended December 31, 2025 and 2024:

	Commercial real estate	Residential real estate	Commercial - equipment	Commercial - all other	Multifamily	Construction and land	Consumer and other	Total
<b>2025</b>								
<b>Allowance for loan losses:</b>								
Beginning balance	\$ 1,504	\$ 1,629	\$ 6,333	\$ 124	\$ 3	\$ 23	\$ 4	\$ 9,620
Charge-offs	(3,922)	-	(4,837)	(147)	-	-	-	(8,906)
Recoveries	230	59	3,297	-	-	-	-	3,586
Provision (benefit)	3,301	(1,329)	(3,729)	232	7	(13)	(3)	(1,534)
Ending balance	<u>\$ 1,113</u>	<u>\$ 359</u>	<u>\$ 1,064</u>	<u>\$ 209</u>	<u>\$ 10</u>	<u>\$ 10</u>	<u>\$ 1</u>	<u>\$ 2,766</u>
<b>2024</b>								
<b>Allowance for loan losses:</b>								
Beginning balance	\$ 1,690	\$ 1,252	\$ 22,903	\$ 64	\$ 3	\$ 34	\$ 4	\$ 25,950
Charge-offs	-	(195)	(49,969)	-	-	-	-	(50,164)
Recoveries	-	-	102	-	-	-	-	102
Provision (benefit)	(186)	572	33,297	60	-	(11)	-	33,732
Ending balance	<u>\$ 1,504</u>	<u>\$ 1,629</u>	<u>\$ 6,333</u>	<u>\$ 124</u>	<u>\$ 3</u>	<u>\$ 23</u>	<u>\$ 4</u>	<u>\$ 9,620</u>

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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**Credit quality indicators** – Federal regulations provide for the classification of lower quality loans and other assets, such as debt and equity securities, as substandard, doubtful, or loss. An asset is considered substandard if it is inadequately protected by the current net worth and pay capacity of the borrower or of any collateral pledged. Substandard assets include those characterized by the distinct possibility that the Bank will sustain some loss if the deficiencies are not corrected. Assets classified as doubtful have all the weaknesses inherent in those classified substandard, with the added characteristic that the weaknesses present make collection or liquidation in full highly questionable and improbable on the basis of currently existing facts, conditions, and values. Assets classified as loss are those considered uncollectible and of such little value that their continuance as assets without the establishment of a specific loss reserve is not warranted.

When the Company classifies problem assets as substandard, doubtful, or loss, it may determine if the loan is collateral dependent and establish a specific allowance to address the risk specifically, or the Company may allow the loss to be addressed in the general allowance. General allowances represent loss allowances that have been established to recognize the inherent risk associated with lending activities, but that, unlike specific allowances, have not been specifically allocated to particular problem assets. When an insured institution classifies problem assets as a loss, it is required to charge off such assets in the period in which they are deemed uncollectible or soon thereafter.

Assets that do not currently expose the Bank to sufficient risk to warrant classification as substandard or doubtful but possess identified weaknesses are designated as special mention assets. Assets not otherwise classified or criticized are graded pass.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

The following tables represent the internally assigned grade as of December 31 by type of loan (in thousands):

<i>(dollars in thousands)</i>	Term Loans Amortized Cost Basis by Origination Year					Prior	Revolving Loans	Total
	2025	2024	2023	2022	2021			
<b>2025</b>								
<b>Commercial real estate:</b>								
Pass	\$ 1,190	\$ 1,997	\$ 4,614	\$ 38,361	\$ 51,223	\$ 50,912	\$ -	\$ 148,297
Special mention	-	-	-	1,332	1,691	52	-	3,075
Substandard	-	-	1,668	11,288	-	556	-	13,512
Doubtful	-	-	-	3,505	-	-	-	3,505
Total commercial real estate	1,190	1,997	6,282	54,486	52,914	51,520	-	168,389
<b>Residential real estate:</b>								
Pass	\$ -	\$ 1,051	\$ 35,806	\$ 40,551	\$ 8,357	\$ -	\$ -	\$ 85,765
Special mention	-	-	4,101	9,178	-	-	-	13,279
Substandard	-	225	1,140	460	-	-	-	1,825
Doubtful	-	-	-	-	-	-	-	-
Total residential real estate	-	1,276	41,047	50,189	8,357	-	-	100,869
<b>Commercial - equipment:</b>								
Pass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special mention	-	-	-	-	-	-	-	-
Substandard	-	-	-	3,107	721	-	-	3,828
Doubtful	-	-	-	-	-	-	-	-
Total commercial - equipment	-	-	-	3,107	721	-	-	3,828
<b>Commercial - all other:</b>								
Pass	\$ 1,190	\$ 114	\$ 507	\$ 420	\$ 974	\$ 2,641	\$ 310	\$ 6,156
Special mention	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-
Total commercial - all other	1,190	114	507	420	974	2,641	310	6,156
<b>Multifamily:</b>								
Pass	\$ 3,926	\$ -	\$ -	\$ -	\$ -	\$ 2,520	\$ -	\$ 6,446
Special mention	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-	-
Total multifamily	3,926	-	-	-	-	2,520	-	6,446
<b>Construction and land:</b>								
Pass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633	\$ -	\$ 633
Special mention	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-	-
Total construction and land	-	-	-	-	-	633	-	633
<b>Consumer and other:</b>								
Pass	\$ -	\$ -	\$ 25	\$ -	\$ 1	\$ -	\$ -	\$ 26
Special mention	-	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-	-
Total consumer and other	-	-	25	-	1	-	-	26
<b>Total loans</b>	<u>\$ 6,306</u>	<u>\$ 3,387</u>	<u>\$ 47,861</u>	<u>\$ 108,202</u>	<u>\$ 62,967</u>	<u>\$ 57,314</u>	<u>\$ 310</u>	<u>\$ 286,347</u>
<b>Aggregate total</b>								
Pass	\$ 6,306	\$ 3,162	\$ 40,952	\$ 79,332	\$ 60,555	\$ 56,706	\$ 310	\$ 247,323
Special mention	-	-	4,101	10,510	1,691	52	-	16,354
Substandard	-	225	2,808	14,855	721	556	-	19,165
Doubtful	-	-	-	3,505	-	-	-	3,505
Total loans	<u>\$ 6,306</u>	<u>\$ 3,387</u>	<u>\$ 47,861</u>	<u>\$ 108,202</u>	<u>\$ 62,967</u>	<u>\$ 57,314</u>	<u>\$ 310</u>	<u>\$ 286,347</u>

