
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

**CURRENT REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934**

Date of Report (Date of earliest event reported):

September 14, 2005

United Community Banks, Inc.

(Exact name of registrant as specified in its charter)

Georgia

(State or other jurisdiction of
incorporation)

No. 0-21656

(Commission File Number)

No. 58-180-7304

(IRS Employer
Identification No.)

63 Highway 515, P.O. Box 398
Blairsville, Georgia 30512
(Address of principal executive offices)

Registrant's telephone number, including area code:

(706) 781-2265

Not applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240-13e-4(c))
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ITEM 7.01 Regulation FD Disclosure

On September 14, 2005, United Community Banks, Inc. ("United") is hosting an investor conference at its office. A copy of the slideshow presentations are attached as an exhibit hereto. The presentations will also be available at United's website www.ucbi.com.

The information in the Report, including the exhibit attached hereto, is furnished solely pursuant to Item 7.01 of this Form 8-K. Consequently, it is not deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, or otherwise subject to the liabilities of that section. It may only be incorporated by reference in another filing under the Exchange Act or Securities Act of 1933 if such subsequent filing specifically references this Form 8-K.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS

<u>Exhibit No.</u>	<u>Description</u>
99.1	Presentation Materials dated September 13, 2005

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

September 13, 2005

/s/ Rex. S. Schuette
Rex S. Schuette
Executive Vice President and Chief Financial Officer



United
Community Banks.

Investor Presentation
2nd Quarter 2005

The Bank That SERVICE Built™

service

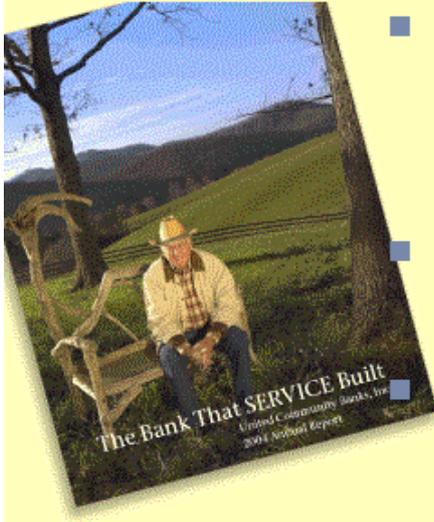
Cautionary Statement

This presentation contains forward-looking statements, as defined by Federal Securities Laws, including statements about financial outlook and business environment. These statements are provided to assist in the understanding of future financial performance. Such performance involves risks and uncertainties that may cause actual results to differ materially from those in such statements. Any such statements are based on current expectations and involve a number of risks and uncertainties. For a discussion of factors that may cause such forward-looking statements to differ materially from actual results, please refer to United Community Banks, Inc. Annual Report filed on Form 10-K with the Securities and Exchange Commission. This presentation also contains non-GAAP financial measures, as defined by the Federal Securities Laws. For a presentation of the most directly comparable financial measures calculated and presented in accordance with GAAP and a reconciliation of the differences between those measures and the non-GAAP financial measures, please refer to "Selected Financial Data" in the United Community Banks, Inc. Annual Report filed on Form 10-K with the Securities Exchange Commission, which may be found on the company's Web site, www.ucbi.com.

United at a Glance

- 3rd largest bank holding company in Georgia
- 24 community banks, 88 banking offices
- \$5.5 billion in assets
- \$1.0 billion market cap
- Unique footprint – some of the fastest growing markets in the country
- Local CEOs – average over 20 years of experience in their markets

Business Update



■ Performance milestones

- ▶ Achieved record earnings each quarter
- ▶ Surpassed \$5 billion in assets
- ▶ Reached \$1 billion market cap

■ Core deposit program

- ▶ Added 55k accounts totaling \$420 mil.

■ Balanced growth strategy

- ▶ Continued focus on organic growth
- ▶ Core loan growth up 16%
- ▶ De novo expansion into Gainesville, GA

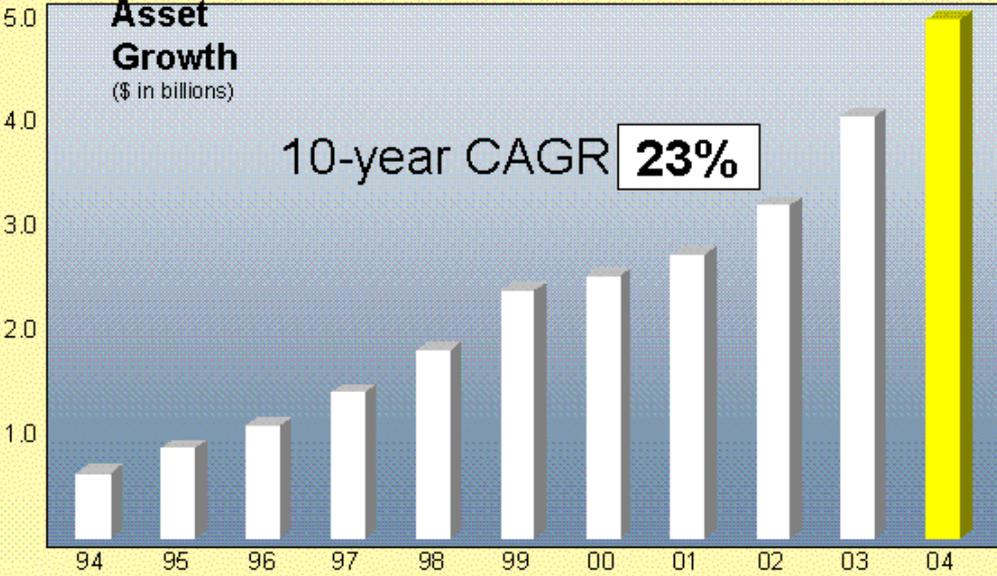
accomplished

Key Investment Considerations

- **Track record of high quality growth and consistent high performance**
- **Unique footprint, community-focused model and balanced growth strategy positions us well to continue that growth and performance**
- **Committed to creating and building shareholder value**

performance

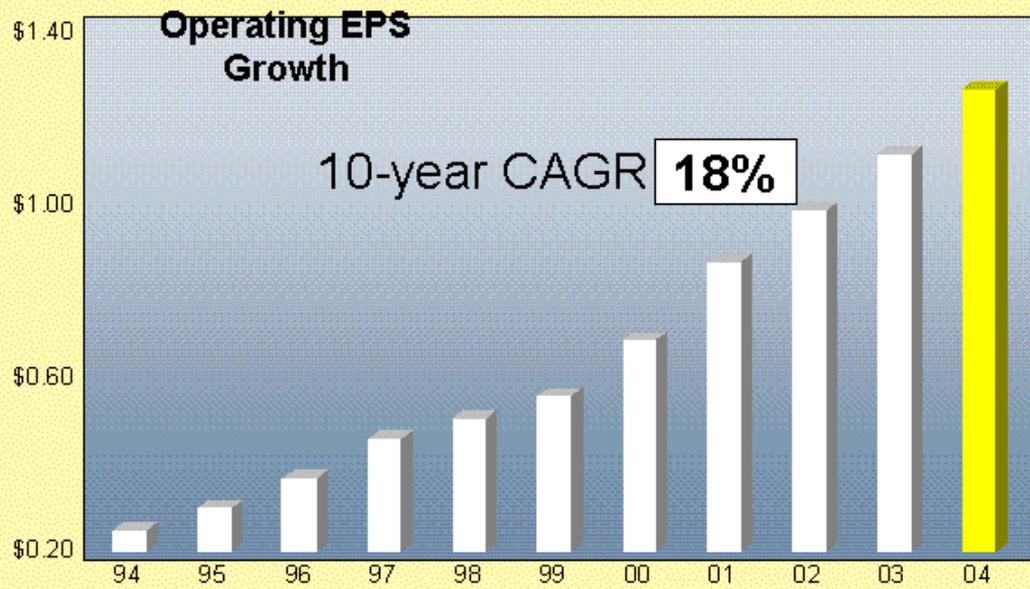
High Quality Growth



High Quality Growth



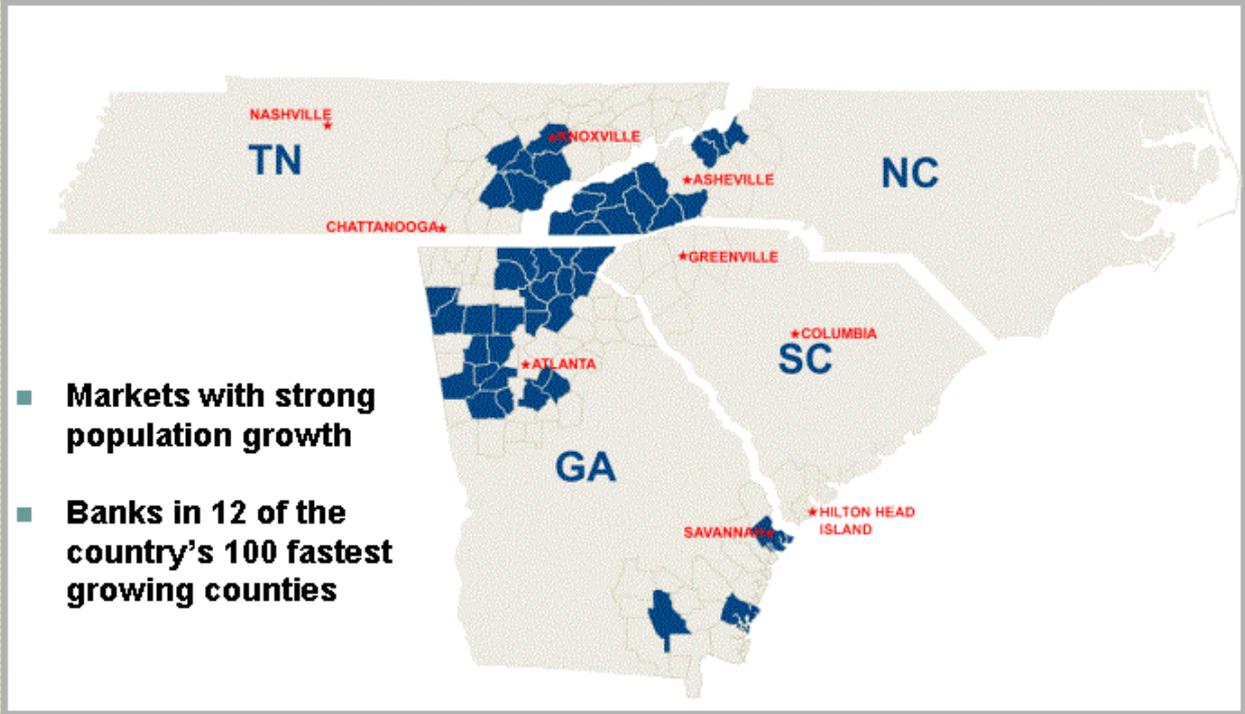
Consistent High Performance



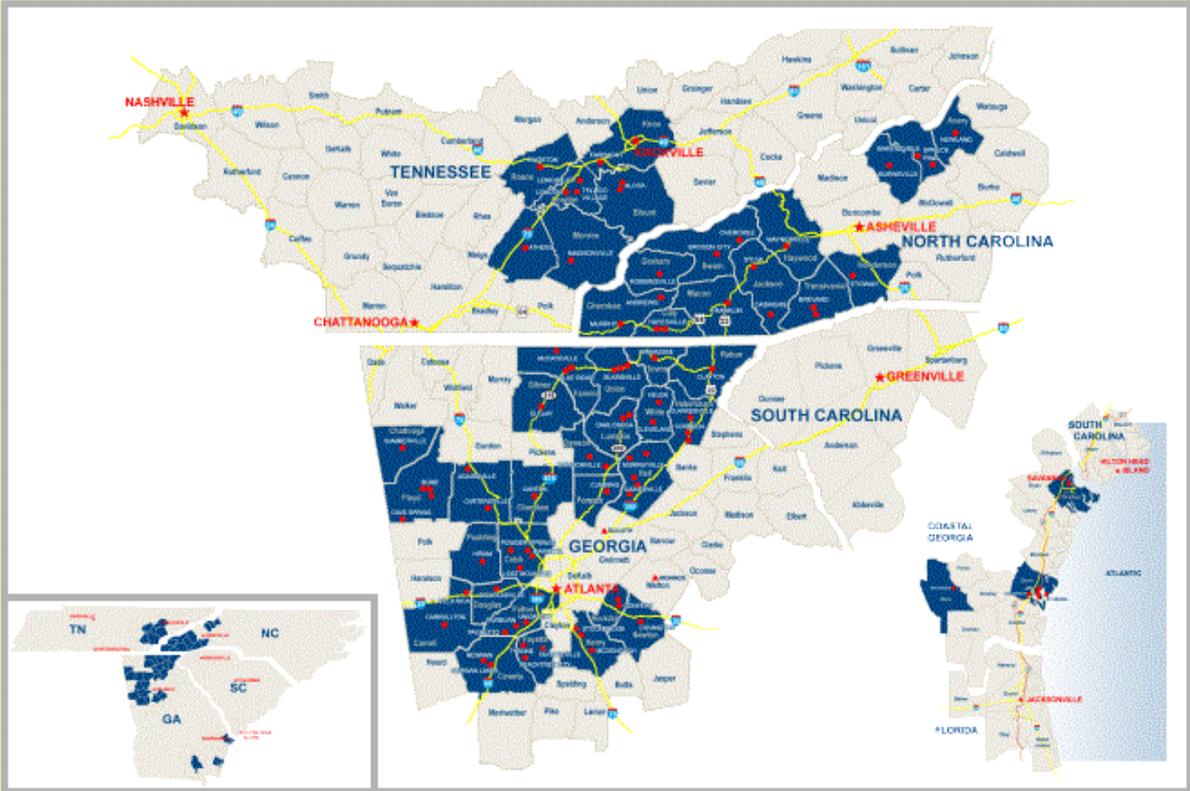
Business Model for Success

- ***Unique footprint*** with some of the fastest growing markets in the country
- ***Operating model*** tailored to each of our community's needs and focused on providing the highest-quality customer service
- ***Balanced growth strategy*** emphasizing organic growth and complemented by selective acquisitions

