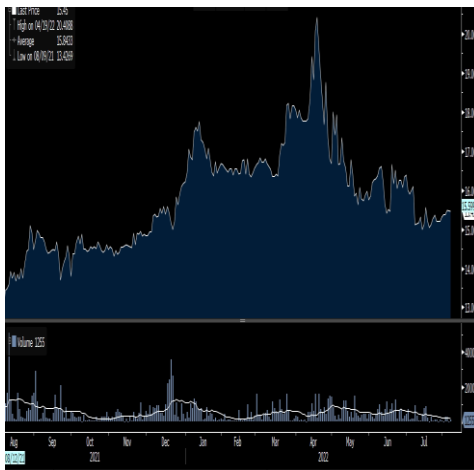


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Target Price	US\$ 22.00
Current Price	US\$ 15.45
Total Return	42%
Rating	BUY

Market Cap.	US\$92 mn
Shares Outstanding	5.5 mn
Free Float (%)	Approx. 82%
52 Week Range (US\$)	14.00 / 20.83
Avg. Daily Value	US\$ 19k
Russell 2000 Index	1,915
Insider Holding %	18%



**Risk: Above Average  
Forecasting and Valuations**

(US\$mn except ratios)	2021A	2022E
Net Interest Income	22.1	22.6
Profit Before Tax	10.6	9.7
EPS (US\$)	1.62	1.57
EPS Growth	16.5%	-3%
PE	9.4	9.7
Dividend Yield	4.5%	5.0%
Price/Book	1.14	1.37
ROE	13.3%	12.8%

**Analyst :**

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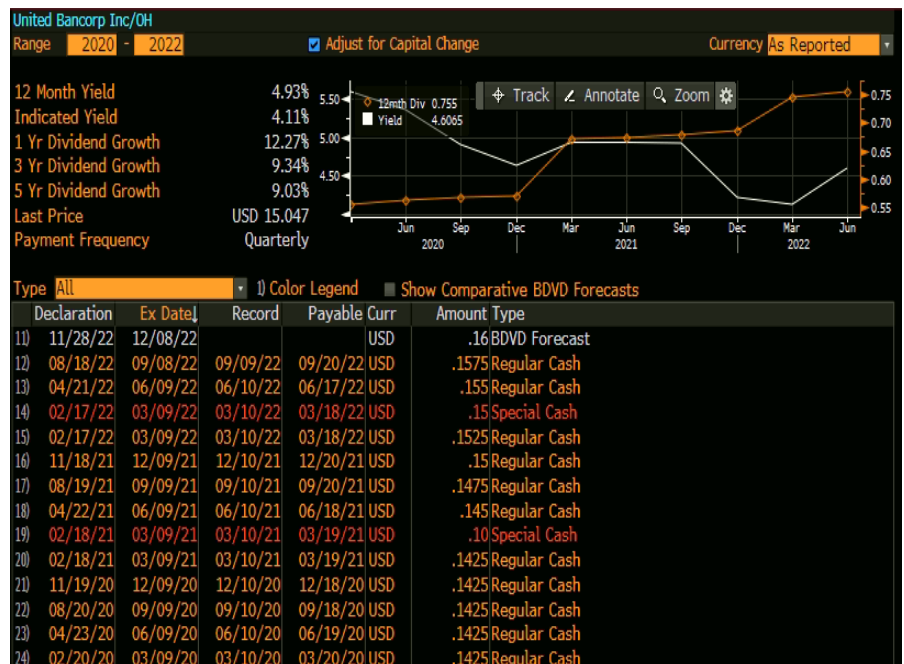
## United Bancorp Inc. [UBCP] Another Surprise Dividend Hike

Industry: Banking Regional

### 8<sup>th</sup> Dividend Hike in a Row; 5.0% Yield

United Bancorp [UBCP] reported yet another dividend hike, increasing its quarterly dividend to 15.75 cents per quarter, or an annualized run-rate of \$0.63. Along with a special dividend announcement earlier this year of 15 cents, the full year 2022 regular plus special total dividend run-rate is now \$0.78, or a 5.0% dividend yield. This is the 4<sup>th</sup> dividend hike YTD. As a reminder, UBCP also had 4 dividend hikes last year. In fact, UBCP has increased its dividend for each of the past 8 dividend announcements in a row [including the 2 special dividends].