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

<i>(dollars in thousands)</i>	Term Loans Amortized Cost Basis by Origination Year					Revolving	Total
	2024	2023	2022	2021	Prior	Loans	
<b>2024</b>							
<b>Commercial real estate:</b>							
Pass	\$ 2,033	\$ 6,426	\$ 48,613	\$ 64,145	\$ 60,315	\$ -	\$ 181,532
Special mention	-	-	15,319	260	265	8,233	24,077
Substandard	-	-	-	-	6,763	-	6,763
Doubtful	-	-	960	-	-	-	960
Total commercial real estate	2,033	6,426	64,892	64,405	67,343	8,233	213,332
<b>Residential real estate:</b>							
Pass	\$ 10,238	\$ 73,677	\$ 64,453	\$ 11,037	\$ -	\$ -	\$ 159,405
Special mention	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-
Total residential real estate	10,238	73,677	64,453	11,037	-	-	159,405
<b>Commercial - equipment:</b>							
Pass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special mention	-	-	882	-	-	-	882
Substandard	-	1,777	4,740	1,140	377	-	8,034
Doubtful	-	-	443	871	590	-	1,904
Total commercial - equipment	-	1,777	6,065	2,011	967	-	10,820
<b>Commercial - all other:</b>							
Pass	\$ 129	\$ 557	\$ 895	\$ 1,446	\$ 3,554	\$ 1,540	\$ 8,121
Special mention	234	-	-	-	-	-	234
Substandard	-	-	-	-	-	100	100
Doubtful	-	-	-	-	-	-	-
Total commercial - all other	363	557	895	1,446	3,554	1,640	8,455
<b>Multifamily:</b>							
Pass	\$ -	\$ 196	\$ -	\$ -	\$ 2,605	\$ -	\$ 2,801
Special mention	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-
Total multifamily	-	196	-	-	2,605	-	2,801
<b>Construction and land:</b>							
Pass	\$ -	\$ -	\$ -	\$ -	\$ 883	\$ -	\$ 883
Special mention	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-
Total construction and land	-	-	-	-	883	-	883
<b>Consumer and other:</b>							
Pass	\$ -	\$ 34	\$ -	\$ 3	\$ 4	\$ 80	\$ 121
Special mention	-	-	-	-	-	-	-
Substandard	-	-	-	-	-	-	-
Doubtful	-	-	-	-	-	-	-
Loss	-	-	-	-	-	-	-
Total consumer and other	-	34	-	3	4	80	121
<b>Total loans</b>	<u>\$ 12,634</u>	<u>\$ 82,667</u>	<u>\$ 136,305</u>	<u>\$ 78,902</u>	<u>\$ 75,356</u>	<u>\$ 9,953</u>	<u>\$ 395,817</u>
<b>Aggregate total</b>							
Pass	\$ 12,400	\$ 80,890	\$ 113,961	\$ 76,631	\$ 67,361	\$ 1,620	\$ 352,863
Special mention	234	-	16,201	260	265	8,233	25,193
Substandard	-	1,777	4,740	1,140	7,140	100	14,897
Doubtful	-	-	1,403	871	590	-	2,864
Total loans	<u>\$ 12,634</u>	<u>\$ 82,667</u>	<u>\$ 136,305</u>	<u>\$ 78,902</u>	<u>\$ 75,356</u>	<u>\$ 9,953</u>	<u>\$ 395,817</u>

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

There were charge offs of \$8,906 and \$50,164, entirely or partially during the years ended December 31, 2025 and 2024, respectfully. The following table presents the gross charge offs by year of origination (in thousands):

<i>(dollars in thousands)</i>	Term Loans Amortized Cost Basis by Origination Year					Prior	Revolving Loans	Total
	2025	2024	2023	2022	2021			
<b>2025</b>								
Commercial real estate	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ 3,751	\$ -	\$ 3,923
Commercial - equipment	-	-	1,180	2,252	533	871	-	4,836
Commercial - all other	-	-	-	-	60	87	-	147
Gross charge offs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,180</u>	<u>\$ 2,424</u>	<u>\$ 593</u>	<u>\$ 4,709</u>	<u>\$ -</u>	<u>\$ 8,906</u>

  

<i>(dollars in thousands)</i>	Term Loans Amortized Cost Basis by Origination Year				Prior	Revolving Loans	Total
	2024	2023	2022	2021			
<b>2024</b>							
Residential real estate	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ 195
Commercial - equipment	-	3,890	20,605	11,977	13,497	-	49,969
Gross charge offs	<u>\$ -</u>	<u>\$ 3,890</u>	<u>\$ 20,800</u>	<u>\$ 11,977</u>	<u>\$ 13,497</u>	<u>\$ -</u>	<u>\$ 50,164</u>

**Past due loans** – Loans are considered past due if the required principal and interest payments have not been received as of the date such payments were due. The following table presents past due loans, net of any previous partial loan charge-offs, by type as of December 31 (in thousands):