Unique Footprint



Unique Footprint



Unique Footprint

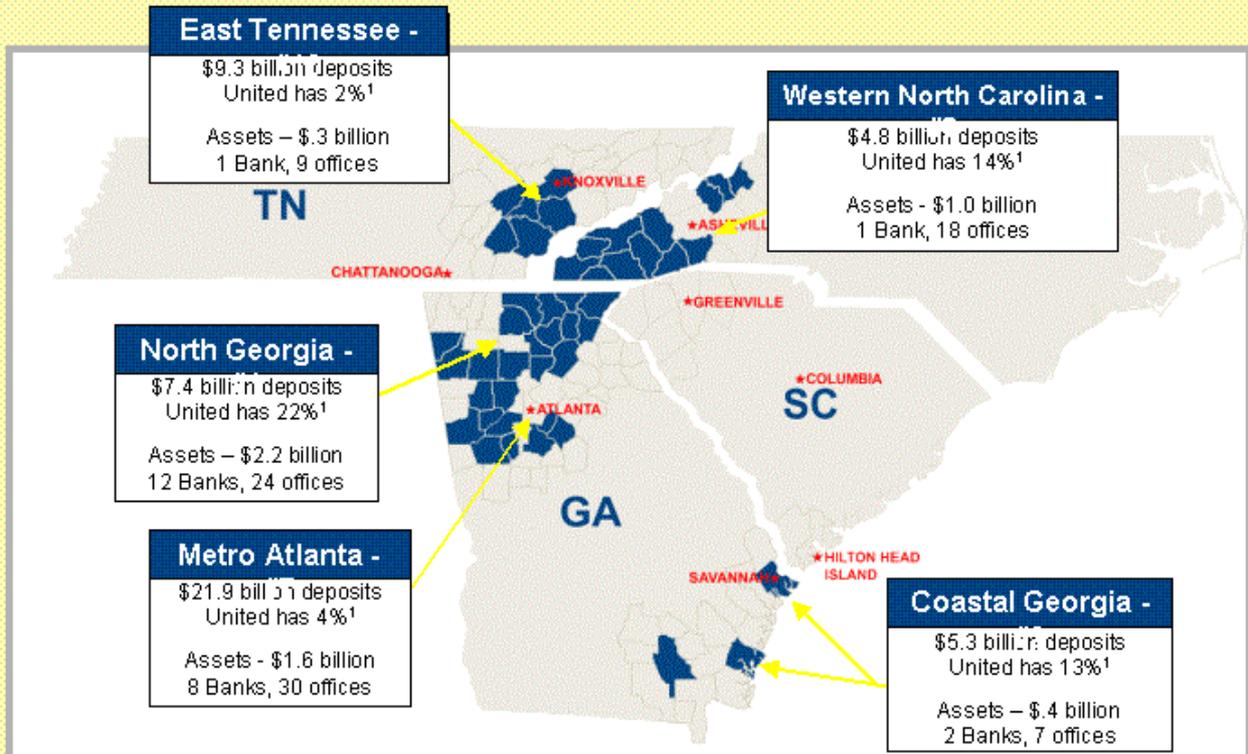
Fast-Growing Markets

Markets	Deposits¹ (\$ in billions)	Population (000s)	Population Growth	
			(Actual) '90 to '00	(Projected) '00 to '10
North Georgia	7.4	476	33 %	29 %
Metro Atlanta	21.9	2,916	51	50
Coastal Georgia	5.3	349	7	7
Western North Carolina	4.8	360	20	11
East Tennessee	<u>9.3</u>	<u>703</u>	<u>15</u>	<u>11</u>
Total Markets	48.7	4,804	35	35
Georgia		9,134	26	24
North Carolina		8,733	21	17
Tennessee		6,016	17	12
United States		298,728	13	13

¹ FDIC deposit data as of 6/04 for markets where United is taking deposits

Unique Footprint

Excellent Growth Opportunities



¹ FDIC deposit market share as of 6/04 for markets where United was taking deposits as of 6/04; Coastal Georgia excl. Savannah, Chatham County

Operating Model

Community-Focused

- **24 community banks each with local CEOs, local boards and local decision-making**
- **Bankers are highly engaged members of the community and committed to service excellence**
- **Best of both worlds: service delivery of a \$200 million community bank with resources of a \$5.5 billion bank**

“Provides a competitive advantage”

service

Operating Model

Service-Focused

- Providing high-quality, personal customer service is our top priority
- 90 percent customer satisfaction rate leveraged through referrals
- 95 percent of customers “had already, or would likely” recommend United

“The Bank That **SERVICE** Built”

service

Balanced Growth Strategy

- **Organic growth**

70% of United's growth; it fuels new initiatives

- **De novo offices**

With the right people, in the right markets

- **Selective mergers**

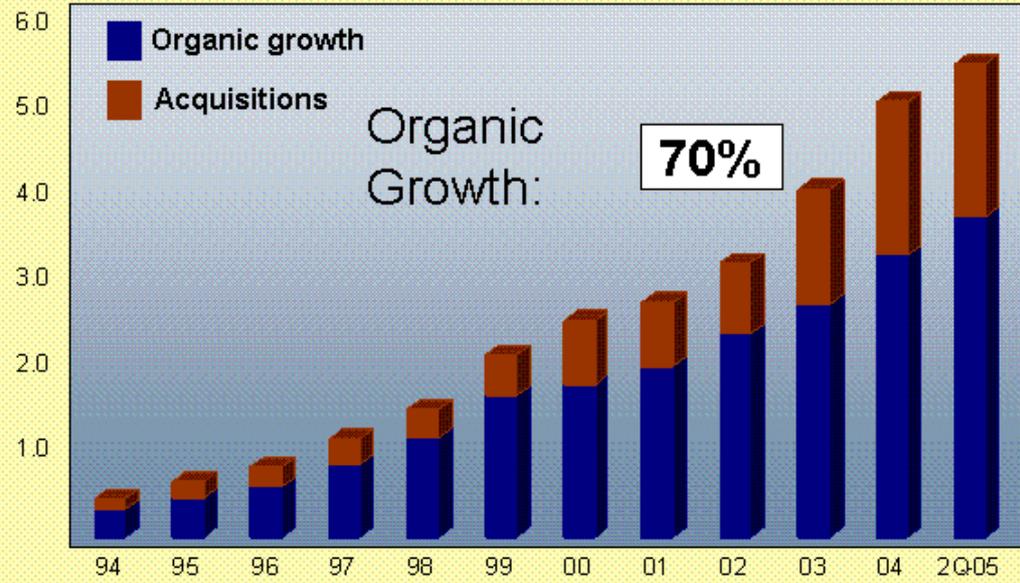
Where the fit is right

- **Disciplined expense controls**

Positive operating leverage contributes to our growth

Balanced Growth Strategy

Organic Growth (\$ in billions)



Balanced Growth Strategy

De Novo Offices

- **Establish 2 to 4 new offices each year**
In growth markets that add value to our franchise

- **De novo with a difference**
Find the right people first, then build a bank around them

- **Strong performance goals**
Profitability target in 18 to 24 months

Balanced Growth Strategy

Selective Mergers

- **Target size range**

“Sweet spot” is \$100 million to \$400 million in assets

- **Cultural fit**

Bankers that share our passion for community banking

- **Strong management and board of directors**

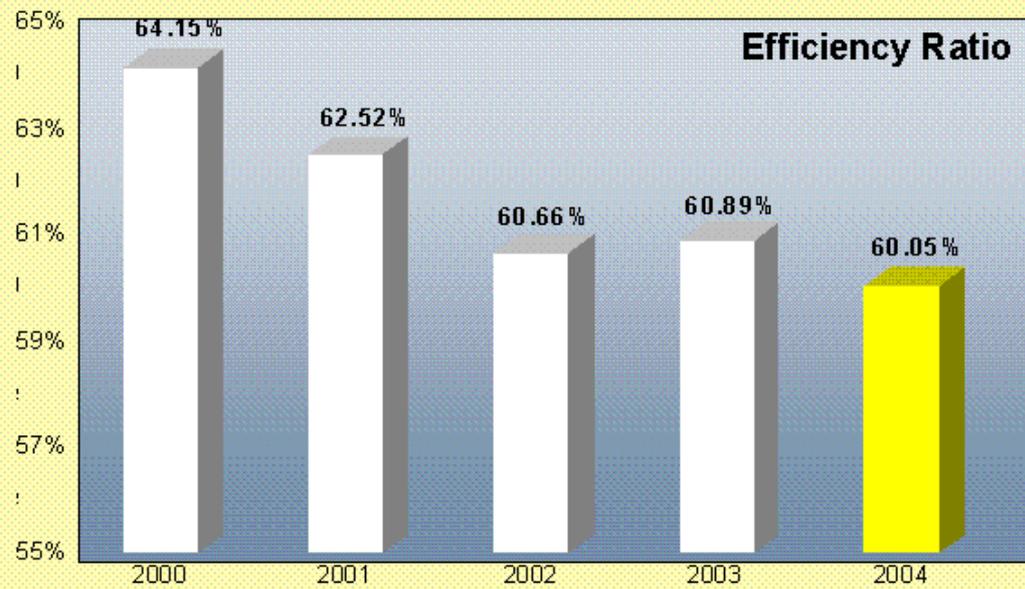
Good people who know the community and want to join the United family

- **Best of both worlds**

Bring the resources of our company to a smaller community bank

Balanced Growth Strategy

Disciplined Expense Controls



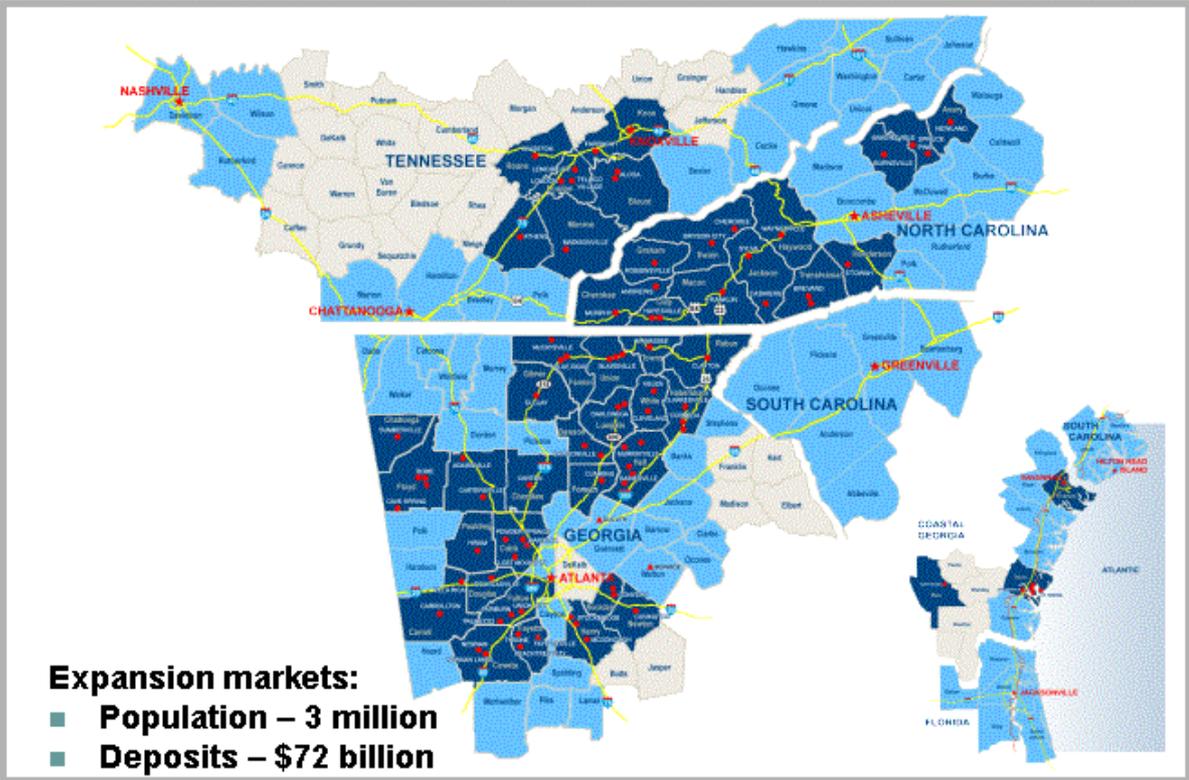
Balanced Growth Strategy

Growth From Early Partnerships (\$ in billions)

	Date	Asset Size at Acq.	Asset Size Jun-05
North Carolina	Mar-90	\$ 55	\$ 1,044
Blue Ridge	Feb-92	52	381
Towns	Oct-92	20	208
White	Aug-95	71	249
Habersham	Sep-96	33	192
Rabun	Sep-97	72	144
Gilmer	Jan-98	23	193

Balanced Growth Strategy

Expansion Markets



Balanced Growth Strategy

Metro Atlanta

- 8 banks, 30 locations
- Assets - \$1.6 billion
 - ▶ 30% of our company
- Significant growth potential

Atlanta MSA

Population – 4.7 million
Projected growth – 37%
Deposits: \$81 billion

Our Markets

Population – 2.9 million
Projected growth - 50%
Deposits: \$22 billion



Continuing Growth - 2005

(\$ in millions)

	<u>Second Quarter</u>		
	<u>2005</u>	<u>2004</u>	<u>%</u>
Total Revenue	\$60.6	\$47.1	29
Operating Expenses	38.8	29.4	32
Net Operating Income	13.8	11.4	21
Operating EPS	.35	.31	13
Loans	4,073	3,338	22

performance

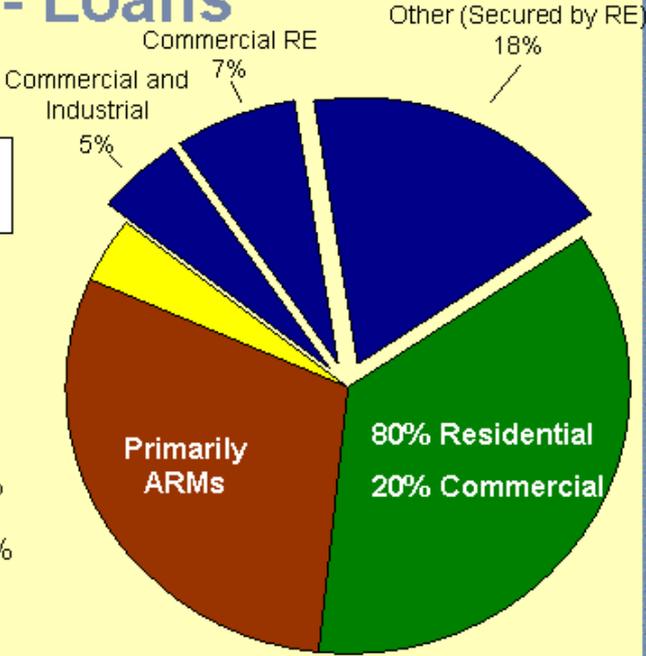
Continuing Strong Profitability

	<u>Second Quarter</u>	
	<u>2005</u>	<u>2004</u>
Return on Tangible Equity	19.21%	19.70%
Return on Assets	1.03	1.07
Net Interest Margin	4.12	3.95
Efficiency Ratio	61.18	60.05

Business Mix - Loans

■ **\$4.1 billion as of 6/30/05**
■ **22% growth**

- Commercial: 30%
- Construction: 36%
- Residential Mortgage: 30%
- Consumer - Installment: 4%



Strong Credit Quality

(\$ in millions)