In addition, UBCP has now declared 6 special dividends during the past 6 years, which highlights the Board's keen focus on rewarding shareholders with a high yield. The majority of these regular dividend increases, as well as the Special Dividend announcement, were above our expectations. The regular dividend annualized run-rate is now 4.1%. We would confidently venture to say that there are very few companies in the entire world, especially during today's uncertain inflation and economic times, which have rewarded shareholders with such prolific increases during the past 18 months.



The 2022 regular dividend payout ratio remains undemanding, and therefore imminently sustainable, in our view, at 39% of trailing 2021 annual EPS. As a reminder, UBCP had paid out as high as 63% of EPS via dividends as recently as 2018. Including the special dividend, the payout is still a moderate 48% of trailing earnings.

Despite much higher inflation and a surging US 10-year Treasury yielding around 3.0%, and the Fed aggressively hiking rates, UBCP's dividend yield is very attractive in our opinion, and among the top 10% of all US equities, and higher than the dividend yields of various bank/financial indices.

We have written a detailed Update Note [dated August 8, 2022] a couple weeks back on UBCP's solid Q2 results, so we will not reiterate that commentary again today. We would encourage investors to please freely access that Update Note on our website: <https://evaluateresearch.com/all-reports/>.

**Conclusion: Maintaining \$22 Target; Reiterate Buy at 8.3x P/E, 4.2% Yield**

We reiterate our Buy rating and maintain our price target to \$22.00 based on the stock trading at 9.6x P/E with a high 5.0% total dividend yield [4.1% yield on regular dividend] based on our 2022 estimates. Given we are past the mid-point of this calendar year, and thus rolling forward to next year's estimates, the stock is trading at a 8.3x P/E, 4.2% regular dividend yield, and 1.2x price/book based on our 2023 estimates. Our target price suggests over 40% total return potential.

Our \$22.00 price target implies a forward P/E multiple of 11.9x on our forward 2023 estimate, which is a huge discount to the overall market's [S&P 500 and Russell 2000 small-cap indices] current multiples. Our target price also suggests a 2.9% dividend yield and a 1.8x price/book on our 2023 dividend and year-end book value estimates. We believe the valuations implied by our \$22.00 target are reasonable, and a discount to various banking indices.

### **Top Decile Dividend Yield**

UBCP's current dividend is clearly in the top decile amongst all US equities. We have updated our prior stock screen using the Bloomberg terminal, which is by far the best and most robust screening tool for large Wall Street firms and professional investors. As can be seen in the following table, among 16,422 listed equities in the US today, there are only 1,097 stocks with a dividend yield greater than 5.0% [UBCP's run-rate total dividend, including the special dividend]. Using this total actual dividend figure, UBCP would rank among the top 7% of all US equities, as indicated in the following chart.

Selected Screening Criteria	Matches
Security Universe	1626105
:: Trading Status: Active	551870
:: Security Attributes: Show Primary Security of company only	97955
:: Exchanges: United States	16422
:: Dividend Indicated Yield - Net > 5	1097

Keep in mind the equity market includes many REITs, mature no-growth companies [such as ATT], utilities, energy trusts, high-payout ETFs, etc. which are generally low-to-no growth entities which reward investors with high dividends/payouts but with negligible EPS growth or stock price appreciation. In the case of UBCP, we expect both solid EPS and stock price growth, along with a superior dividend yield.

We also ran another screen to see how many US listed equities have a dividend yield higher than the 4.1% regular run-rate dividend yield. Here, UBCP's regular dividend would rank among the top 9% of all listed equities.

Selected Screening Criteria	Matches
Security Universe	1626105
:: Trading Status: Active	551870
:: Security Attributes: Show Primary Security of company only	97955
:: Exchanges: United States	16422
:: Dividend Indicated Yield - Net > 4.1	1401