	30-59 Days	60-89 Days	90+ Days	Total	Current	Total Loans
	Past Due	Past Due	Past Due	Past Due		
<b>2025</b>						
Commercial real estate	\$ -	\$ 1,409	\$ 3,686	\$ 5,095	\$ 163,294	\$ 168,389
Residential real estate	-	-	-	-	100,869	100,869
Commercial - equipment	221	-	-	221	3,607	3,828
Commercial - all other	-	-	-	-	6,156	6,156
Multifamily	-	-	-	-	6,446	6,446
Construction and land	-	-	-	-	633	633
Consumer and other	-	-	-	-	26	26
<b>Total</b>	<u>\$ 221</u>	<u>\$ 1,409</u>	<u>\$ 3,686</u>	<u>\$ 5,316</u>	<u>\$ 281,031</u>	<u>\$ 286,347</u>

  

	30-59 Days	60-89 Days	90+ Days	Total	Current	Total Loans
	Past Due	Past Due	Past Due	Past Due		
<b>2024</b>						
Commercial real estate	\$ -	\$ -	\$ 7,351	\$ 7,351	\$ 205,981	\$ 213,332
Residential real estate	-	-	-	-	159,405	159,405
Commercial - equipment	1,826	754	403	2,983	7,837	10,820
Commercial - all other	100	-	-	100	8,355	8,455
Multifamily	-	-	-	-	2,801	2,801
Construction and land	-	-	-	-	883	883
Consumer and other	-	-	-	-	121	121
<b>Total</b>	<u>\$ 1,926</u>	<u>\$ 754</u>	<u>\$ 7,754</u>	<u>\$ 10,434</u>	<u>\$ 385,383</u>	<u>\$ 395,817</u>

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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**Non-accrual loans** – Loans are placed on nonaccrual once the loan is 90 days past due or sooner if, in management’s opinion, the borrower may be unable to meet payment of obligations as they become due, as well as when required by regulatory provisions. The following table presents the recorded investment in nonaccrual loans by type as of December 31 (in thousands):

	<u>Nonaccrual with no Allowance for Credit Losses</u>	<u>Nonaccrual with Allowance for Credit Losses</u>	<u>Total Nonaccrual</u>	<u>Loans Past Due Over 89 Days Still Accruing</u>
<b>2025</b>				
Commercial real estate	5,095	-	5,095	-
Total	<u>\$ 5,095</u>	<u>\$ -</u>	<u>\$ 5,095</u>	<u>\$ -</u>
<b>2024</b>				
Commercial real estate	\$ 6,391	\$ 3,004	\$ 9,395	\$ -
Commercial - equipment	-	1,643	1,643	-
Total	<u>\$ 6,391</u>	<u>\$ 4,647</u>	<u>\$ 11,038</u>	<u>\$ -</u>

There was no interest income recognized on nonaccrual loans during 2025 and 2024. If interest on nonaccrual loans had been accrued at their original rates, such interest would have amounted to \$546,000 and \$340,000 during 2025 and 2024, respectively.

**Collateral dependent loans** – Loans that have been classified as collateral dependent are loans where substantially all repayment of the loan is expected to come from the operation of or eventual liquidation of the collateral. Collateral dependent loans are evaluated individually for purposes of determining the ACL, which is determined based on the estimated fair value of the collateral. Estimates for costs to sell are included in the determination of the ACL when liquidation of the collateral is anticipated. In cases where the loan is well secured and the estimated value of the collateral exceeds the amortized cost of the loan, no ACL is recorded.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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The following table presents the amortized cost basis of collateral-dependent loans by class of loans as of December 31 (in thousand):

<b>2025</b>	<b>Commercial Real Estate</b>	<b>Total</b>
Commercial real estate	\$ 5,095	\$ 5,095
	<u>\$ 5,095</u>	<u>\$ 5,095</u>
<b>2024</b>	<b>Commercial Real Estate</b>	<b>Total</b>
Commercial real estate	\$ 9,395	\$ 9,395
	<u>\$ 9,395</u>	<u>\$ 9,395</u>

**Loan modifications** – The Company may agree to modify the contractual terms of a loan to a borrower experiencing financial difficulties as part of ongoing loss mitigation strategies. These modifications may result in principal forgiveness, other-than-significant payment delay, term modification, interest rate modification, or a combination therein.

During 2025 and 2024, the modified loan balances totaled \$1,218,000 and \$3,075,000, respectively. As of December 31, 2025, the total modified loan balance was \$3,060,000. The modified loans were generally combinations of interest rate and term modifications, and were all performing as agreed as of December 31, 2025. Generally, after six months of performance, a modified loan may be re-evaluated for determining accrual status.

**Other disclosures** – There were no real estate secured loans that have loan-to-value ratios above supervisory guidelines at December 31, 2025 or 2024.

There were no related party loans to officers and directors at December 31, 2025 or 2024.

**U & I Financial Corp. and Subsidiary**  
**Notes to Consolidated Financial Statements**

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**Note 4 – Premises and Equipment**

Premises and equipment as of the following years ended December 31 are summarized as follows (in thousands):

	<u>2025</u>	<u>2024</u>
Land	\$ 1,432	\$ 1,432
Building	4,670	4,670
Leasehold improvements	926	926
Furniture, fixtures, and equipment	1,200	1,393
Vehicles	<u>78</u>	<u>78</u>
	8,306	8,499
Less accumulated depreciation and amortization	<u>(3,318)</u>	<u>(3,323)</u>
	<u>\$ 4,988</u>	<u>\$ 5,176</u>

Total depreciation and amortization expense of premises and equipment for the years ended December 31, 2025 and 2024, amounted to \$242,000 and \$239,000, respectively.