	<u>Q2-05</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>
Net Charge-Offs	\$1.4	\$3.6	\$4.1	\$3.1
<i>Percent of Average Loans</i>	.14%	.11%	.15%	.14%
Non-Performing Assets	\$13.5	\$8.7	\$7.6	\$8.0
<i>Percent of Total Assets</i>	.24%	.17%	.19%	.25%
Allowance as a Percent of Total Loans	1.22%	1.26%	1.28%	1.30%
<i>Allowance as a Percent of NPLs</i>	435%	588%	583%	459%

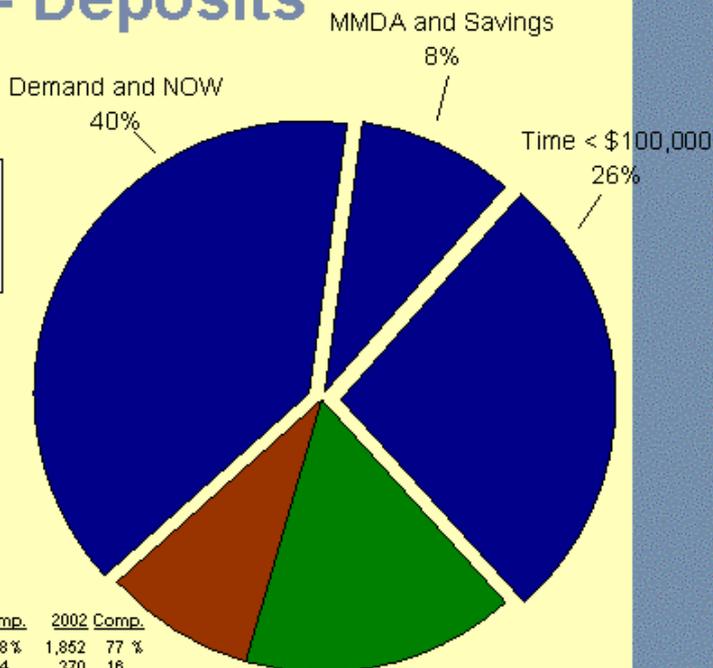
performance

Business Mix - Deposits

(\$ in millions)

- \$4.0 billion as of 6/30/05
- Total deposits up 19%
- Core deposits up 20%

- Core Deposits: 74%
- Time > \$100,000: 18%
- Brokered CDs: 8%

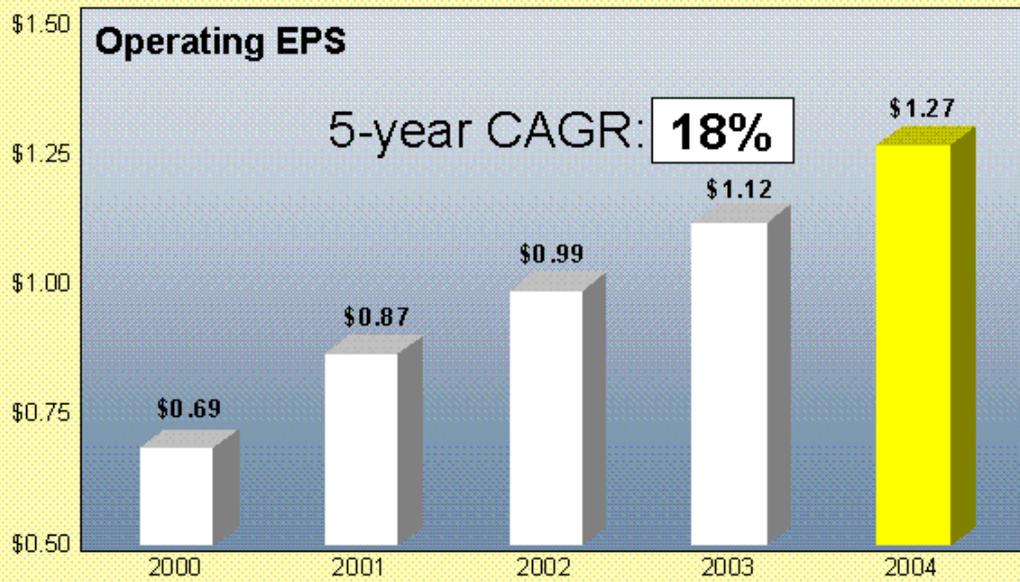


	9@-05 Comp.		2004 Comp.		2003 Comp.		2002 Comp.	
Total Core Deposits	2,951	74%	2,732	74%	2,213	78%	1,952	77%
Time > \$100K	697	18	576	16	409	14	370	16
Brokered Deposits	311	8	373	10	237	8	164	7

Commitment to Our Shareholders

- Sustainable double-digit operating EPS growth
- Return on tangible equity above 18%
- Expand franchise and continue to build shareholder value

Sustainable Double-Digit EPS Growth



performance

Analyst Mean EPS Estimates

Quarter/Year	Mean EPS Estimate	High	Low	Analysts
Q3-05	\$.36	\$.36	\$.35	8
Q4-05	.37	.38	.36	8
2005	1.41	1.43	1.40	8

United's Guidance for 2005

- Core loan growth of 10% to 14%
- Net interest margin continues at 4% level
- EPS growth of 12% to 15%

Reasons to Invest in UCBI

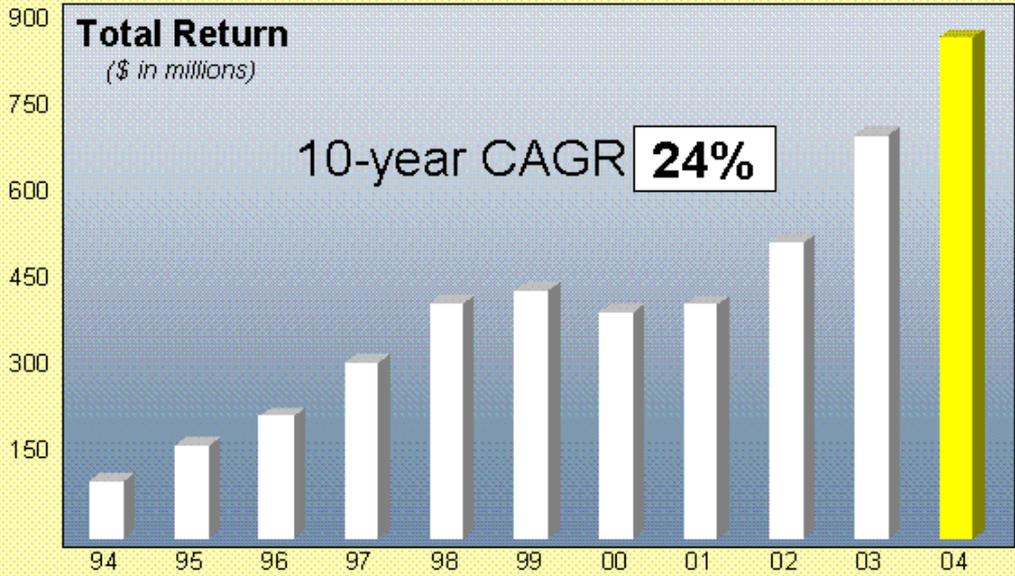
- **Track record of growth and performance**
 - ▶ Committed to continuing the disciplined growth and high financial performance of our company
 - ▶ Committed to deliver double digit operating EPS growth and return on tangible equity above 18%

- **Business model that positions us well to continue that track record**
 - ▶ Focused on high-growth markets with the right bankers in place
 - ▶ Guided by our proven balanced growth strategy

- **Commitment to build shareholder value**
 - ▶ A strong commitment, since 1 of every 4 shares is owned by our family!

shareholders

Building Shareholder Value



shareholders

Experienced Management Team

Jimmy Tallent, President and CEO	1984
Rex Schuette, CFO (State Street Corp.)	2001
Guy Freeman, Banking	1994
Tom Gilliland, General Counsel and Secretary	1992
Ray Williams, Risk Management (Bank South Corp.)	2002
Craig Metz, Marketing (Bank South Corp.)	2000
Bill Gilbert, Retail Banking (BB&T)	

team e1

Shareholder Information

Share Price (9/12/05)	\$28.31
Trading Range (52-week range)	\$21.70 – \$29.60
Book Value Per Share (as of 6/30/05)	\$10.86
Annual Dividend (payout ratio 19% - 2005)	\$0.28
Market Capitalization (millions)	\$1,080
Insider Ownership	26%
Average Daily Volume (52-weeks)	50,700
Stock Repurchased (2.25 mil. shares)	1.33

shareholders e2

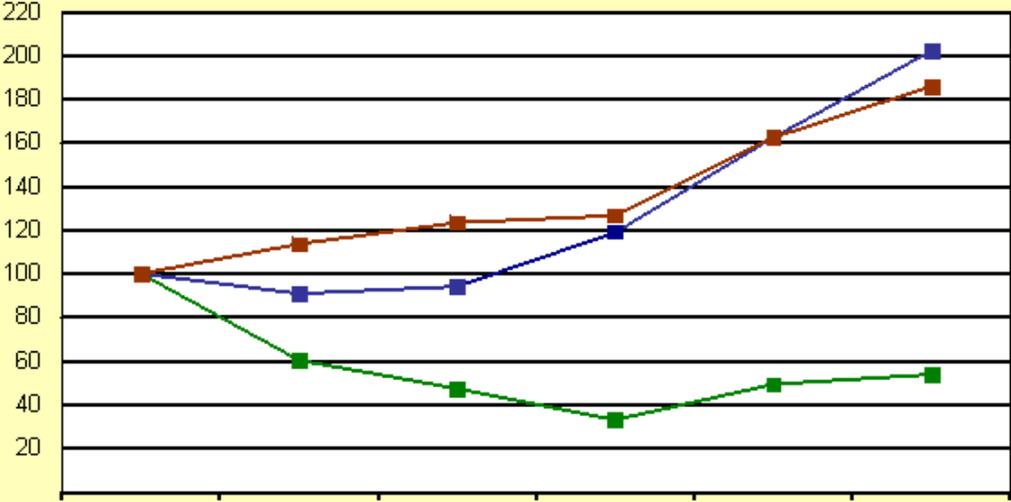
Analyst Coverage

- **Fig Partners**
(Market Perform, 7/28/05)
- **FTN Financial Securities Corp.**
(Neutral, 7/27/05)
- **Keefe, Bruyette & Woods, Inc.**
(Outperform, 8/4/05)
- **McConnell, Budd & Romano**
(Market Perform, 2/1/05)
- **Raymond James & Associates, Inc.**
(Outperform, 7/27/05)
- **Sandler O'Neill & Partners, LP**
(Buy, 7/28/05)
- **Stanford Group Company**
(Hold, 7/26/05)
- **Sterne, Agee & Leach, Inc.**
(Hold, 8/4/05)
- **SunTrust Robinson Humphrey**
(Buy, 5/17/05)

Market Makers

- Banc of America Securities
- Bear, Stearns and Co., Inc.
- BNP Paribas Securities Corp.
- Cantor, Fitzgerald & Co.
- CIBC World Markets Corp.
- Citigroup Global Markets, Inc.
- Deutsche Bank Securities, Inc.
- Fig Partners, LLC
- Fox-Pitt, Kelton, Inc.
- FTN Midwest Research Secs.
- Goldman, Sachs & Co.
- Hill, Thompson, Magid & Co.
- JP Morgan Securities, Inc
- Keefe, Bruyette & Woods
- Lehman Brothers, Inc.
- McConnell, Budd & Downes
- Merrill Lynch
- Morgan Keegan & Company
- Morgan Stanley & Co., Inc.
- Piper Jaffray & Co.
- Prudential Equity Group, Inc.
- Raymond James & Associates
- Sandler O'Neill & Partners, LP
- Stanford Group Company
- Stephens, Inc.
- Sterne, Agee & Leach
- SunTrust Capital Markets, Inc.
- Trident Securities
- UBS Capital Markets

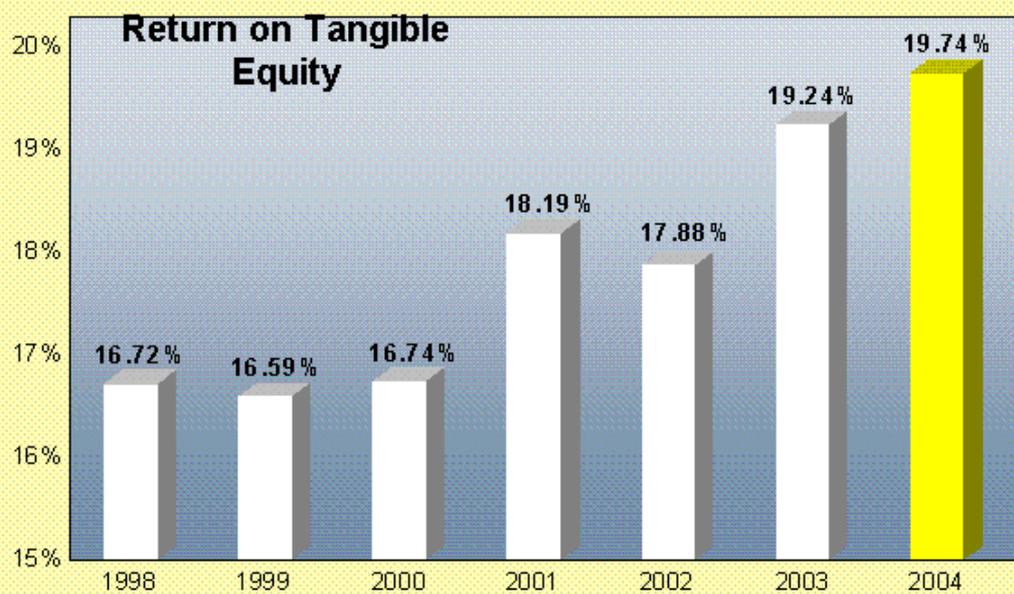
Building Shareholder Value



	12/31/99	12/31/00	12/31/01	12/31/02	12/31/03	12/31/04
UCBI	100	91	94	119	163	202
Nasdaq Comp.	100	60	48	33	49	54
Nasdaq Bank	100	114	124	127	163	186

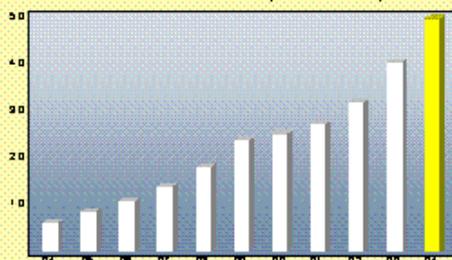
shareholders e5

High Return on Tangible Equity



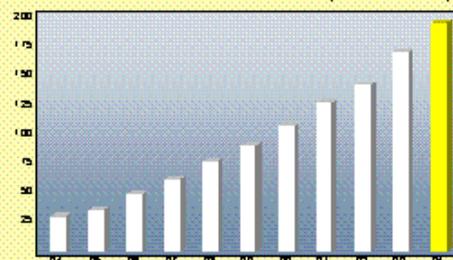
Track Record of High Performance

Asset Growth (\$ in billions)