### **Solid Q2 +5.3%; Rising Rates a Catalyst**

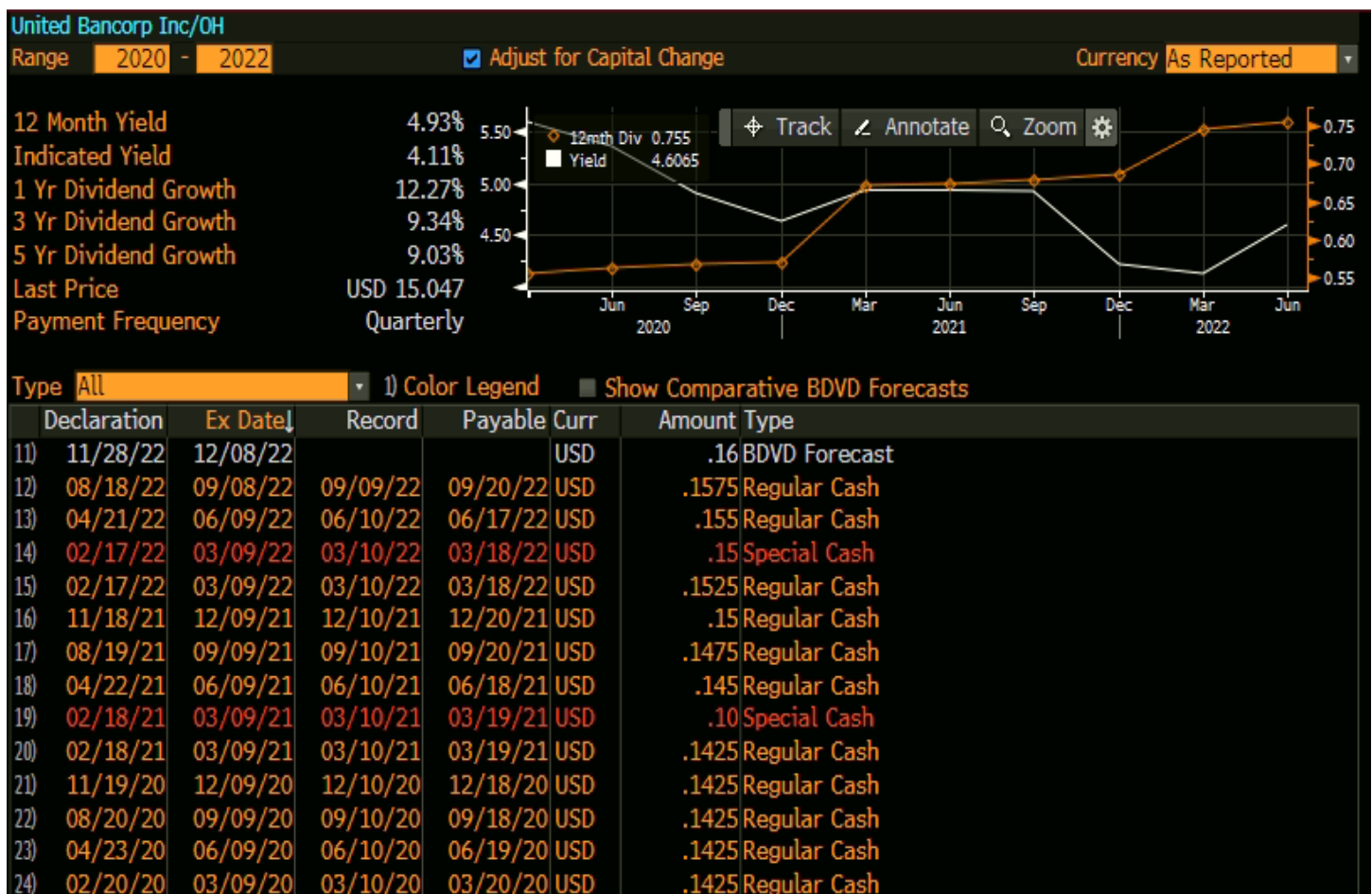
A couple weeks back, and as we had mentioned in our recent Update Note, UBCP reported EPS which rose 5.3%, which was ahead of our expectations, and an improvement on the Q1 performance. Importantly, the overall outlook for the 2nd half is optimistic, with several key catalysts. UBCP has been able to invest surplus liquidity into higher yielding bonds [higher quality and relatively low risk bonds such as tax-free municipals, agency securities, etc.] this year, thus enhancing interest income. UBCP has been patient in this reinvestment process, avoiding such investments during the abnormally low interest rate period last year, in order to try and secure higher reinvestment yields.

We would urge investors to refer to our Update Note dated August 8, 2022 in which we have discussed Q2 earnings in further detail.