**Note 5 – Leases**

The Company has operating leases for its satellite branches. The maturities of these leases stagger through 2027. The Company's leases generally include extension clauses for five years at a time, but are excluded from the calculation of the lease liabilities.

The components of lease cost (included in occupancy and equipment expense on the consolidated statements of income) are as follows for the years ended December 31 (in thousands):

	<u>2025</u>	<u>2024</u>
Lease cost		
Minimum rent payments	\$ 345	\$ 338
Other operating costs	<u>66</u>	<u>72</u>
	<u>\$ 411</u>	<u>\$ 410</u>

The following table provides supplemental information related to operating leases for the purpose of the measurement of lease liabilities at or for the years ended December 31 (dollars in thousands):

	<u>2025</u>	<u>2024</u>
Operating cash flows from operating leases	\$ 345	\$ 338
Weighted average remaining lease term	1.23 years	2.01 years
Weighted average discount rate	1.6%	1.6%

**U & I Financial Corp. and Subsidiary**  
**Notes to Consolidated Financial Statements**

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The Company's leases typically do not contain a discount rate implicit in the lease contract. As an alternative, the Company uses the incremental borrowing rate commensurate with the lease term.

The following table presents minimum lease payments under the terms of the leases at December 31, 2025 (in thousands):

2026	\$	357
2027		<u>98</u>
Total lease payments		455
Less imputed interest		<u>(27)</u>
Total	<u>\$</u>	<u>428</u>

**Note 6 – Servicing Asset**

The sold portions of government guaranteed loans are not included in the accompanying consolidated statements of financial condition. The sold portions of the government guaranteed loans at December 31, 2025 and 2024, were \$68,131,000 and \$90,951,000, respectively. The fair value of servicing rights held as of December 31, 2025 and 2024, were \$1,494,000 and \$2,019,000, respectively.

Changes in the balance of the servicing asset, net of the valuation allowance, were as follows for the years ended December 31 (in thousands):

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 1,763	\$ 2,139
Amortization	<u>(402)</u>	<u>(376)</u>
Balance, end of year	<u>\$ 1,361</u>	<u>\$ 1,763</u>

**U & I Financial Corp. and Subsidiary**  
**Notes to Consolidated Financial Statements**

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At December 31, 2025, the expected weighted-average life of the Bank's servicing asset was 4.4 years. Projected annual amortization expense after the year ended December 31, 2025, is estimated to be as follows (in thousands):

2026	\$	298
2027		298
2028		298
2029		298
2030		151
Thereafter		<u>18</u>
Gross carrying value of servicing asset		1,361
Less valuation allowance		<u>-</u>
Net carrying value of servicing asset	<u>\$</u>	<u>1,361</u>

The following represents servicing fees earned in connection with the servicing asset, indicated net of the servicing asset amortization. These amounts are included in the accompanying consolidated financial statements as components of noninterest income for the years ended December 31 (in thousands):

	<u>2025</u>	<u>2024</u>
Servicing fees	<u>\$ 323</u>	<u>\$ 668</u>

Late fees associated with the servicing asset are immaterial for the years ended December 31, 2025 and 2024.

The projected amortized expense of the servicing asset is an estimate. The amortization expense for future periods was calculated by applying the same quantitative factors, such as servicing asset prepayment assumptions that were used to determine amortization expense for 2025. These factors are inherently subject to significant fluctuations, primarily due to the effect that changes in interest rates have on loan prepayment experience. Accordingly, any projection of servicing asset amortization in future periods is limited by the conditions that existed at the time the calculations were performed and may not be indicative of actual amortization expense that will be recorded in future periods. The constant prepayment rate as of December 31, 2025 and 2024, is 17.1% and 17.6%, respectively. The discount rate as of December 31, 2025 and 2024, is 8.4% and 9.4%, respectively.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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#### Note 7 – Deposits

The scheduled maturities of time deposits as of December 31, 2025, are as follows (in thousands):

2026	\$ 188,123
2027	14,733
2028	644
2029	10,084
2030	<u>226</u>
	<u>\$ 213,810</u>

Brokered deposits of \$500,000 and \$554,000 were included in money market accounts as of December 31, 2025 and 2024, respectively. Brokered deposits of \$64,244,000 and \$65,736,000 were included in time deposit accounts as of December 31, 2025 and 2024, respectively. The Bank held related party deposits of \$407,000 and \$330,000 as of December 31, 2025 and 2024, respectively. At December 31, 2025 and 2024, non-brokered time deposits equal to or greater than \$250,000 totaled \$55,651,000 and \$65,617,000, respectively.

#### Note 8 – Commitments and Contingencies

**Litigation** – In the normal course of business, U & I Financial Corp. and UniBank are involved in various legal claims. Management has reviewed all legal claims with counsel and has taken into consideration the views of such counsel regarding the outcome of the claims.

One significant type of claim is related to the Bank's borrowers who financed equipment purchases from manufacturers that also service the machines through operating arrangements. During 2023, one such manufacturer went into receivership caused by an action by the Securities and Exchange Commission, and a judgment that was entered against it resulting from the manufacturer's fraudulent activities. Certain borrowers who financed loans to acquire equipment from the manufacturers filed suit against the Bank in federal court in Washington state. This litigation was ongoing as of December 31, 2025. During 2024, there was a similar but unrelated claim filed by borrowers of another manufacturer. This litigation had been settled by December 31, 2025.

For the ongoing claim, the plaintiffs are seeking relief from their respective loan obligations as well as damages. The Bank has raised substantial defense to this lawsuit. Currently, the total amount of actual damages that the Bank may have to pay is neither estimable nor probable.