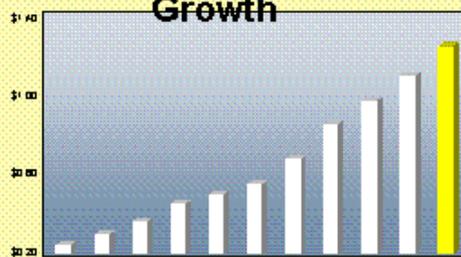
10-year CAGR **23%**

Revenue Growth (\$ in millions)



10-year CAGR **20%**

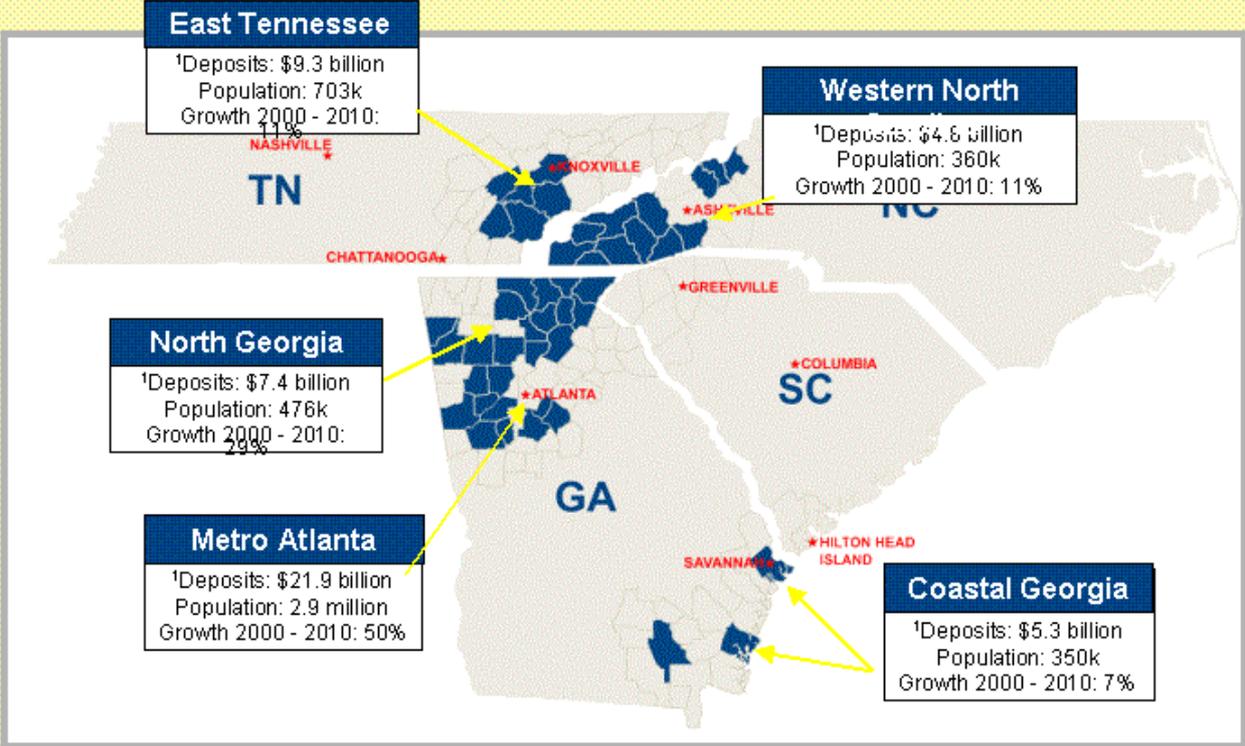
Operating EPS Growth



10-year CAGR **18%**

Unique Footprint

Fast-Growing Markets



¹ FDIC deposit data as of 6/04 for markets where United is taking deposits

Unique Footprint

Excellent Growth Opportunities

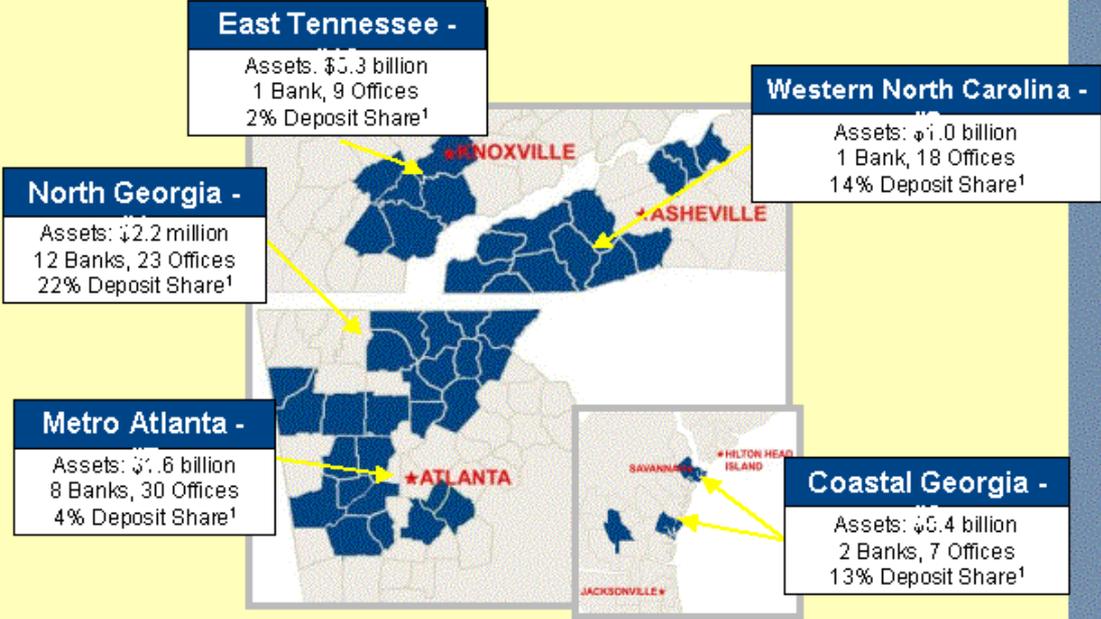
<u>Markets</u> ¹	<u>Assets</u> (\$ in billions)	<u>Banks</u>	<u>Offices</u>	<u>Counties</u>	<u>Deposit Share</u> ¹	<u>Rank</u>
North Georgia	2.2	12	23	11	22 %	1
Metro Atlanta	1.6	8	30	14	4	7
Coastal Georgia	.4	2	7	3	13	2
Western North Carolina	1.0	1	18	12	14	3
East Tennessee	.3	1	9	6	2	10
	5.5	24	88	46		

¹FDIC deposit market share as of 6/04 for markets where United was taking deposits as of 6/04; Coastal Georgia excl. Savannah, Chatham County

footprint

Unique Footprint

Excellent Growth Opportunities



¹ FDIC deposit market share as of 6/04 for markets where United was taking deposits as of 6/04; Coastal Georgia excl. Savannah, Chatham County

Business Mix - Loans

(\$ in millions)

	<u>Q2-05</u>		<u>2004</u>		<u>2003</u>		<u>Average Loan Size (000's)</u>
		<u>Comp.</u>		<u>Comp.</u>		<u>Comp.</u>	
Commercial-Secured by RE	\$1,017	25 %	\$967	26 %	\$777	26 %	
Commercial & Industrial	222	5	212	6	190	6	
<u>Total Commercial</u>	<u>1,239</u>	<u>30</u>	<u>1,178</u>	<u>32</u>	<u>967</u>	<u>32</u>	150
Construction (primarily residential)	1,481	36	1,305	35	927	31	217
Residential Mortgage	1,195	30	1,102	29	982	32	62
Consumer	158	4	150	4	140	5	7
	<u>4,073</u>		<u>3,735</u>		<u>3,016</u>		

(98% secured, 90% with real estate)

Loans - Commercial

(\$ in millions)

	<u>Q2-05</u>
Commercial & Industrial	\$ 222
Commercial RE (Office Buildings, Hotels/Motels)	267
Other (Secured by Real Estate)	101
▪ Single Unit Retail Stores	63
▪ Small Strip Centers	55
▪ Small Warehouses / Storage Units	48
▪ Farmland	<u>483</u>
▪ Other Small Businesses	1,239
Total Commercial (including Commercial & Industrial)	

business

Loans – Markets Served

(\$ in millions)

	Growth versus <u>6/30/04</u>
North Georgia	\$235
Metro Atlanta	352
Coastal Georgia	65
Western North Carolina	43
East Tennessee	<u>40</u>
Total	735

Loans – Markets Served

(\$ in millions)

Legal lending limit \$ 76

House lending limit

15

Top 25 relationships – 349

Total balance (8.5% of total loans)

Regional credit review

business

Business Mix – Deposits

(\$ in millions)

	<u>Q2-05</u>		<u>2004</u>		<u>2003</u>		<u>2002</u>	
		<u>Comp.</u>		<u>Comp.</u>		<u>Comp.</u>		<u>Comp.</u>
Demand and NOW	\$1,575	40 %	\$1,411	38 %	\$1,142	40 %	\$933	39 %
MMDA and Savings	334	8	356	10	258	9	200	8
Time < \$100K	1,042	26	965	26	813	29	719	30
Total Core Deposits	2,847	74	2,732	74	2,213	78	1,852	77
Time > \$100K	697	18	576	16	409	14	370	16
Brokered Deposits	311	8	373	10	237	8	164	7
Total Deposits	3,959		3,681		2,859		2,386	

Balanced Growth Strategy

Growth From Recent Partnerships (\$ in millions)

	Date	Asset Size Acq.	Asset Size
Coastal GA	May-03	\$300	479
East TN	Mar-03	195	270
West GA	Nov-01	85	211
Metro	Jul-00	153	221
Dawson	Jul-00	119	200
Rome	Aug-99	108	208
	Mar-99	41	78

Liberty National Bank – Conyers, GA

- \$36.1 million transaction value – 85% stock, 15% cash
- 2.95x book value, 21.65x earnings
- Closed on December 1, 2004
- Cost savings of 15% of non-interest expenses
- Slightly accretive to earnings per share in 2005
- \$180 million in assets, \$161 million in deposits
- Serves the east side of Atlanta through 3 offices in Rockdale and Newton counties
- 46 employees – highly capable and energized team of bankers
- Contiguous to United's existing metro Atlanta franchise
- Fast growing markets - since 1990, the population growth of Rockdale and Newton counties has been 40% and 85%

Eagle National Bank – Stockbridge, GA

- \$12.5 million transaction value – 80% stock, 20% cash
- 2.13x book value
- Closed on November 1, 2004
- Cost savings of 15% operating expenses
- Slightly accretive to earnings per share in 2005
- \$64 million in assets, \$58 million in deposits
- Serves Henry County with 2 offices in Stockbridge and McDonough
- 25 employees – most have been there since Eagle opened
- Opportunity to leverage United's nearby loan production office
- Fast growing markets – from 1990 to 1993, Henry County

Fairbanco Holding Co. – Fairburn, GA

- \$24.5 million transaction value – 85% stock, 15% cash
- 1.79x book value, 16.63x earnings
- Closed on June 1, 2004
- Cost savings of 15% of non-interest expenses
- Slightly accretive to GAAP earnings per share in 2004
- \$192 million in assets, \$164 million in deposits
- Serves the south side of Atlanta through 5 offices in Coweta, Fayette and south Fulton counties
- 51 employees – years of in-market experience at all levels
- Contiguous to United's existing metro Atlanta franchise
- Provides gateway to one of Atlanta's fastest growing areas



United

Community Banks.