## 5 Year Price Chart



## Dividend History



**UNITED BANCORP UBCP**

Income Statement [US\$ Thousands]

	2015A	2016A	2017A	2018A	2019A	2020A	2021A	2022E	2023E	2024E	2025E	CAGR (FY19-23)
Average Loans		340,803	360,424	387,054	423,479	438,848	451,762	463,822	496,763	531,705	569,097	
Average interest-earning Assets		390,119	415,714	491,313	599,986	645,562	673,896	705,298	727,674	762,965	805,388	
Net Interest Margin		3.81%	3.82%	3.84%	3.67%	3.76%	3.48%	3.68%	3.72%	3.75%	3.74%	
Interest Income	16,082	16,635	17,651	21,320	27,034	27,628	24,707	25,809	28,845	30,323	31,580	
Interest Expense	2,283	1,784	1,764	3,178	6,123	4,734	2,596	3,201	3,456	3,980	4,120	
<b>Net Interest Income</b>	<b>13,799</b>	<b>14,851</b>	<b>15,887</b>	<b>18,142</b>	<b>20,911</b>	<b>22,894</b>	<b>22,111</b>	<b>22,608</b>	<b>25,389</b>	<b>26,343</b>	<b>27,460</b>	5.0%
<b>Provision for Loan Losses</b>	<b>553</b>	<b>301</b>	<b>100</b>	<b>297</b>	<b>908</b>	<b>3,337</b>	<b>(1,255)</b>	<b>(600)</b>	<b>300</b>	<b>300</b>	<b>350</b>	
Customer Service Fees	2,876	2,594	2,502	2,608	2,843	2,580	2,852	2,909	3,084	3,269	3,465	
Earnings on bank-owned insurance	426	463	471	477	533	706	788	843	902	965	1,033	
Net gains on loan sales	42	97	98	66	54	180	272	288	306	324	343	
Other	458	527	381	509	458	3,449	1,785	900	954	1,011	1,072	
<b>Total Non-Interest Income</b>	<b>3,802</b>	<b>3,681</b>	<b>3,452</b>	<b>3,660</b>	<b>3,888</b>	<b>6,915</b>	<b>5,697</b>	<b>4,941</b>	<b>5,245</b>	<b>5,569</b>	<b>5,913</b>	7.8%
Salaries & Employee Benefits	6,393	7,021	7,210	7,964	8,776	9,331	9,458	9,742	9,937	10,135	10,338	
Premises Costs & Equipments	1,918	1,897	2,071	2,140	2,263	2,406	2,455	2,480	2,504	2,529	2,555	
Professional Fees	679	720	825	2,173	1,292	1,232	1,147	1,181	1,217	1,253	1,291	
Other G&A	4,179	4,153	4,368	4,146	4,151	4,921	5,331	4,958	4,760	4,902	5,049	
<b>Total Non-Interest Expenses</b>	<b>12,490</b>	<b>13,071</b>	<b>13,649</b>	<b>16,423</b>	<b>16,482</b>	<b>17,890</b>	<b>18,391</b>	<b>18,361</b>	<b>18,417</b>	<b>18,820</b>	<b>19,233</b>	2.8%
Other Impairment	-	-	-	-	-	-	-	-	-	-	-	
Profit from JVs and associates	-	-	-	-	-	-	-	-	-	-	-	
Income before Taxes	4,558	5,160	5,590	5,082	7,409	8,582	10,672	9,788	11,917	12,792	13,790	
Income Tax expense	1,334	1,580	2,044	800	599	629	1,229	1,175	1,788	1,919	2,068	
Effective tax rate	29.3%	30.6%	36.6%	15.7%	8.1%	7.3%	11.5%	12.0%	15.0%	15.0%	15.0%	
Preferred Dividends	-	-	-	-	-	-	-	-	-	-	-	