In management's opinion, the final disposition of any other claims will not have a material adverse effect on the financial condition, results of operations, or cash flows of the Bank.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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**Financial instruments with off-balance-sheet risk** – The accompanying consolidated financial statements do not reflect various other commitments and contingent liabilities. These commitments and contingent liabilities include various commitments to extend credit and standby letters of credit, which arise in the normal course of business. Commitments to extend credit are legally binding loan commitments with set expiration dates. Standby letters of credit are conditional commitments issued by the Bank to guarantee the performance of a customer to a third party. They are intended to be disbursed, subject to certain conditions, upon request of the borrower.

The Bank evaluates the creditworthiness of each customer. The amount of collateral obtained, if deemed necessary by the Bank upon the extension of credit, is based on management's evaluation of the borrower. Collateral for commercial loans may vary but may include securities; accounts receivable; inventory; property, plant, and equipment; and income-producing commercial or other properties.

The following is a summary of the Bank's financial instruments relating to extension of credit with off-balance-sheet risk as of December 31 (in thousands):

	2025	2024
Commitments to extend credit	\$ 340	\$ 188

In addition, the Bank has originated certain loans in the commercial-equipment segment with government guarantees and has subsequently sold many of the guaranteed portions of these loans in the secondary market. Upon defaults by the borrowers, the Bank would be required to repurchase the guaranteed portions of the loans and submit the repayment requests to the respective government agency. The agency may decide not to honor the guarantees if certain conditions are not met. Guarantees, as defined under ASC 460 *Guarantees*, that create off-balance sheet credit exposure are in the scope of ASC 326-20, when such guarantees for loans have an implicit repurchase arrangement and thus may present an off-balance sheet credit risk. The following is a summary of the Bank's sold portion of guaranteed commercial-equipment loans and was outstanding that were graded below Pass as of December 31, 2025 and 2024 (in thousands).

	2025	2024
Guarantees sold on commercial-equipment loans	\$ -	\$ 126

During 2025 and 2024, the Bank repurchased \$120,000 and \$6,354,000, respectively, of such guarantees that were outstanding as of the respective prior year end.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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**Allowance for credit losses on off-balance sheet credit exposure** – The following table presents, by portfolio segment, the changes in the ACL on off-balance sheet credit exposure for the years ended December 31, 2025 and 2024:

<b>2025</b>	<b>Commercial - equipment</b>	<b>All other</b>	<b>Unallocated</b>	<b>Total</b>
<b>ACL on off-balance sheet credit exposure:</b>				
Beginning balance	\$ 63	\$ 2	\$ -	\$ 65
Provision (Benefit)	(63)	3	-	(60)
Ending balance	<u>\$ -</u>	<u>\$ 5</u>	<u>\$ -</u>	<u>\$ 5</u>
<b>2024</b>				
<b>ACL on off-balance sheet credit exposure:</b>				
Beginning balance	5,549	2	-	5,551
Provision (Benefit)	(5,486)	-	-	(5,486)
Ending balance	<u>\$ 63</u>	<u>\$ 2</u>	<u>\$ -</u>	<u>\$ 65</u>

#### **Note 9 – Borrowing Arrangements**

The Bank periodically uses FHLB advances as a funding source to provide operating liquidity and to fund loan origination. At December 31, 2025, the Bank had total borrowings outstanding of \$40,000,000 at a weighted average rate of 4.19%, including \$20,000,000 of 1-year fixed advance at a rate of 3.74%, \$10,000,000 of 3-year fixed advance at a rate of 4.67%, and \$10,000,000 of 4-year fixed advance at a rate of 4.61%.

The scheduled maturities of the FHLB advances as of December 31, 2025, are as follows (in thousands):

2026	\$ 20,000
2027	10,000
2028	<u>10,000</u>
	<u>\$ 40,000</u>

At December 31, 2024, the Bank had total borrowings outstanding of \$50,000,000 at a weighted average rate of 4.92%, including \$10,000,000 of 3-month fixed advance at a rate of 4.57%, \$10,000,000 of 7-month fixed advance at a rate of 5.41%, \$10,000,000 of 9-month fixed advance at a rate of 5.36%, \$10,000,000 of 3-year fixed advance at a rate of 4.67%, and \$10,000,000 of 4-year fixed advance at a rate of 4.61%.

As of December 31, 2025, under the FHLB borrowing agreement, the borrowing capacity was limited to the lesser of 10% of total assets or available collateral balance. As of December 31, 2024, the borrowing capacity was limited to the lesser of 15% of total assets or available collateral balance. The Bank has pledged loans as collateral with an approximate total carrying value of \$55,167,000 and \$100,702,000 as of December 31, 2025 and 2024, respectively. The unused and available line of credit at December 31, 2025 and 2024, was \$0 and \$35,419,000, respectively.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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The Company also uses borrowings from the Federal Reserve Bank of San Francisco through the discount window. As of December 31, 2025 or 2024, the Company had no overnight borrowings outstanding. These borrowing lines are collateralized by pledged loans and securities with an approximate carrying value of \$72,018,000 and \$57,309,000 as of December 31, 2025 and 2024, respectively, that reflects the borrowing capacity.

As of December 31, 2024, the Bank had unsecured lines of credit to borrow up to a total of \$17,000,000 from two correspondent banks. During 2025, these unsecured lines of credit were closed.

#### Note 10 – Income Taxes

The provision for income taxes consists of the following for the years ended December 31 (in thousands):

	2025	2024
Current income tax expense	\$ 2	\$ 121
Deferred income tax expense	378	6,501
	\$ 380	\$ 6,622

The following table summarizes the components of income taxes paid, net of refunds, all of which were domestic, for the year ended December 31, 2025.