Investor Conference
Jimmy Tallent

September 14, 2005



The Bank That SERVICE Built™

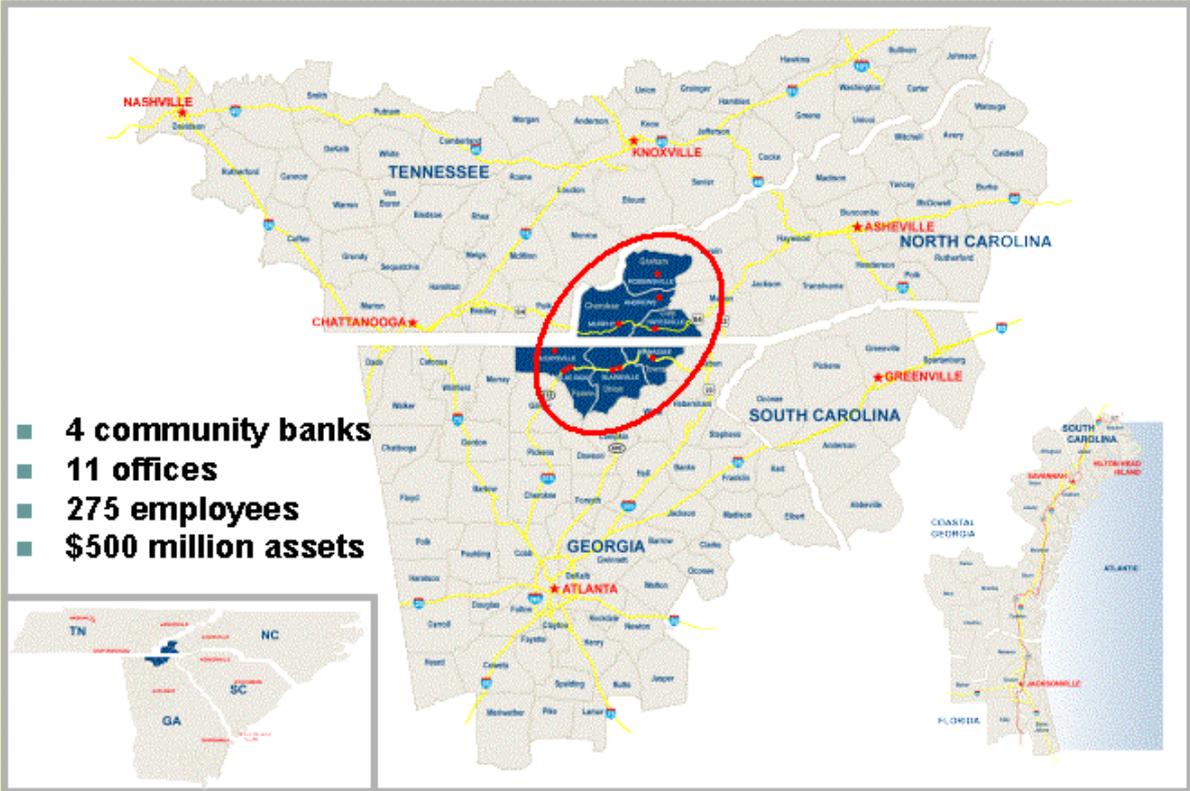
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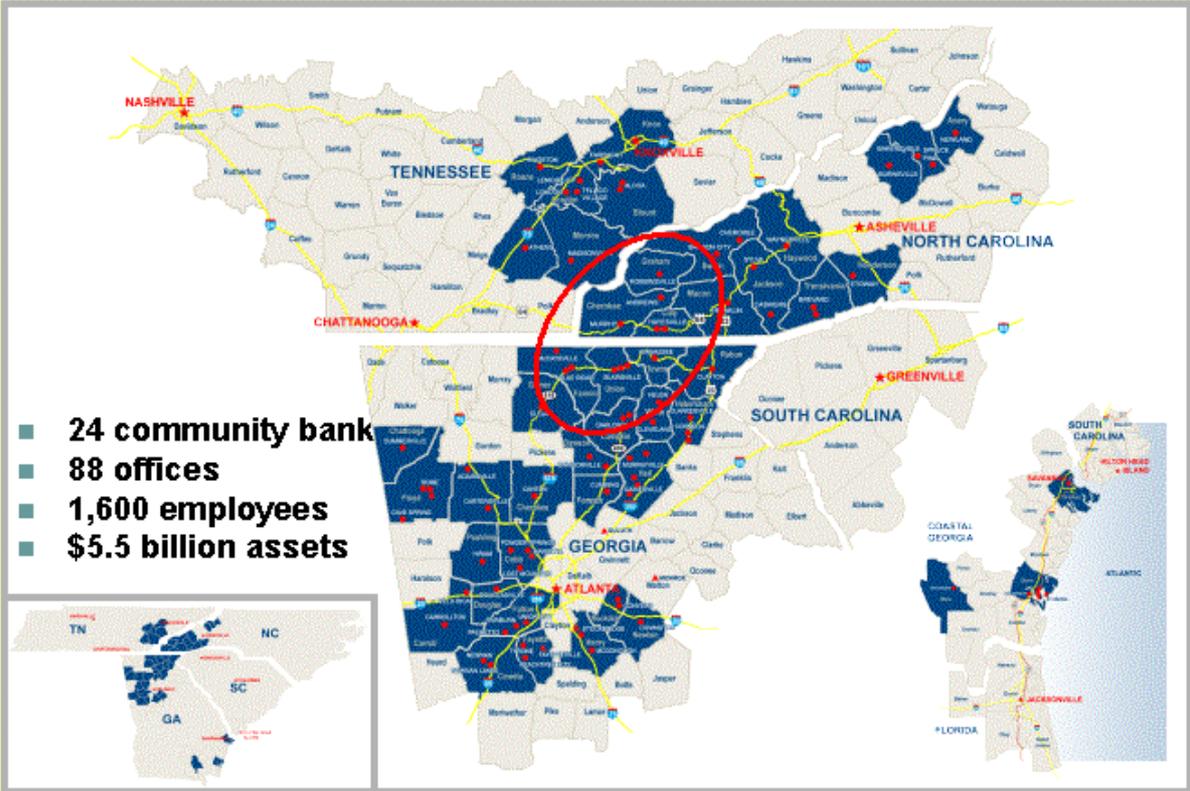
Today's Discussion Topics

- **Introductions/Overview**
- **Community Banking**
- **Bank CEO Updates**
 - ▶ North Carolina
 - ▶ Blairsville
 - ▶ Gainesville
- **Operations/Information Technology**
- **Capital Markets/ALCO**
- **Risk Management/Credit/Atlanta/Loan Portfolio**
- **Marketing**
- **Closing Remarks**

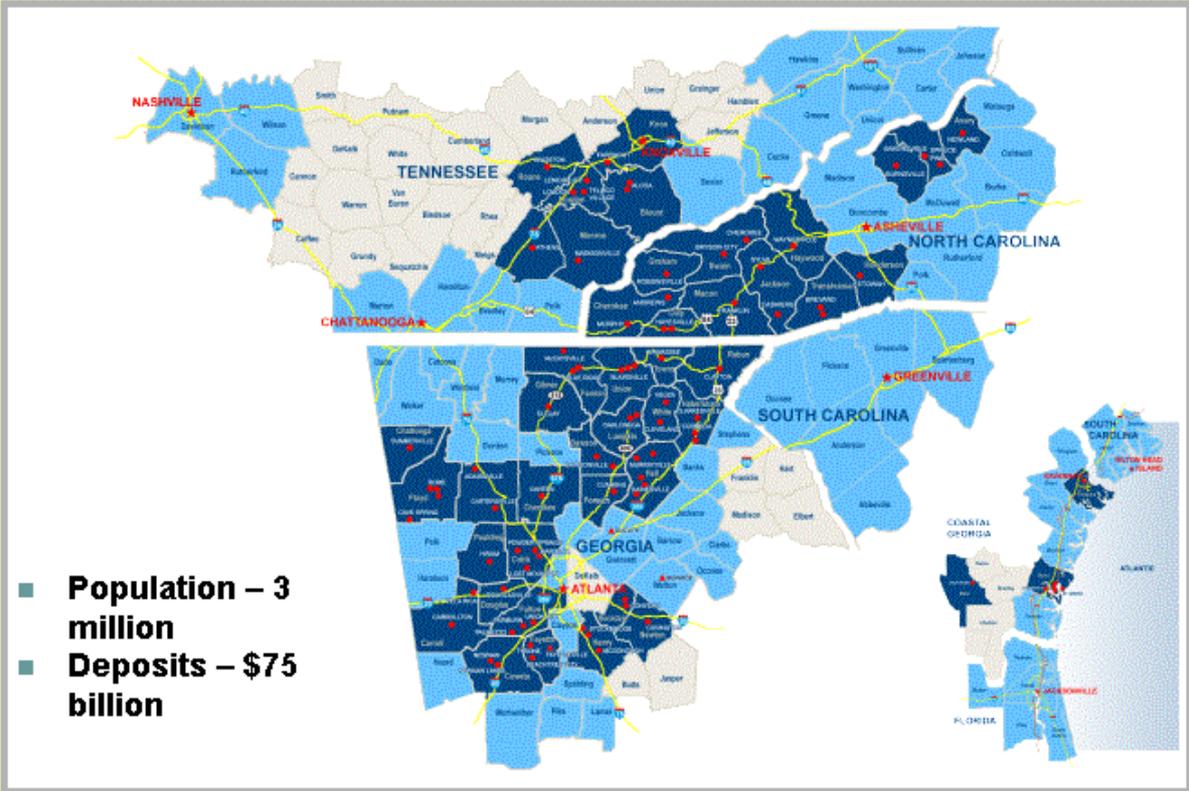
United 10 Years Ago



United Today



Expansion Markets



Recent Expansion

2004

Banks – 3 community banks, 10 offices in 7 counties, \$440 million in assets

Metro Atlanta - 1st Community Bank, Eagle National Bank, Liberty National Bank

De Novo Offices –5 offices, \$105 million in loans and \$52 million in deposits

Metro Atlanta – Cartersville, Bartow County

Coastal Georgia – Savannah, Chatham County

Western N. Carolina – Spruce Pine, Mitchell County and Burnsville, Yancey County

East Tennessee – Athens, McMinn County

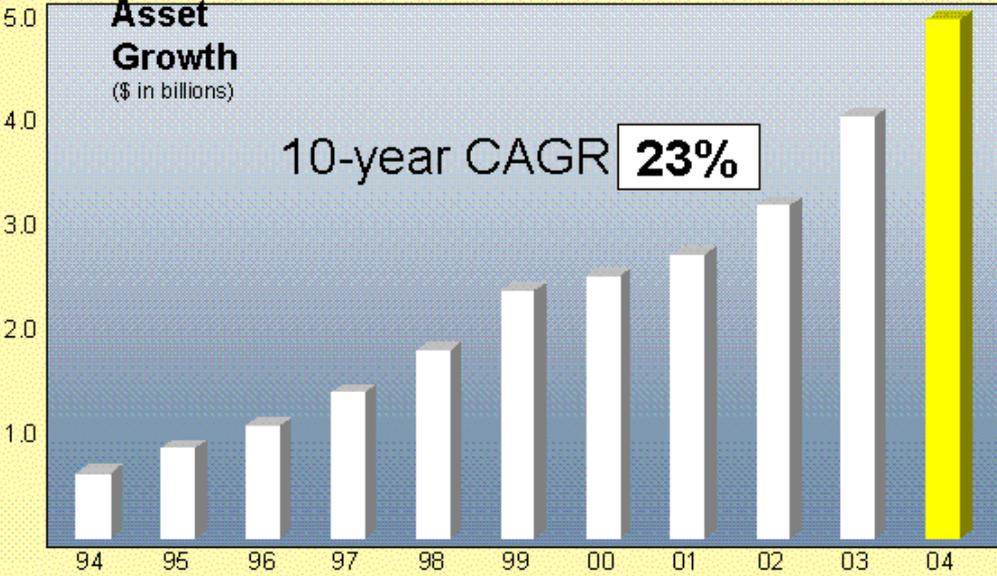
2005 (YTD)

De Novo Offices –4 offices

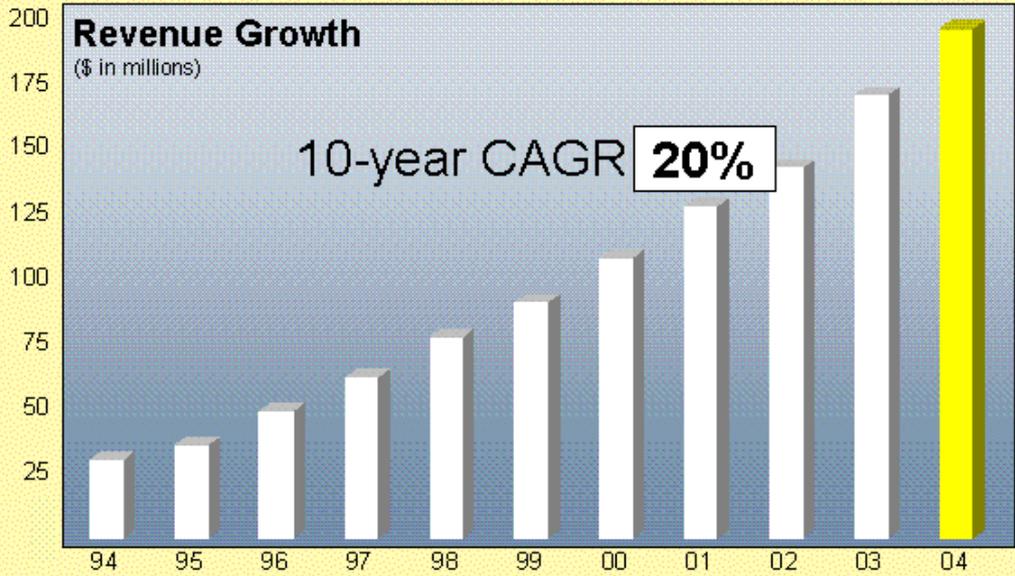
North Georgia – Gainesville, Hall County (2)

Metro Atlanta – Tyrone, Fayette County and Newnan, Coweta County

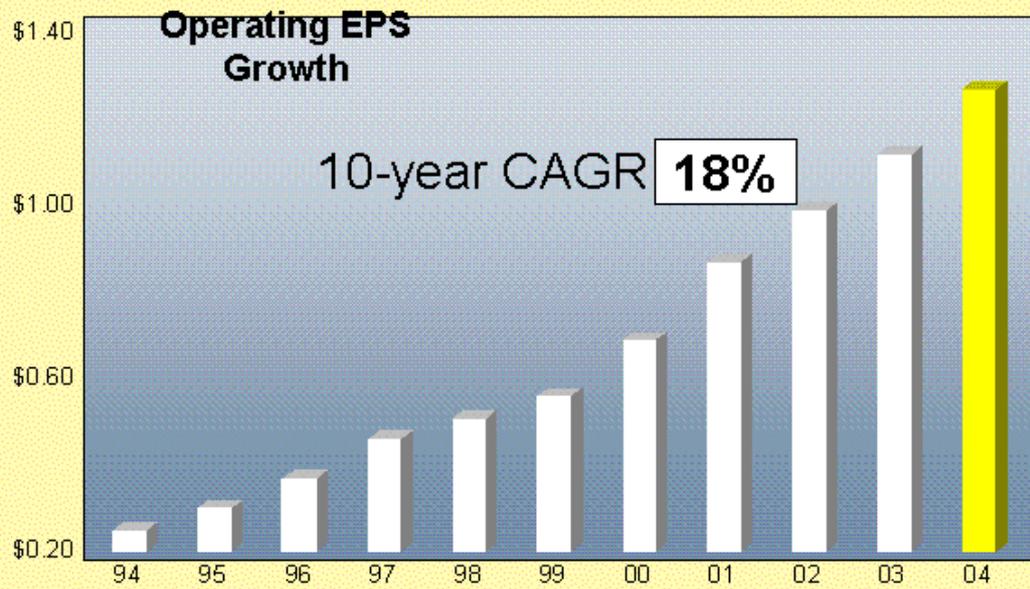
High Quality Growth



High Quality Growth



Consistent High Performance



Business Model for Success

- *Unique footprint* with some of the fastest growing markets in the country
- *Operating model* tailored to each of our community's needs and focused on providing the highest-quality customer service
- ***Balanced growth strategy*** emphasizing organic growth and complemented by selective acquisitions

Balanced Growth Strategy

- **Organic growth**

70% of United's growth; it fuels new initiatives

- **De novo offices**

With the right people, in the right markets

- **Selective mergers**

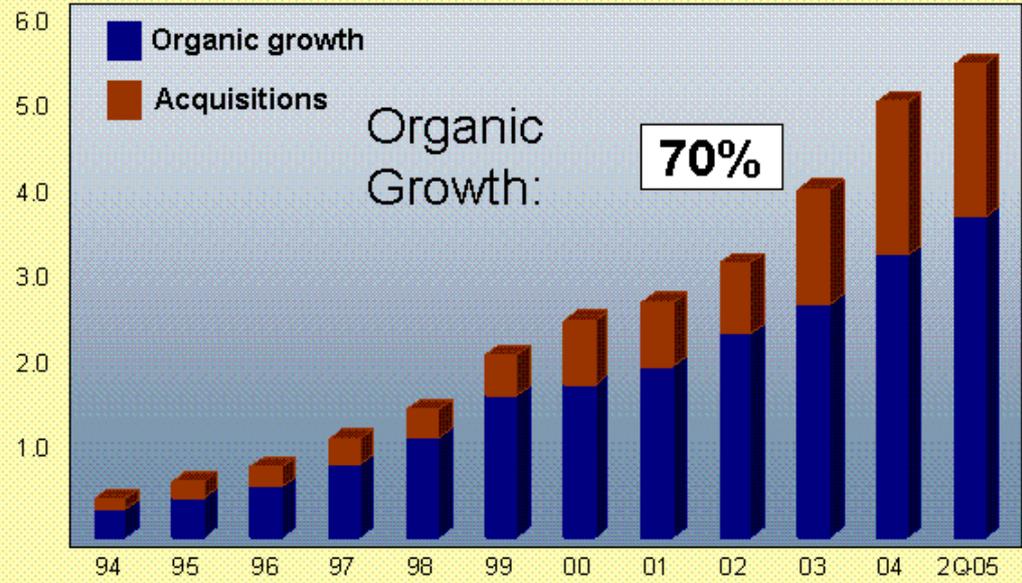
Where the fit is right

- **Disciplined expense controls**

Positive operating leverage contributes to our growth

Balanced Growth Strategy

Organic Growth (\$ in billions)