Non Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	
- Less Non-vested Restricted Stock	(67)	(31)	(115)	(214)	(256)	(200)	-	-	-	-	-	
<b>Reported Net Income</b>	<b>3,157</b>	<b>3,549</b>	<b>3,431</b>	<b>4,068</b>	<b>6,554</b>	<b>7,753</b>	<b>9,443</b>	<b>8,613</b>	<b>10,130</b>	<b>10,873</b>	<b>11,721</b>	11.5%
<b>Underlying Net Income</b>	<b>3,157</b>	<b>3,549</b>	<b>3,431</b>	<b>4,068</b>	<b>6,554</b>	<b>7,753</b>	<b>9,443</b>	<b>8,613</b>	<b>10,130</b>	<b>10,873</b>	<b>11,721</b>	11.5%
YoY			-3.3%	18.6%	61.1%	18.3%	21.8%	-8.8%	17.6%	7.3%	7.8%	
Shares Outstanding	4,857	5,016	4,982	4,953	5,526	5,479	5,479	5,479	5,479	5,479	5,479	
Diluted Shares Outstanding	4,933	5,016	4,982	4,953	5,526	5,479	5,479	5,479	5,479	5,479	5,479	
<b>Reported EPS</b>	<b>0.64</b>	<b>0.71</b>	<b>0.69</b>	<b>0.82</b>	<b>1.19</b>	<b>1.39</b>	<b>1.62</b>	<b>1.57</b>	<b>1.85</b>	<b>1.98</b>	<b>2.14</b>	11.6%
<b>Underlying EPS</b>	<b>0.64</b>	<b>0.71</b>	<b>0.69</b>	<b>0.82</b>	<b>1.19</b>	<b>1.39</b>	<b>1.62</b>	<b>1.57</b>	<b>1.85</b>	<b>1.98</b>	<b>2.14</b>	11.6%
YoY EPS Growth		10.6%	-2.7%	19.3%	44.9%	16.8%	16.5%	-3.0%	17.6%	7.3%	7.8%	
<b>Total Dividends per Share</b>	<b>0.420</b>	<b>0.470</b>	<b>0.510</b>	<b>0.570</b>	<b>0.545</b>	<b>0.570</b>	<b>0.685</b>	<b>0.770</b>	<b>0.640</b>	<b>0.660</b>	<b>0.680</b>	
Core Regular Dividend	0.370	0.420	0.460	0.520	0.545	0.570	0.585	0.620	0.640	0.660	0.680	
<b>Special Dividends</b>	<b>0.050</b>	<b>0.050</b>	<b>0.050</b>	<b>0.050</b>			<b>0.100</b>	<b>0.150</b>				
YoY Regular Div Growth [excl Specials]	12.1%	13.5%	9.5%	13.0%	4.8%	4.6%	2.6%	6.0%	3.2%	3.1%	3.0%	
YoY Total Div Growth [incl Specials]	27.2%	11.9%	8.5%	11.8%	-4.4%	4.6%	20.2%	12.4%	-16.9%	3.1%	3.0%	
<b>Dividend Payout [Div/EPS]</b>	<b>66%</b>	<b>66%</b>	<b>74%</b>	<b>69%</b>	<b>46%</b>	<b>41%</b>	<b>42%</b>	<b>49%</b>	<b>35%</b>	<b>33%</b>	<b>32%</b>	
Shares for Book Value Computation	<b>4,933</b>	<b>5,016</b>	<b>4,982</b>	<b>4,882</b>	5,526	<b>5,637</b>	<b>5,749</b>	<b>5,864</b>	<b>5,982</b>	<b>6,101</b>	<b>6,223</b>	
<b>Return on Average Common Equity</b>	<b>8.4%</b>	<b>8.4%</b>	<b>7.9%</b>	<b>8.6%</b>	<b>11.9%</b>	<b>12.1%</b>	<b>13.3%</b>	<b>12.8%</b>	<b>15.7%</b>	<b>15.2%</b>	<b>14.8%</b>	
<b>Tangible Book Value per Share</b>	<b>8.54</b>	<b>8.50</b>	<b>8.81</b>	<b>10.23</b>	<b>10.24</b>	<b>11.45</b>	<b>13.40</b>	<b>11.17</b>	<b>12.38</b>	<b>13.71</b>	<b>15.17</b>	4.9%
YoY		-0.5%	3.6%	16.1%	0.1%	11.8%	17.0%	-16.6%	10.8%	10.7%	10.6%	