	2025
Federal income taxes paid	\$ -
State income taxes paid	
Texas State	15
Total income taxes paid	\$ 15

**U & I Financial Corp. and Subsidiary**  
**Notes to Consolidated Financial Statements**

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As previously disclosed for the year ended December 31, 2024, prior to the adoption of ASU 2023-09, the table below is a reconciliation of the components that caused the Company's provision for income taxes to differ from amounts computed by applying the U.S. federal statutory rate of 21%:

	2024
Federal income tax (benefit) at statutory rate	21.0%
Interest income on tax-exempt bonds	0.6%
Income from bank owned life insurance	0.4%
Equity compensation	0.0%
State tax	0.3%
Other	(0.1%)
Valuation allowance	(49.1%)
	(26.9%)

The cumulative temporary differences, as tax effected, are as follows as of December 31 (in thousands):

	2025	2024
Deferred tax assets		
Net operating losses	\$ 11,799	\$ 10,125
Allowance for credit losses on loans	595	2,009
Non-accrual loan interest	73	
Allowance for credit losses on off-balance sheet credit exposure	-	65
Unrealized loss on securities available-for-sale	311	461
Stock based compensation	105	84
Lease liability	92	164
Other	108	63
Total deferred tax assets	13,083	12,971
Deferred tax liabilities		
Deferred loan costs	(89)	(127)
Servicing asset	(107)	(128)
Fixed asset basis	3	(10)
Right-of-use assets	(92)	(164)
Total deferred tax liabilities	(285)	(429)
Valuation allowance	(12,798)	(12,014)
Net deferred tax assets (liabilities)	\$ -	\$ 528

## **U & I Financial Corp. and Subsidiary**

### **Notes to Consolidated Financial Statements**

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In assessing the realizability of deferred tax assets, management considers whether it is more likely than not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities, the projected future taxable income, and tax-planning strategies in making this assessment. The Company had federal net operating loss (NOL) carryforwards of approximately \$54,783,000 and \$46,971,000, and Oregon NOL carryforwards of \$3,190,000 and \$2,372,000 as of December 31, 2025 and 2024, respectively. Federal NOLs are carried forward indefinitely. Oregon NOLs are carried forward up to 15 years. If not utilized, Oregon NOLs will begin to expire in 2039. Federal and state tax laws impose limitations on the utilization of net operating losses and credit carryforwards in the event of an ownership change for tax purposes, as defined in Section 382 of the Internal Revenue Code. Accordingly, the Company's ability to utilize these carryforwards may be limited as a result of an ownership change, which may happen in the future. Such an ownership change could result in a limitation in the use of the net operating losses in future years and possibly a reduction of the net operating losses available.

A valuation allowance of \$12,798,000 and \$12,014,000 against deferred tax assets at December 31, 2025 and 2024, respectively, was considered necessary because of the uncertainty that the deferred tax assets will not be fully realized. Management had identified a tax planning strategy that substantiates the realization of \$528 in deferred tax assets as of December 31, 2024. Although the tax planning strategy existed as of December 31, 2025, management elected to take the full valuation allowance.

The Bank applies a more-likely-than-not recognition criterion. The Bank had no unrecognized tax benefits at December 31, 2025 and 2024. The Bank recognizes interest accrued and penalties related to unrecognized tax benefits in tax expense. During the years ended December 31, 2025 and 2024, the Bank recognized no material interest and penalties. The Company files income tax returns in the U.S. federal and various state jurisdictions and is no longer subject to examination for years before 2021.

As a result of the surrender of the BOLI policies during 2025, the Bank was subject to the one-time Modified Endowment Contract (MEC) tax penalty per Internal Revenue Code Section 7702. Hence, the Bank accrued \$268,000 in other noninterest expense as of December 31, 2025 to be paid in 2026.

#### **Note 11 – Stock-Based Compensation**

During 2018, the Company's shareholders approved an equity incentive plan (the Plan). The Plan permits the grant of incentive stock options, nonqualified stock options, and restricted stock awards. The maximum amount of common stock that may be issued under the Plan is 824,256, of which there are 82,426 shares allowable for restricted stock grants. As of December 31, 2025, 250,089 shares remained available to grant out of the Plan, of which 4,092 remained available for restricted stock. The Plan will expire in 2028.

**Stock options** – Incentive stock and nonqualified stock options are awarded with an exercise price generally equal to the fair market value of the Company's stock as of the grant date, and vest ratably over their respective vesting periods, provided continuous service by the awardees. The exercise period commences on the vesting date and expires 10 years from the grant date. Certain option awards provide for accelerated vesting upon a "change in control" as defined by the Plan.

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The fair value of each option award is estimated on the date of grant using the Black-Scholes-Merton valuation model that uses the assumptions noted in the following table. Expected volatilities are based on historical volatility of the Bank's stock and other factors. The expected term of options granted was evaluated by a calculation that factored in the contractual term and vesting period and considered different employee segments. The risk-free interest rate for periods within the contractual life of the option is based on the U.S. Treasury yield curve in effect at the time of grant. The table below identifies the major assumptions.

Assumptions	2025	2024
Risk-free interest rate	3.67%	3.62%
Dividend yield	0%	0%
Expected volatility	30%	30%
Expected option life in years	5.0	7.5

The following is a summary of the incentive and nonqualified stock option activity for the year ended December 31, 2025:

	Number of Options Outstanding	Weighted- Average Exercise Price	Weighted- Average Remaining Term
Outstanding, beginning of year	332,002	\$ 7.03	6.07
Options granted	60,000	4.00	-
Outstanding, end of year	392,002	\$ 6.57	5.81
Options expected to vest assuming 0% forfeiture rate	22,502	\$ 6.46	8.44
Options exercisable at year-end	369,500	\$ 6.57	5.65

The weighted-average grant-date fair value of all options granted during 2025 was \$1.33. As of December 31, 2025, there was \$42,000 in unrecognized compensation cost related to incentive and nonqualified stock options granted under the Plan. The cost is expected to be recognized over the remaining weighted-average period of 2.89 years.