Balanced Growth Strategy

De Novo Offices

- **Establish 2 to 4 new offices each year**
In growth markets that add value to our franchise

- **De novo with a difference**
Find the right people first, then build a bank around them

- **Strong performance goals**
Profitability target in 18 to 24 months

Balanced Growth Strategy

Selective Mergers

- **Target size range**

“Sweet spot” is \$100 million to \$400 million in assets

- **Cultural fit**

Bankers that share our passion for community banking

- **Strong management and board of directors**

Good people who know the community and want to join the United family

- **Best of both worlds**

Bring the resources of our company to a smaller community bank

Balanced Growth Strategy

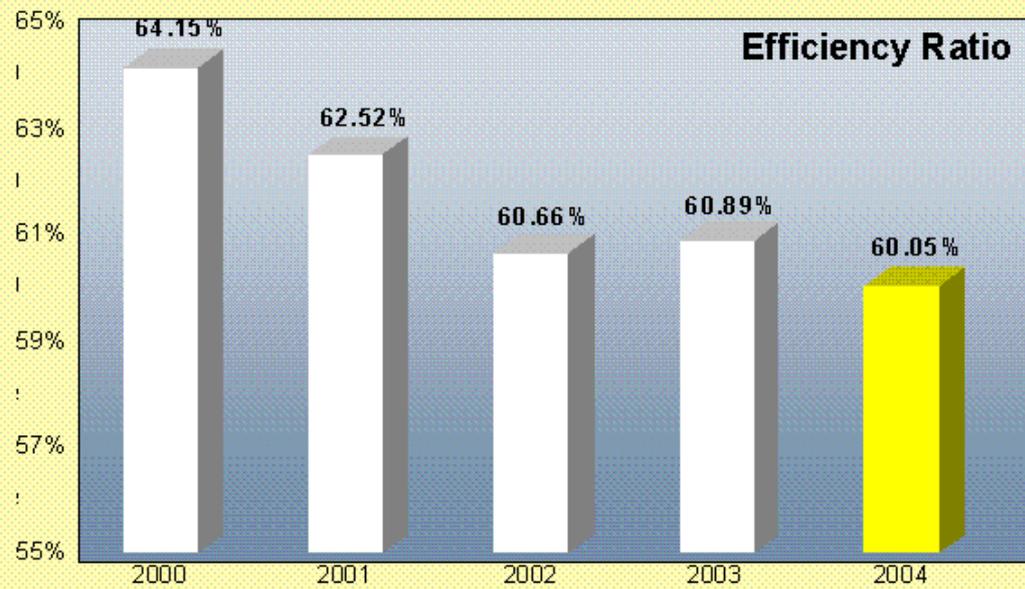
Growth From Early Partnerships (\$ in billions)

	Date	Asset Size at Acq.	Asset Size Jun-05
North Carolina	Mar-90	\$ 55	\$ 1,044
Blue Ridge	Feb-92	52	381
Towns	Oct-92	20	208
White	Aug-95	71	249
Habersham	Sep-96	33	192
Rabun	Sep-97	72	144
Gilmer	Jan-98	23	193

strat

Balanced Growth Strategy

Disciplined Expense Controls



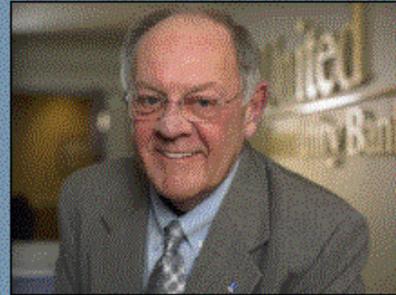


United

Community Banks.

Community Banking
Guy Freeman

September 14, 2005



The Bank That SERVICE Built™

SERVICE

Business Model for Success

- *Unique footprint* with some of the fastest growing markets in the country
- *Operating model* tailored to each of our community's needs and focused on providing the highest-quality customer service
- *Balanced growth strategy* emphasizing organic growth and complemented by selective acquisitions

Unique Footprint

What We Saw on Yesterday's Tour

- **Markets where people live, work, play, and retire**

- **Fast growing outskirts of Metro Atlanta**
 - ▶ Cumming, Forsyth County
 - ▶ Dawsonville, Dawson County

- **Strategically important markets for expansion**
 - ▶ Gainesville, Hall County

- **Attractive mountain communities that continue to prosper**
 - ▶ Cornelia, Habersham County
 - ▶ Clayton, Rabun County
 - ▶ Hiawassee, Towns County

Unique Footprint

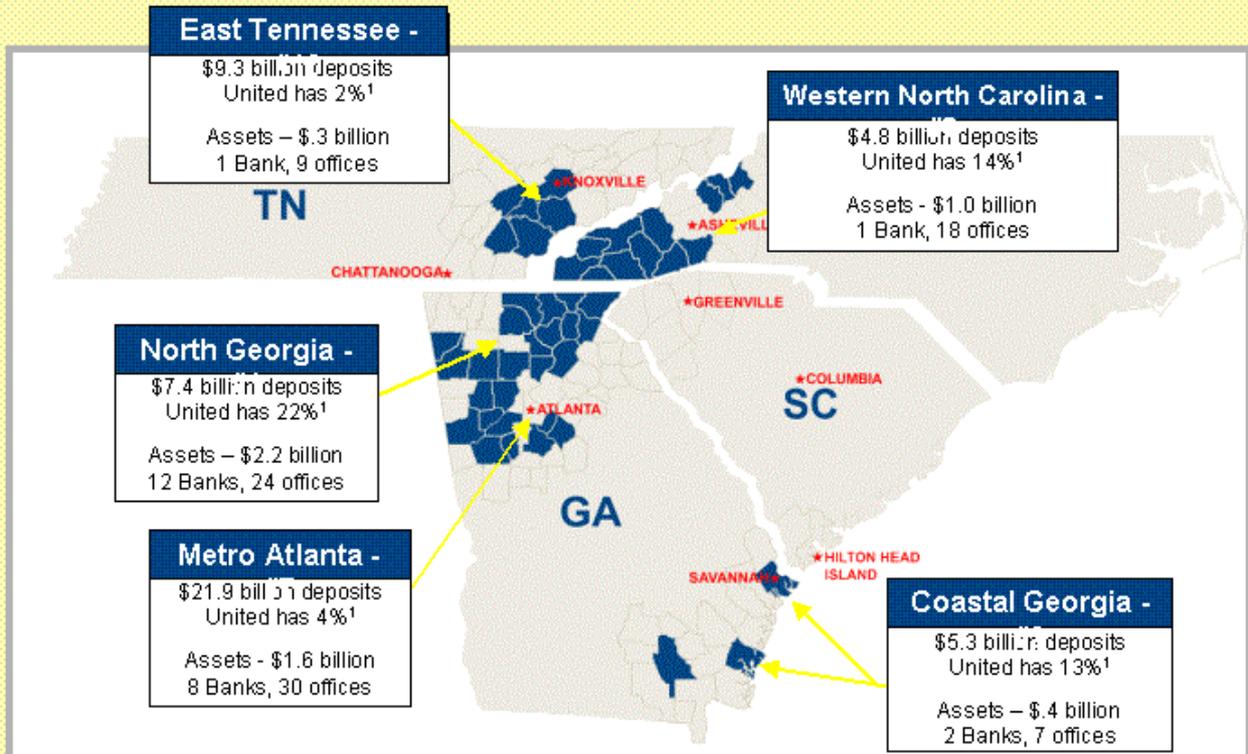
Fast-Growing Markets

Markets	Deposits¹ (\$ in billions)	Population (000s)	Population Growth	
			(Actual) '90 to '00	(Projected) '00 to '10
North Georgia	7.4	476	33 %	29 %
Metro Atlanta	21.9	2,916	51	50
Coastal Georgia	5.3	349	7	7
Western North Carolina	4.8	360	20	11
East Tennessee	<u>9.3</u>	<u>703</u>	<u>15</u>	<u>11</u>
Total Markets	48.7	4,804	35	35
Georgia		9,134	26	24
North Carolina		8,733	21	17
Tennessee		6,016	17	12
United States		298,728	13	13

¹ FDIC deposit data as of 6/04 for markets where United is taking deposits

Unique Footprint

Excellent Growth Opportunities



¹ FDIC deposit market share as of 6/04 for markets where United was taking deposits as of 6/04; Coastal Georgia excl. Savannah, Chatham County

Unique Footprint

Metro Atlanta

- 8 banks, 30 offices
- Assets - \$1.6 billion
 - ▶ 30% of our company
- Significant growth potential

Atlanta MSA
Population – 4.7 million
Projected growth – 37%
Deposits: \$81 billion

Our Markets
Population – 2.9 million
Projected growth - 50%
Deposits: \$22 billion



Operating Model

Community-Focused

- **24 community banks each with local CEOs, local boards and local decision-making**
- **Bankers are highly engaged members of the community and committed to service excellence**
- **Best of both worlds: service delivery of a \$200 million community bank with resources of a \$5.5 billion bank**

“Provides a competitive advantage”

service

Operating Model

Service-Focused

- Providing high-quality, personal customer service is our top priority
- 90 percent customer satisfaction rate leveraged through referrals
- 95 percent of customers “had already, or would likely” recommend United

“The Bank That **SERVICE** Built”

service

Operating Model

Achieving Our Goals

- **24 bank CEOs execute United's strategy to achieve its common goals together**
- **Intensive budget process is used to establish accountability and track progress**
- **Quarterly and other regional meetings keep things moving in the right direction**

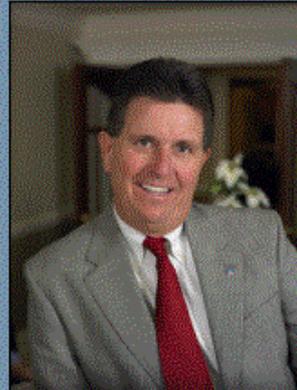


United

Community Banks.

Retail Banking
Bill Gilbert

September 14, 2005



The Bank That SERVICE Built™

SERVICE

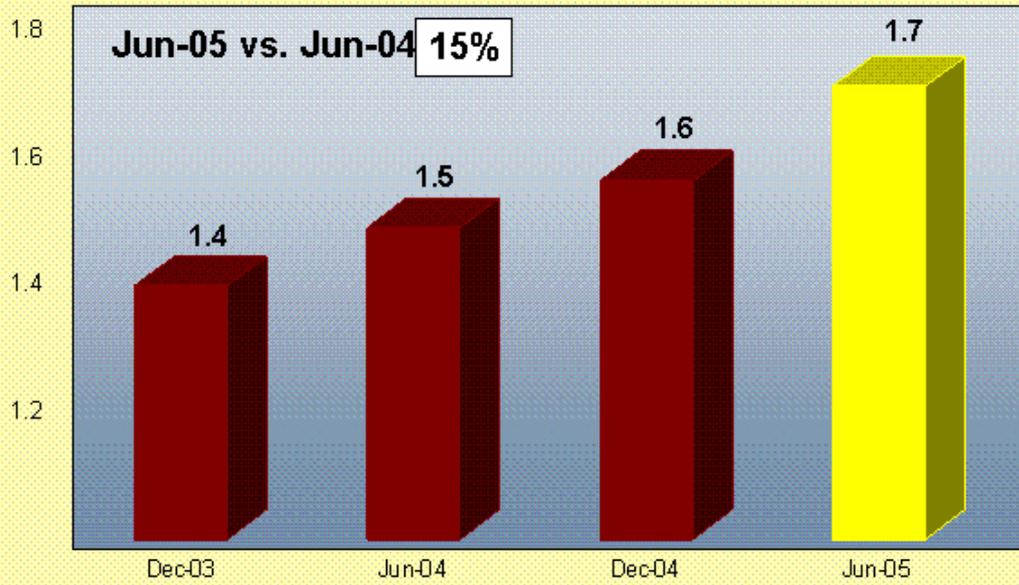
Retail Banking

Products and Services

- **Common “United” brand and product unification**
- **Core deposits**
- **Retail products and fee revenue opportunities**
 - ▶ Deposits and service fees
 - ▶ Online banking, imaging, cash management, courier service
 - ▶ Mortgage banking
 - ▶ Brokerage
- **Marketing and cross-selling efforts**

Retail Banking

Products and Services – Core Deposits (\$ in billions)¹



¹Excludes acquisitions

Retail Banking

Products and Services – Fee Revenue (\$ in thousands)

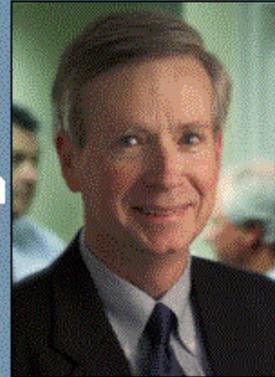
	<u>Q2-</u> <u>05</u>	<u>Q2-</u> <u>04</u>	<u>Variance</u>	
			<u>\$</u>	<u>%</u>
Service Charges and Fees	6,280	5,312	968	18
Mortgage	1,742	1,585	157	10
Consulting	1,685	1,402	203	14
Brokerage	768	515	253	49
Other	<u>1,705</u>	<u>833</u>	<u>872</u>	105
Total Fee Revenue	12,179	9,647	2,532	26



United

Community Banks.