**UNITED BANCORP UBCP**

	2016A	2017A	2018A	2019A	2020A	2021A	2022E	2023E	2024E	2025E
<b><u>Valuation Metrics</u></b>										
Price/Earnings - using Current Stock Price	16.9	17.7	13.4	12.8	11.0	9.4	9.7	8.3	7.7	7.1
Price/Book - using Current Stock Price	1.41	1.39	1.08	1.49	1.34	1.14	1.37	1.23	1.12	1.01
Dividend Yield - using Current Stock Price	3.9%	4.2%	5.2%	3.6%	3.7%	4.5%	5.0%	4.2%	4.3%	4.4%
Book Value per Share	8.50	8.81	10.23	10.24	11.45	13.40	11.17	12.38	13.71	15.17
<b><u>Dividend Ratios</u></b>										
Core Dividend Growth [excluding Specials]	13.5%	9.5%	13.0%	4.8%	4.6%	2.6%	6.0%	3.2%	3.1%	3.0%
Total Dividend [Core + Special] Growth	11.9%	8.5%	11.8%	-4.4%	4.6%	20.2%	12.4%	-16.9%	3.1%	3.0%
Dividend Payout [Dividend/EPS]	66%	74%	69%	46%	41%	42%	49%	35%	33%	32%
<b><u>Capital and Liquidity Ratios</u></b>										
Tier 1 Leverage Ratio	12.9%	12.6%	11.5%	13.1%	13.3%	16.2%	12.6%	13.1%	13.6%	14.0%
Total Capital Ratio	13.6%	13.2%	12.0%	19.0%	18.2%	21.4%	17.5%	17.7%	17.8%	18.0%
Leverage Ratio	11.0%	10.6%	8.8%	9.6%	10.9%	10.9%	8.8%	9.4%	10.1%	10.9%
Tangible Common Equity/Tangible Assets	9.6%	8.5%	8.7%	8.7%	9.9%	9.9%	8.1%	8.6%	9.1%	9.5%
<b><u>Growth Ratios</u></b>										
Average loan growth		5.8%	7.4%	9.4%	3.6%	1.0%	4.7%	7.1%	7.0%	7.0%
Average earning assets growth		6.6%	18.2%	22.1%	7.6%	4.4%	4.7%	3.2%	4.8%	5.6%
Average deposit growth		9.4%	25.8%	17.8%	5.0%	3.0%	1.9%	3.3%	3.3%	3.3%
Net interest income growth	7.6%	7.0%	14.2%	15.3%	9.5%	-3.4%	2.2%	12.3%	3.8%	4.2%
EPS growth	10.6%	-2.7%	19.3%	44.9%	16.8%	16.5%	-3.0%	17.6%	7.3%	7.8%
<b><u>Asset Quality Ratios</u></b>										
NPA/Assets	0.53%	0.42%	0.23%	0.60%	0.19%	0.30%	0.41%	0.35%	0.35%	0.35%
NPA/Loans [ending balance]	0.66%	0.58%	0.50%	0.51%	0.14%	0.25%	0.58%	0.51%	0.51%	0.51%
Reserves/NPAs		110.3	147.0	154	816	280	195	153	155	154
<b><u>Performance Ratios</u></b>										
Return on Average Assets (RoAA)	0.84%	0.76%	0.83%	1.07%	1.15%	1.31%	1.15%	1.31%	1.34%	1.38%
Return on Av. Equity (ROE)	8.4%	7.9%	8.6%	11.3%	11.5%	13.3%	12.8%	15.7%	15.2%	14.8%
Yield on Av. Int-earnings asset	4.26%	4.25%	4.34%	4.51%	4.28%	3.67%	3.66%	3.96%	3.97%	3.92%
Av. Rate on deposits & borrowings	0.52%	0.49%	0.82%	1.44%	1.07%	0.58%	0.68%	0.69%	0.74%	0.72%
Net Interest Margin (NIM)	3.81%	3.82%	3.84%	3.67%	3.76%	3.61%	3.68%	3.72%	3.75%	3.74%
Efficiency Ratio	70.5%	70.6%	75.3%	66.5%	60.0%	66.1%	66.6%	60.1%	59.0%	57.6%
<b><u>Leverage Ratios</u></b>										
Loans/Deposit	104.6%	94.9%	77.6%	80.2%	75.6%	76.9%	79.8%	82.7%	85.7%	88.8%
Av Loans/Av. Deposits	102.9%	99.5%	84.9%	78.9%	77.8%	76.3%	78.4%	81.3%	84.3%	87.3%

**UNITED BANCORP UBCP**

Balance Sheet [US\$ Thousands]