**Restricted stock** – The fair value of restricted stock awards granted is equal to the fair market value of the Company's stock at the date of grant. Restricted stock awards vest ratably over three years from the date of grant.

At the beginning of 2025, there was no outstanding restricted stock and there were no award activities during the year. Hence, as of December 31, 2025, there was \$0 in unrecognized compensation cost related to restricted stock awards.

The Bank's pre-tax compensation expense for share-based employee compensation was \$156,000 and \$82,000 for the years ended December 31, 2025 and 2024, respectively.

## U & I Financial Corp. and Subsidiary

### Notes to Consolidated Financial Statements

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#### **Note 12 – Employee Benefit Plan**

On January 1, 2008, the Bank established a 401(k) profit sharing plan (the 401(k) Plan), which is available to all eligible employees who have completed three months of service. Each employee is allowed to contribute to the 401(k) Plan up to the maximum percentage allowable, but not to exceed the limits of the Internal Revenue Service. As of January 1, 2018, the 401(k) Plan requires the Company to match 75% up to 8% of employee deferrals. Total employer contribution expense amounted to approximately \$267,000 and \$304,000 for 2025 and 2024, respectively.

#### **Note 13 – Fair Value**

The Bank used the following methods and assumptions in estimating fair value disclosure for financial instruments. Financial assets and liabilities recorded at fair value on a recurring and nonrecurring basis are as listed below:

**Securities available-for-sale** – Available-for-sale securities are valued using prices from an independent pricing service using Level 2 inputs. The fair value measurements consider observable data that may include dealer quotes, market spreads, cash flows, the U.S. Treasury yield curve, live trading levels, trade execution data, market consensus prepayment speeds, credit information, and the bond's terms and conditions, among other things.

**Collateral dependent loans** – The fair value of collateral dependent loans is measured based on the fair value of the underlying collateral. The fair value is determined through appraisals, which requires a significant degree of management judgment.

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As of December 31, assets measured at fair value on a recurring basis (there were no liabilities measured at fair value on a recurring basis) are as follows (in thousands):

	<u>Level 1</u> Quoted Prices in Active Markets	<u>Level 2</u> Significant Other Observable Inputs	<u>Level 3</u> Significant Unobservable Inputs	Total Fair Value
<b>2025</b>				
Assets				
Securities available-for-sale				
Municipal bonds	\$ -	\$ 31,405	\$ -	\$ 31,405
Corporate bonds	-	9,107	-	9,107
SBA securities	-	9,821	-	9,821
Mortgage-backed securities	-	3,498	-	3,498
Total	<u>\$ -</u>	<u>\$ 53,831</u>	<u>\$ -</u>	<u>\$ 53,831</u>
<b>2024</b>				
Assets				
Securities available-for-sale				
Municipal bonds	\$ -	\$ 31,224	\$ -	\$ 31,224
Corporate bonds	-	10,577	-	10,577
SBA securities	-	2,964	-	2,964
Total	<u>\$ -</u>	<u>\$ 44,765</u>	<u>\$ -</u>	<u>\$ 44,765</u>

Assets measured at fair value on a nonrecurring basis (there were no liabilities measured at fair value on a nonrecurring basis) are as follows as of December 31 (in thousands):

	<u>Level 1</u> Quoted Prices in Active Markets	<u>Level 2</u> Significant Other Observable Inputs	<u>Level 3</u> Significant Unobservable Inputs	Total Fair Value
<b>2025</b>				
Assets				
Collateral dependent loans	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,095</u>	<u>\$ 5,095</u>
<b>2024</b>				
Assets				
Collateral dependent loans	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,395</u>	<u>\$ 9,395</u>

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**Quantitative information about Level 3 fair value measurements** – The range and weighted average of the significant unobservable inputs used to fair value Level 3 nonrecurring assets as of December 31, 2025 and 2024, along with the valuation techniques used, are shown in the following table (in thousands):

<b>2025</b>	Fair Value	Valuation Technique	Unobservable Input	Weighted Average <sup>1</sup>
Collateral dependent loans	\$ 5,095	Market comparable	Adjustment to appraisal value	8%

<sup>1</sup> Discount to appraisal value

<b>2024</b>	Fair Value	Valuation Technique	Unobservable Input	Weighted Average <sup>1</sup>
Collateral dependent loans	\$ 9,395	Market comparable	Adjustment to appraisal value	8%

<sup>1</sup> Discount to appraisal value

Carrying amounts and estimated fair values of financial instruments, not previously presented, as of December 31 are as follows (in thousands):

<b>2025</b>	Carrying Amount	Estimated Fair Value	Fair Value Level		
			Level 1	Level 2	Level 3
<b>Financial assets</b>					
Cash and due from banks	\$ 59,700	\$ 59,700	\$ 59,700	\$ -	\$ -
Securities available-for-sale	53,831	53,831	-	53,831	-
Loans receivable, net	283,424	281,908	-	-	281,908
Servicing asset	1,361	1,494	-	-	1,494
Other investments	3,172	3,172	3,172	-	-
Accrued interest receivable	1,406	1,406	1,406	-	-
<b>Financial liabilities</b>					
Noninterest-bearing deposits	61,365	61,365	61,365	-	-
Savings, money market, and NOW	62,681	62,681	62,681	-	-
Time deposits	213,810	214,508	-	214,508	-
Accrued interest payable	1,321	1,321	1,321	-	-
Borrowings	40,000	40,399	-	40,399	-
<b>2024</b>					
<b>Financial assets</b>					
Cash and due from banks	\$ 61,684	\$ 61,684	\$ 61,684	\$ -	\$ -
Securities available-for-sale	44,765	44,765	-	44,765	-
Loans receivable, net	386,148	387,928	-	-	387,928
Servicing asset	1,763	2,019	-	-	2,019
Other investments	3,747	3,747	3,747	-	-
Accrued interest receivable	1,857	1,857	1,857	-	-
<b>Financial liabilities</b>					
Noninterest-bearing deposits	76,165	76,165	76,165	-	-
Savings, money market, and NOW	136,453	136,453	136,453	-	-
Time deposits	226,984	227,288	-	227,288	-
Accrued interest payable	1,521	1,521	1,521	-	-
Borrowings	50,000	50,190	-	50,190	-