Bank CEO Updates
– Western North Carolina
Greg Hining



September 14, 2005

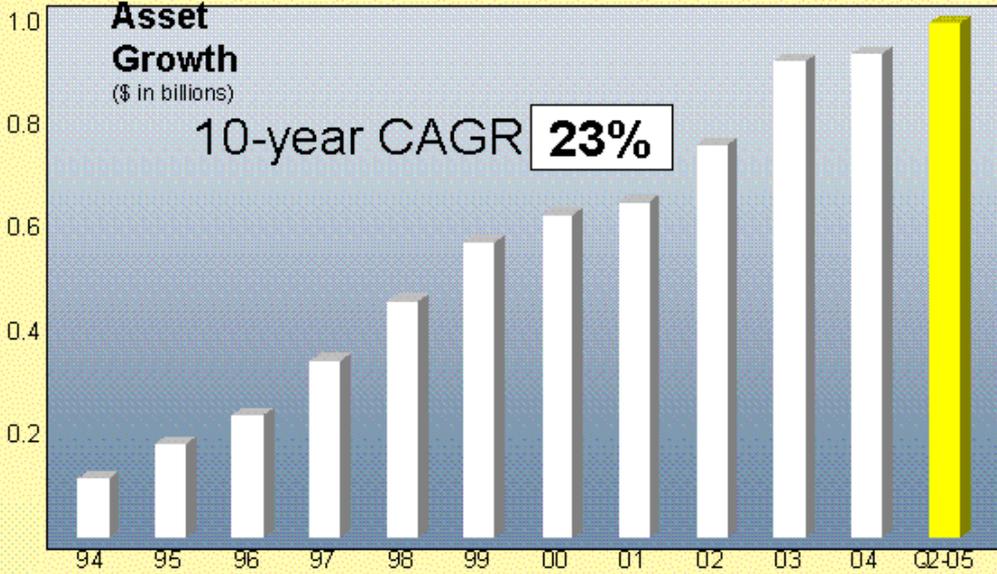
The Bank That SERVICE Built™

SERVICE

Bank History

- **Joined United in 1990 – acquisition of Citizens Bank**
- **\$55 million in assets**
- **3 offices in Cherokee and Clay counties**
 - ▶ Markets contiguous and similar to United's North Georgia markets
- **Now have over \$1 billion in assets and 18 offices**

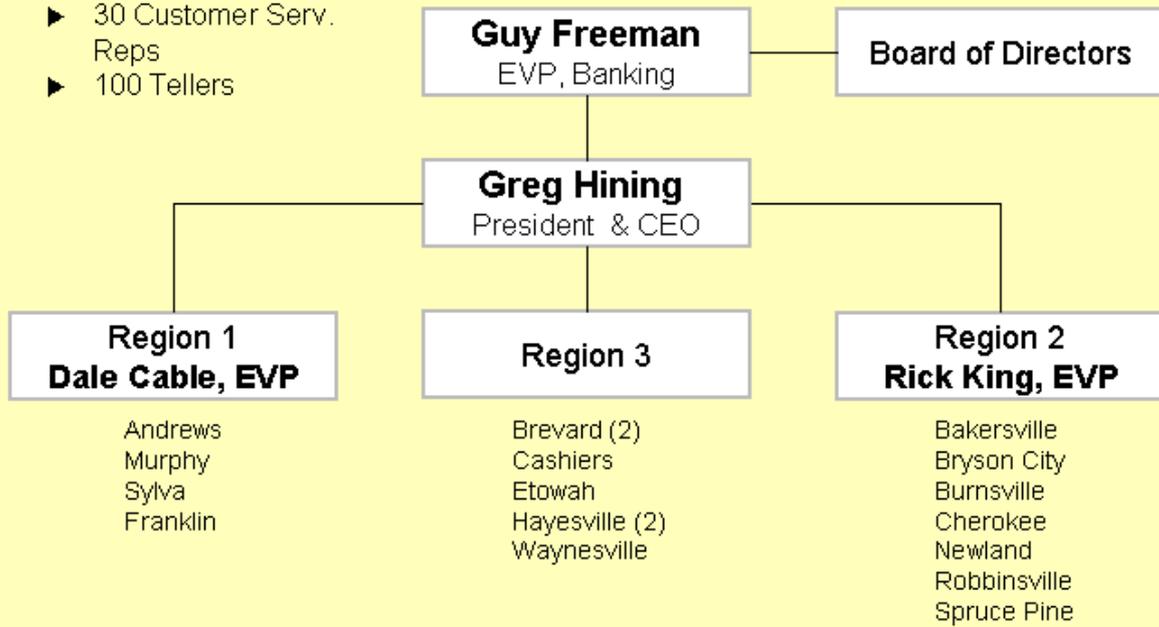
High-Quality Growth



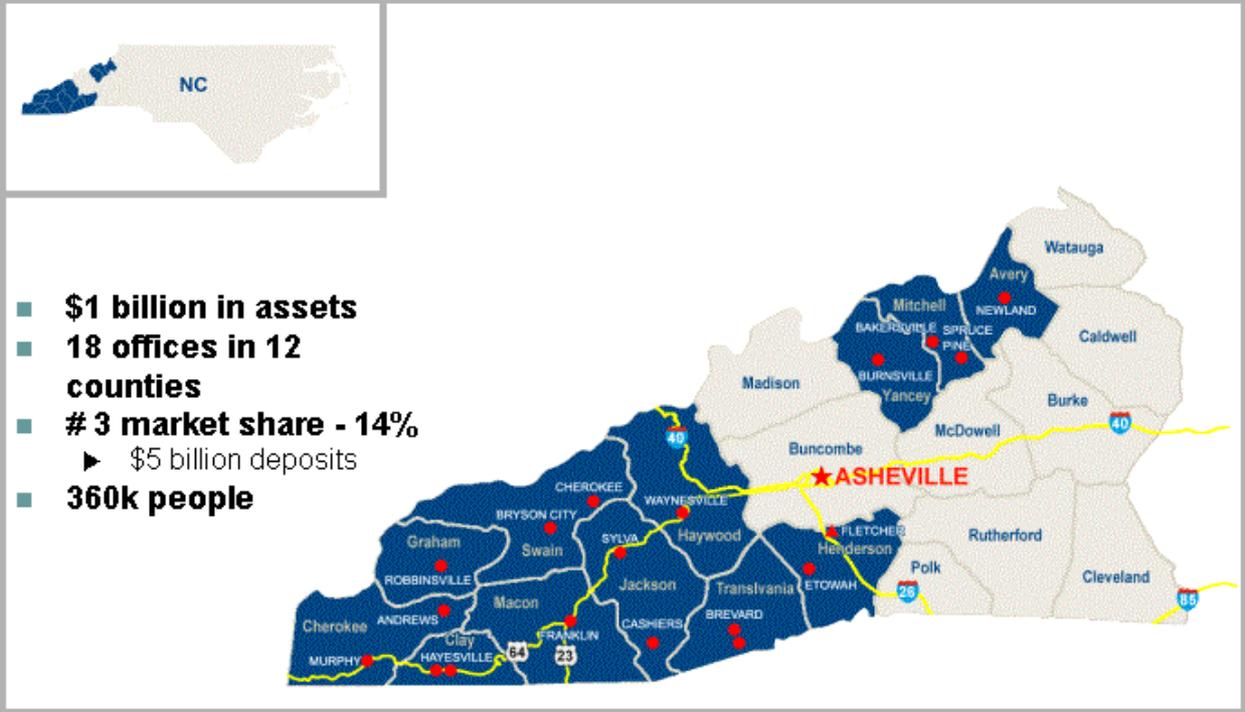
Operating Model

Management Structure

- **240 employees including:**
 - ▶ 45 Lenders
 - ▶ 30 Customer Serv. Reps
 - ▶ 100 Tellers



Unique Footprint



Unique Footprint

Market Characteristics

- Located among The Great Smokey Mountains
- Haven for a growing number of baby boomers
- Manufacturing being replaced by developments
- Strong demand for real estate and small business loans that support growth from retirees and second home owners

Unique Footprint

Market Characteristics

In April 2005, Forbes published a list of the top ten developing markets for second homes:

1. **Big Lake, Alaska**
2. **Brunswick, Me.**
3. **Clear Lake, Calif.**
4. **Livingston, Mont.**
5. **Minden, Nev.**
6. **Murphy, N.C.**
7. **Paonia, Colo.**
8. **Talent, Ore.**
9. **Vashon Island, Wash.**
10. **Venice, Fla.**

1. "Buying the Perfect Vacation Home", Forbes, 4/21/05

Unique Footprint

Competitive Factors – Western North Carolina

Rank	Institution	Branch Count	Total Deposits in Market (\$000)	Total Market Share (%)
1	First Citizens BancShares Inc. (NC)	25	1,018,210	21.41
2	Wachovia Corp. (NC)	16	817,598	17.20
3	United Community Banks Inc. (GA)	18	683,628	14.38
4	Macon Bancorp (NC)	9	473,785	9.96
5	South Financial Group Inc. (SC)	9	406,784	8.56
6	Royal Bank of Canada	10	330,201	6.94
7	SunTrust Banks Inc. (GA)	6	198,120	4.17
8	BB&T Corp. (NC)	7	161,152	3.39
9	Bank of America Corp. (NC)	4	156,637	3.29
10	HomeTrust Bnk (NC)	3	167,106	3.51
11	First Charter Corp. (NC)	4	68,530	1.44
12	Financial Guaranty Corporation (NC)	4	107,918	2.27
13	Mountain 1st Bank & Tr (NC)	3	53,821	1.13
14	Asheville Savings Bank SSB (NC)	2	45,978	0.97
15	First Citizens Bancorp (TN)	2	21,381	0.45
16	Regions Financial Corp. (AL)	1	15,360	0.32
17	Jackson Savings Bank SSB (NC)	2	23,319	0.49
18	Highlands Bankshares Inc. (VA)	1	4,243	0.09
19	Carter County Bancorp (TN)	1	1,033	0.02
20	Nantahala Bank & Trust Co (NC)	2	0	0.00
Totals		129	4,754,884	100.00

- Wide range of competitors in number and size in each market
- Competitive advantage is our people and product delivery
- Excellent opportunities to grow and to gain market share

Balanced Growth Strategy

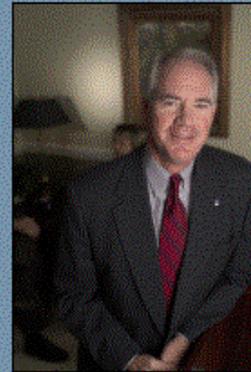




United
Community Banks.

Bank CEO Updates
– Blairsville
Andy Williams

September 14, 2005



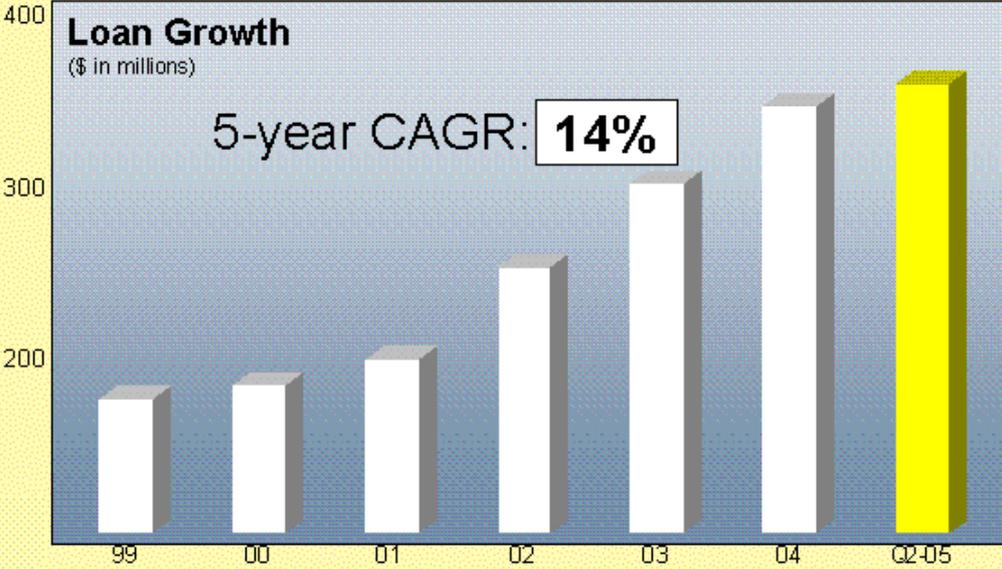
The Bank That SERVICE Built™

SERVICE

Bank History

- Opened in 1950 as Union County Bank with one location on the square in Blairsville
- First bank in the United family
- Now have 3 offices in Blairsville with \$360 mil. in loans
- Market leader

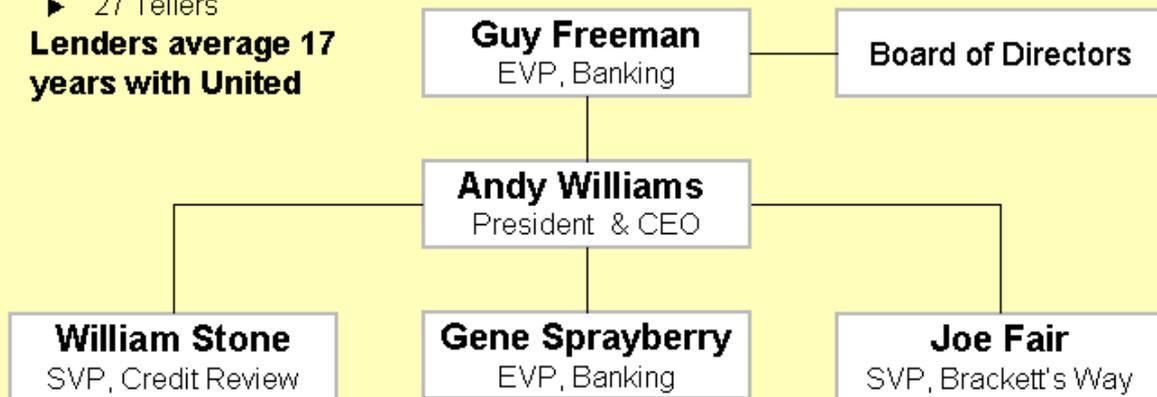
High-Quality Growth



Operating Model

Management Structure

- **89 employees including:**
 - ▶ 11 Lenders
 - ▶ 7 Customer Service Reps.
 - ▶ 27 Tellers
- **Lenders average 17 years with United**



Unique Footprint



- **Market – Union County:**
 - ▶ \$900 million deposits
 - ▶ 20k people



Unique Footprint

Market Characteristics – Union County

- **Popular for second and retirement homes**
 - ▶ More recently, Atlanta and Florida residents have discovered Union County
- **Steady growth continues - population growth**
 - ▶ 44% from 1990 to 2000 (vs. 26% for GA)
 - ▶ 31% projected from 2000 to 2010 (vs. 24% for GA)
- **Fueling growth in healthcare and related services**
- **Strong demand for our style of community banking, products and services**

Unique Footprint

Competitive Factors – Union County

2004 Rank	Institution	2004 Branch Count	2004 Total Deposits in Market ¹ (\$000)	2004 Total Market Share ¹ (%)	1998 Rank	1998 Total Deposits in Market (\$000)	1998 Total Market Share (%)
1	United Community Banks Inc. (GA)	3	771,361	85.46	1	273,604	83.27
2	Appalachian Bancshares Inc. (GA)	1	60,985	6.76	2	50,724	15.44
3	Seasons Bancshares Inc. (GA)	1	37,527	4.16	na	0	0.00
4	Chatuge Bank Shares Inc. (GA)	1	32,680	3.62	na	0	0.00
Totals		6	902,553	100		328,586	100

- **From 1998 to 2004:**

- ▶ We grew deposits \$104 million or 38%, excluding brokered deposits
- ▶ Two new community bank competitors entered the market

- **Competitive advantage is our people and product delivery**

¹ Reported by FDIC, includes brokered deposits

Balanced Growth Strategy

- **Capture our share of the continued growth in the area**
- **Focus on defending against existing and new competitors**
 - ▶ Attract and retain top bankers and customers
- **Continue to grow organically and maintain high profitability**



United

Community Banks.