	2015A	2016A	2017A	2018A	2019A	2020A	2021A	2022E	2023E	2024E	2025E	CAGR (FY19-23)
Commercial Loans	67,247	74,541	81,327	93,690	100,977	103,277	90,892	97,254	104,062	111,347	119,141	
Commercial Real Estate	163,459	191,501	198,936	223,461	240,842	246,167	266,777	285,451	305,433	326,813	349,690	
Residential Real Estate	81,498	76,154	75,853	78,767	84,893	85,789	90,132	96,441	103,192	110,416	118,145	
Installment Loans	17,459	14,637	12,473	13,765	14,836	8,258	6,571	7,031	7,523	8,050	8,613	
	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Loans and Advances</b>	<b>329,663</b>	<b>356,721</b>	<b>368,589</b>	<b>409,683</b>	<b>441,548</b>	<b>443,491</b>	<b>454,372</b>	<b>486,178</b>	<b>520,211</b>	<b>556,625</b>	<b>595,589</b>	
- LESS Allowances	(2,437)	(2,341)	(2,122)	(2,043)	(2,231)	(5,113)	(3,673)	(3,306)	(3,405)	(3,507)	(3,612)	
<b>TOTAL Loans and Advances [Less Allowances]</b>	<b>327,226</b>	<b>354,380</b>	<b>366,467</b>	<b>407,640</b>	<b>439,317</b>	<b>438,378</b>	<b>450,699</b>	<b>482,872</b>	<b>516,806</b>	<b>553,118</b>	<b>591,977</b>	4.1%
Cash Equivalents & Due from Banks	4,954	4,233	4,662	15,573	5,697	11,637	7,653	20,543	11,038	-	-	
Interest-bearing Demand Deposits	7,747	7,308	9,653	9,680	9,288	39,955	75,346	78,360	81,494	84,754	88,144	
Available for sale Securities	34,623	39,766	44,959	123,991	188,785	158,067	146,313	152,166	158,252	164,582	171,166	
<b>TOTAL Interest-Earning Assets</b>	<b>374,550</b>	<b>405,687</b>	<b>425,741</b>	<b>556,884</b>	<b>643,087</b>	<b>648,037</b>	<b>680,011</b>	<b>733,941</b>	<b>767,590</b>	<b>802,454</b>	<b>851,286</b>	4.5%
Bank-owned Life Insurance	11,509	11,822	12,114	13,115	17,196	18,109	18,809	18,809	18,809	18,809	18,809	
Property, Plant and Equipment	10,446	11,884	11,740	12,117	12,402	13,743	12,757	13,639	14,619	14,619	14,619	
Federal Home Loan Bank stock	4,210	4,164	4,164	4,243	4,012	4,177	3,704	3,704	3,704	3,704	3,704	
Other Assets [accrued receivables, intangibles, etc]	4,409	4,461	5,573	6,854	6,854	9,336	9,175	6,854	6,854	6,854	6,854	
<b>TOTAL ASSETS</b>	<b>405,124</b>	<b>438,018</b>	<b>459,332</b>	<b>593,213</b>	<b>685,706</b>	<b>693,402</b>	<b>724,456</b>	<b>776,947</b>	<b>811,576</b>	<b>846,440</b>	<b>895,272</b>	4.3%
Demand Deposits	188,328	203,745	237,980	309,505	334,378	376,287	408,296	420,545	433,161	446,156	459,541	
Savings Deposits	77,672	81,825	82,169	111,251	108,218	122,549	140,598	144,816	149,160	153,635	158,244	
<b>Total Low Cost Deposits</b>	<b>266,000</b>	<b>285,570</b>	<b>320,149</b>	<b>420,756</b>	<b>442,596</b>	<b>498,836</b>	<b>548,894</b>	<b>565,361</b>	<b>582,322</b>	<b>599,791</b>	<b>617,785</b>	
Time Deposits	57,622	53,233	65,817	104,687	105,470	80,699	56,242	59,054	62,007	65,107	68,363	
<b>TOTAL Deposits</b>	<b>323,622</b>	<b>338,803</b>	<b>385,966</b>	<b>525,443</b>	<b>548,068</b>	<b>579,535</b>	<b>605,136</b>	<b>624,415</b>	<b>644,328</b>	<b>664,898</b>	<b>686,148</b>	4.1%
Subordinated Debenture & Long-term Debt	4,124	4,124	4,124	4,124	23,543	23,604	23,665	23,665	23,665	23,665	23,665	
<b>Total Non-Equity Funding</b>	<b>327,746</b>	<b>342,927</b>	<b>390,090</b>	<b>529,567</b>	<b>571,611</b>	<b>603,139</b>	<b>628,801</b>	<b>648,080</b>	<b>667,993</b>	<b>688,563</b>	<b>709,813</b>	4.0%
FHLB advances, repurchase agreements, deferred tax, etc	35,882	52,450	25,347	13,003	54,173	21,935	23,954	72,384	79,363	79,363	79,363	
<b>TOTAL Liabilities</b>	<b>363,628</b>	<b>395,377</b>	<b>415,437</b>	<b>542,570</b>	<b>625,784</b>	<b>625,074</b>	<b>652,755</b>	<b>720,464</b>	<b>747,356</b>	<b>767,926</b>	<b>789,176</b>	4.5%
Common Stock - Issued 5,926,851 shares in 2018	5,385	5,425	5,435	5,927	5,959	6,046	6,046	6,046	6,046	6,046	6,046	
Additional Paid-in Capital	18,245	18,024	18,020	22,556	22,871	23,166	23,635	22,556	22,556	22,556	22,556	
Retained Earnings & Other Equity	21,443	22,483	23,260	24,321	27,905	32,497	37,847	26,000	32,623	39,880	47,876	
- Less ESOP, Stock Deferred Comp, Treasury Shares	(3,577)	(3,291)	(2,820)	(2,161)	3,187	6,619	4,173	4,173	4,173	4,173	4,173	
<b>Total Stockholders Equity</b>	<b>41,496</b>	<b>42,641</b>	<b>43,895</b>	<b>50,643</b>	<b>59,922</b>	<b>68,328</b>	<b>71,701</b>	<b>58,775</b>	<b>65,398</b>	<b>72,655</b>	<b>80,651</b>	2.2%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>405,124</b>	<b>438,018</b>	<b>459,332</b>	<b>593,213</b>	<b>685,706</b>	<b>693,402</b>	<b>724,456</b>	<b>776,947</b>	<b>811,576</b>	<b>846,440</b>	<b>895,272</b>	4.3%