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### Notes to Consolidated Financial Statements

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#### Note 14 – Regulatory Matters

U & I Financial Corp. and UniBank are subject to various regulatory capital requirements administered by the federal banking agencies. Failure to meet minimum capital requirements can initiate certain mandatory and possibly additional discretionary actions by the regulators that, if undertaken, could have a direct material effect on the consolidated financial statements. Under capital adequacy guidelines and regulatory framework for prompt corrective actions, UniBank must meet specific capital guidelines that involve quantitative measures of assets, liabilities, and certain off-balance-sheet items as calculated under regulatory accounting practices. UniBank's capital amounts and classification are also subject to qualitative judgments by the regulators about components, risk weightings, and other factors. Management believes that as of December 31, 2025 and 2024, UniBank met all of the capital adequacy requirements to which they are subject.

UniBank is periodically examined by the Federal Reserve Bank and the Department of Financial Institutions of the state of Washington. To be categorized as well capitalized, the Bank must maintain minimum amounts and ratios (set forth in the following table) of total and Tier I capital (as defined in the regulations) to risk-weighted assets (as defined), of Tier I capital (as defined) to average assets (as defined), and common equity Tier 1 capital. At December 31, 2024, UniBank was categorized as adequately capitalized under the regulatory framework. At December 31, 2025, UniBank was categorized as well capitalized under the regulatory framework. There are no conditions or events that have occurred since that notification that management believes would result in a change to the institution's category.

UniBank's actual capital amounts and ratios are presented in the table below as of December 31 (in thousands):

	Actual		For Capital Adequacy Purposes		To Be Well Capitalized Under Prompt Corrective Action Provisions	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
<b>2025</b>						
Total capital (to risk-weighted assets)	\$ 32,026	10.92%	\$ 23,462	≥ 8.00%	\$ 29,328	≥ 10.00%
Tier I capital (to risk-weighted assets)	\$ 29,254	9.98%	\$ 17,588	≥ 6.00%	\$ 23,450	≥ 8.00%
Common equity Tier 1 capital	\$ 29,254	9.98%	\$ 13,191	≥ 4.50%	\$ 19,053	≥ 6.50%
Tier I capital (to average assets)	\$ 29,254	7.22%	\$ 16,207	≥ 4.00%	\$ 20,259	≥ 5.00%
<b>2024</b>						
Total capital (to risk-weighted assets)	\$ 36,387	8.80%	\$ 33,096	≥ 8.00%	\$ 41,370	≥ 10.00%
Tier I capital (to risk-weighted assets)	\$ 31,160	7.53%	\$ 24,822	≥ 6.00%	\$ 33,096	≥ 8.00%
Common equity Tier 1 capital	\$ 31,160	7.53%	\$ 18,616	≥ 4.50%	\$ 26,890	≥ 6.50%
Tier I capital (to average assets)	\$ 31,160	5.60%	\$ 22,265	≥ 4.00%	\$ 27,831	≥ 5.00%

The Federal Reserve and the FDIC approved final capital rules in July 2013 that substantially amended the existing capital rules for banks. These rules reflect, in part, certain standards initially adopted by the Basel Committee on Banking Supervision in December 2010 (which standards are commonly referred to as "Basel III") as well as requirements contemplated by the Dodd-Frank Act.

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Under the amended capital rules, there is a capital ratio of common equity Tier I capital to risk-weighted assets ratio. Common equity Tier I capital generally consists of retained earnings and common stock (subject to certain adjustments). In March 2015, the Bank exercised a one-time irrevocable option to exclude investment components of accumulated other comprehensive income. The Bank is also required to establish a “conservation buffer,” consisting of a common equity Tier I capital amount equal to 2.5% of risk-weighted assets. An institution that does not meet the conservation buffer will be subject to restrictions on certain activities including payment of dividends, stock repurchases, and discretionary bonuses to executive officers.

As of October 21, 2024, the Company entered into a written agreement with the FRB of San Francisco and Washington Department of Financial Institutions that identified deficiencies in various areas of the Company’s operations, including, but not limited to, corporate governance, consumer compliance, lending administration, credit risk management, allowance for credit losses and liquidity management. Management has taken steps to address the required items under the agreement. Noncompliance with the written agreement could result in additional regulatory action and scrutiny.

#### Note 15 – Earnings (Loss) Per Share

The following table presents a reconciliation of the components used to compute basic and diluted earnings (loss) per share (dollars in thousands, except per-share amounts) at December 31:

	2025	2024
Net income (loss)	\$ (2,160)	\$ (31,068)
Basic weighted-average common shares outstanding	5,476,579	5,474,737
Plus common stock options considered outstanding for dilutive purposes (excludes antidilutive options)	-	-
Diluted weighted-average common shares outstanding	5,476,579	5,474,737
Basic earnings (loss) per share of common stock	\$ (0.39)	\$ (5.67)
Diluted earnings (loss) per share of common stock	\$ (0.39)	\$ (5.67)

For 2025 and 2024, all outstanding options were considered antidilutive.

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