**UNITED BANCORP UBCP**

	2015A	2016A	2017A	2018A	2019A	2020A	2021A	2022E	2023E	2024E	2025E
Average Loans		340,803	360,424	387,054	423,479	438,848	444,539	466,786	499,839	534,962	572,547
Average Non-Covered Loans		340,803	360,424	387,054	423,479	438,848	444,539	466,786	499,839	534,962	572,547
Average interest-earning Assets		390,119	415,714	491,313	599,986	645,562	664,024	706,976	750,766	785,022	826,870
Average Common Equity		42,069	43,268	47,269	55,283	64,125	70,015	65,238	62,086	69,026	76,653
Average Total Assets		421,571	448,675	526,273	639,460	689,554	708,929	750,701	794,261	829,008	870,856
Average Securities		44,722	50,843	94,142	165,872	198,048	209,841	226,092	235,136	244,541	254,323
Average Deposits		331,213	362,385	455,705	536,756	563,802	592,336	614,775	634,372	654,613	675,523
Average Customer Loans		343,192	362,655	389,136	425,616	442,520	448,932	470,275	503,194	538,418	576,107
Growth in Loans		8.3%	3.4%	11.2%	7.8%	-0.2%	2.8%	7.1%	7.0%	7.0%	7.0%
Growth in Earning Assets		8.3%	4.9%	30.8%	15.5%	0.8%	4.9%	7.9%	4.6%	4.5%	6.1%
Growth in Core Deposits		7.4%	12.1%	31.4%	5.2%	12.7%	10.0%	3.0%	3.0%	3.0%	3.0%
Non-Interest Income / Revenue	21.6%	19.9%	17.8%	16.8%	15.7%	23.2%	20.5%	17.9%	17.1%	17.5%	17.7%
Efficiency Ratio	71.0%	70.5%	70.6%	75.3%	66.5%	60.0%	66.1%	66.6%	60.1%	59.0%	57.6%
Loans/Deposit	101.1%	104.6%	94.9%	77.6%	80.2%	75.6%	74.5%	77.3%	80.2%	83.2%	86.3%
Av Loans/Av. Deposits		102.9%	99.5%	84.9%	78.9%	77.8%	75.0%	75.9%	78.8%	81.7%	84.8%
<b>% of total Loans</b>											
Commercial Loans	20.4%	20.9%	22.1%	22.9%	22.9%	23.3%	20.0%	20.0%	20.0%	20.0%	20.0%
Commercial Real Estate	49.6%	53.7%	54.0%	54.5%	54.5%	55.5%	58.7%	58.7%	58.7%	58.7%	58.7%
Residential Real Estate	24.7%	21.3%	20.6%	19.2%	19.2%	19.3%	19.8%	19.8%	19.8%	19.8%	19.8%
Installment Loans	5.3%	4.1%	3.4%	3.4%	3.4%	1.9%	1.4%	1.4%	1.4%	1.4%	1.4%
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
- LESS Allowances	-0.7%	-0.7%	-0.6%	-0.5%	-0.5%	-1.2%	-0.8%	-0.7%	-0.7%	-0.6%	-0.6%
<b>Total</b>	<b>99.3%</b>	<b>99.4%</b>	<b>99.4%</b>	<b>99.5%</b>	<b>99.5%</b>	<b>98.8%</b>	<b>99.2%</b>	<b>99.3%</b>	<b>99.3%</b>	<b>99.4%</b>	<b>99.4%</b>



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