Bank CEO Updates
– Gainesville
Dick Valentine



September 14, 2005

The Bank That SERVICE Built™

SERVICE

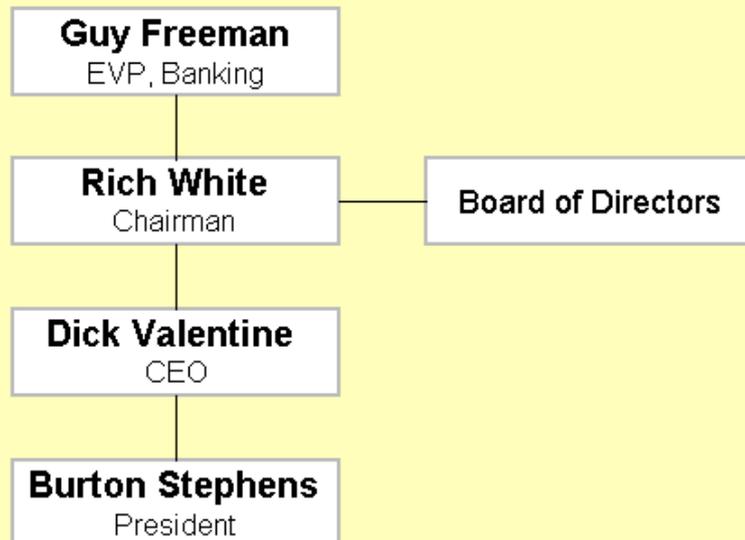
Bank History

- Executive team joined United in May 2005
- Hired a team of 51 bankers and started a de novo bank
- Three offices open in 2005 and one other currently planned for early 2006
- At the end of Q2-05, \$90 million in loans and \$50 million in deposits

Operating Model

Management Structure

- **75 employees including:**
 - ▶ 27 Lenders
 - ▶ 5 Business Dev. Officers
 - ▶ 12 Customer Serv. Reps
 - ▶ 12 Tellers
- **Lenders average 15 years experience**



Unique Footprint



- **Market – Gainesville MSA:**
 - ▶ \$2.3 billion deposits
 - ▶ 170k people
- **7th fastest growing MSA among those with > 100k people!¹**



¹ 2000 – 2010 projected

Unique Footprint

Market Characteristics – Hall

Cty./Gainesville

- **Vibrant and growing economic environment**
 - ▶ Diverse business community
 - ▶ Multiple options for higher education

- **Lake Lanier**

- **Atlanta is at our doorstep**

- **Steady growth continues - population growth**
 - ▶ 46% from 1990 to 2000 (vs. 26% for GA)
 - ▶ 45% projected from 2000 to 2010 (vs. 24% for GA)

- **Our style of community banking is in demand!**

Unique Footprint

Competitive Factors – Hall Cty./Gainesville MSA

Rank	Institution	Branch Count	Total Deposits in Market (\$000)	Total Market Share (%)
1	Regions Financial Corp. (AL)	9	722,370	30.89
2	GB&T Bancshares Inc. (GA)	9	429,020	18.34
3	BB&T Corp. (NC)	8	392,213	16.77
4	Wachovia Corp. (NC)	6	359,345	15.37
5	SunTrust Banks Inc. (GA)	6	143,746	6.15
6	Bank of America Corp. (NC)	3	135,531	5.80
7	Community Bankshares Inc. (GA)	6	57,098	2.44
8	NBOG Bancorp Inc (GA)	1	52,465	2.24
9	Brand Banking Company (GA)	1	20,038	0.86
10	United Community Banks Inc. (GA)	1	11,174	0.48
11	Allied Bancshares Inc. (GA)	1	10,418	0.45
12	PAB Bankshares Inc. (GA)	1	5,258	0.22
13	Hamilton State Bk (GA)	1	0	0.00
13	NBOG Bancorp Inc. (GA)	1	0	0.00
Totals		52	2,338,676	100

- 75% of deposit market share currently held by “big banks”
- Great opportunity grow and to gain market share
- Capitalize on what United has already built in the market

Balanced Growth Strategy

- **Organic growth target by the end of 2006**
 - ▶ \$300 million in loans and deposits
- **Expand through additional offices when and where it makes sense**
 - ▶ “A people decision”
 - ▶ Financial considerations
- **Focus on gaining market share from existing competitors and capturing our share of market growth**



United

Community Banks.

Operations/IT
Jim Stewart



September 14, 2005

The Bank That SERVICE Built™

SERVICE

Our Role

- **Provide a sound infrastructure of technologies to support the customer-centric, service-based corporate goals and objectives**
- **Produce a suite of products and banking applications that our banks would choose if they had a choice**
- **Allow the customer to see us as 24 \$200 million banks while operating with efficiency as a \$5.5 billion bank**
- **Bottom line...**
 - ▶ **Our job is to allow our bankers to be better bankers**

How Do We Do It?

- **Downtime is not an option – impact on service**
- **Redundancy – eliminate single points of failure**
- **Alternate Production Site – Cleveland, GA**
- **Constant communication with business units – banks, credit administration, mortgage, finance, accounting, treasury, marketing, retail banking**

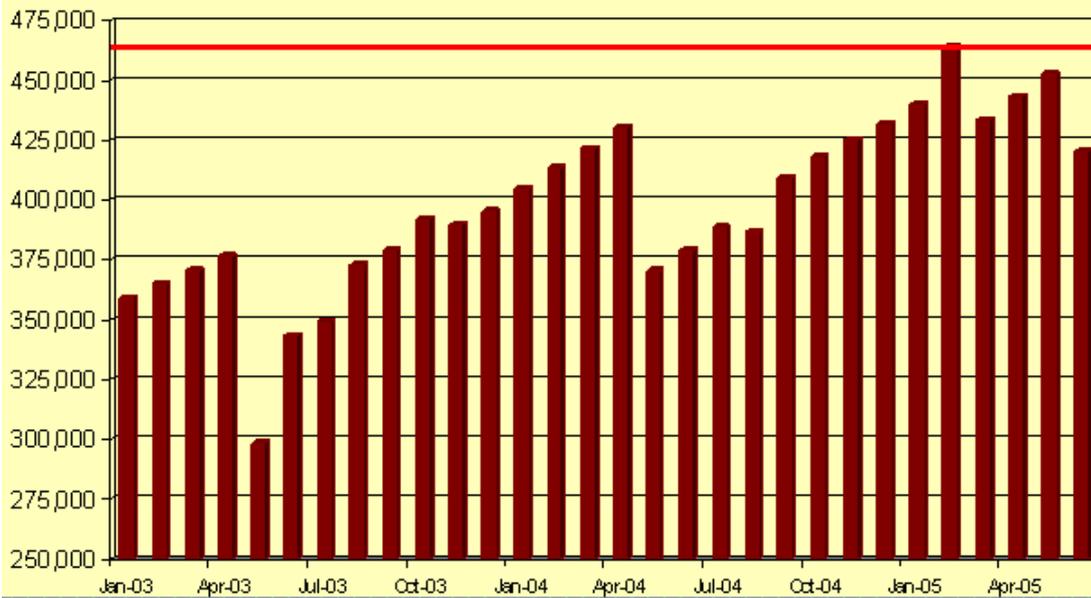
Managing Our Growth

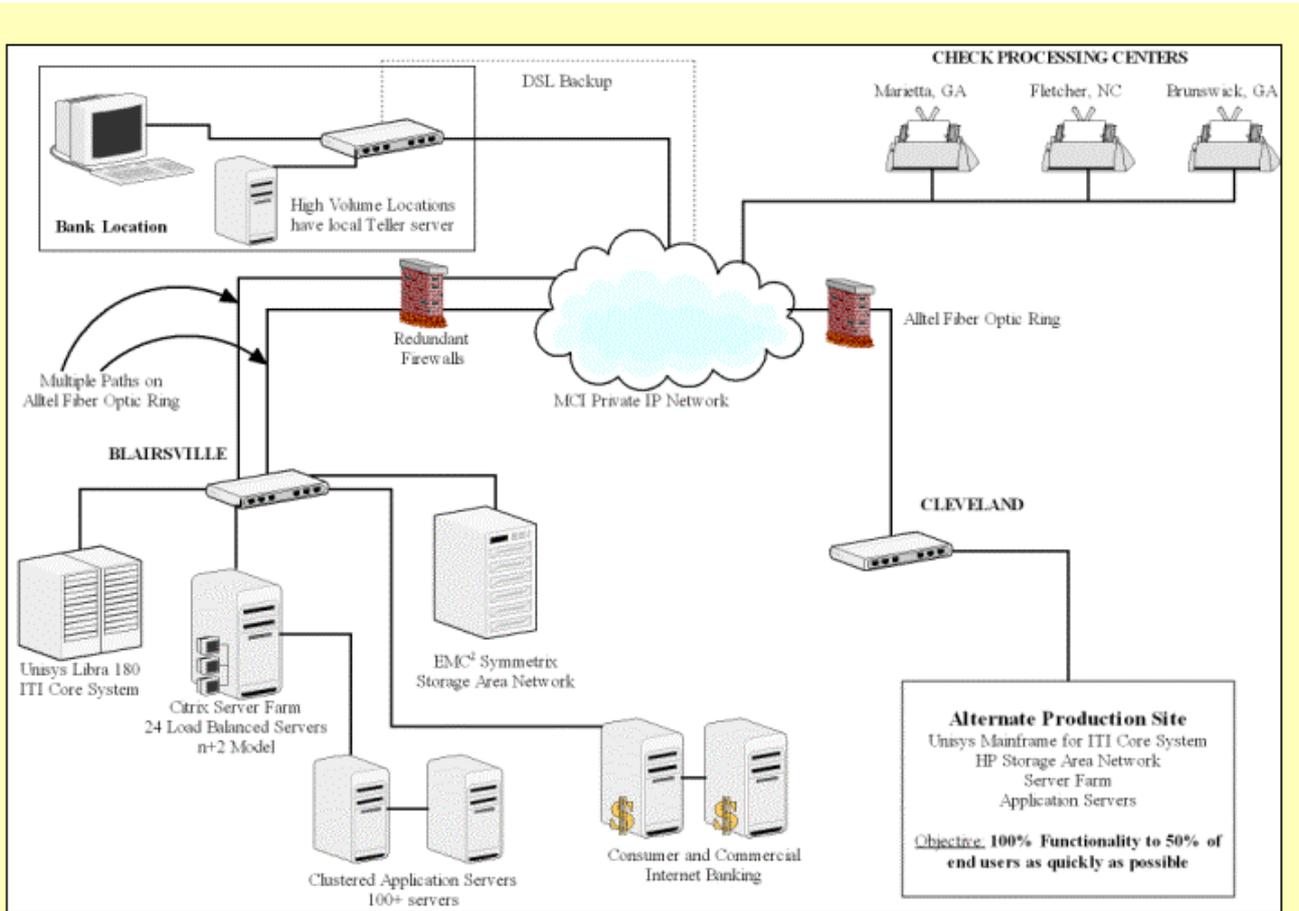
- **Integration of newly acquired institutions – tried and true methodology on numerous core systems**
- **Team approach – all areas are represented in weekly status meetings including the acquiree**
- **Scalability – foundation has been built to support our continued growth, both organic and acquisition**

Financial investments in technology – goal is to smooth the curve and eliminate “writing the big check”

Account Volume Growth

2003 - 2005





Challenges for the Future

- **Security, security, security**
- **Driving down variable costs – telephony as an example**
- **Leveraging technology to create efficiencies without compromising our community bank model – Check 21, remote merchant capture, check processing model**

Adhering to standards in order to preserve our scalability and harden our security

Strategic Partners





United
Community Banks.

Capital Markets/ALCO
Rob Cochran

September 14, 2005



The Bank That SERVICE Built™

Primary Objectives

- **Manage Interest Rate Risk**
- **Provide Liquidity/Wholesale Borrowings**
- **Manage Investment and Derivatives Portfolio**
- **Capital**
- **Community Banking Support**

Manage Interest Rate Risk

- Interest Rate Simulation
- Economic Value of Equity
- Daily Balance Sheet Management

Interest Rate Risk

		<u>Jun-05</u>	<u>Dec-04</u>
Simulation	+200	3.5%	2.7%
	-200	(6.6%)	(5.2%)
EVE	+100	2.8%	2.5%
	-100	(6.6%)	(8.1%)

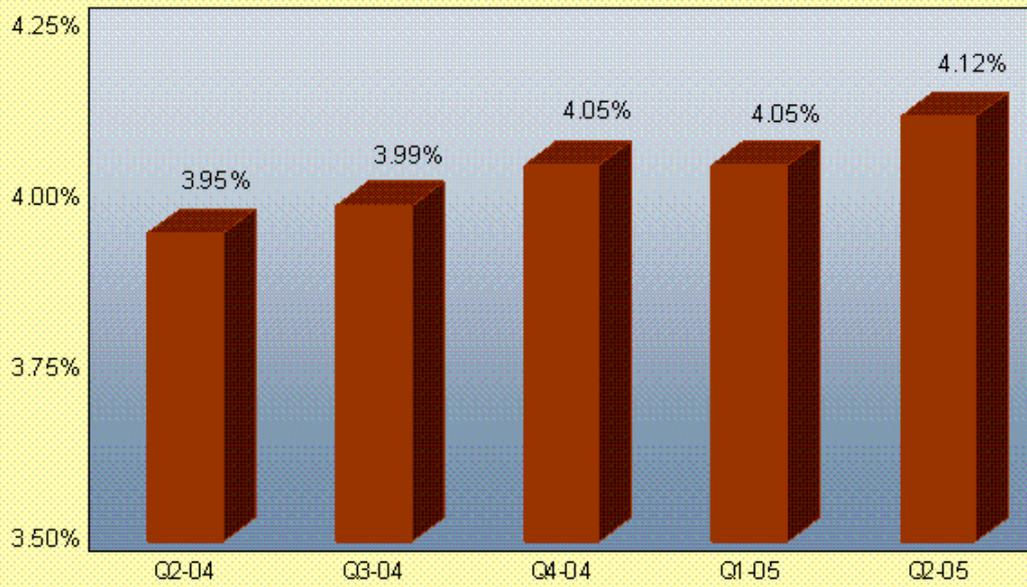
Loans – Maturity/Repricing

(As of June 30, 2005)

	<u><3 mth</u>	<u><12 mth</u>	<u><3 yr</u>	<u><5 yr</u>
Total	64%	82%	92%	97%

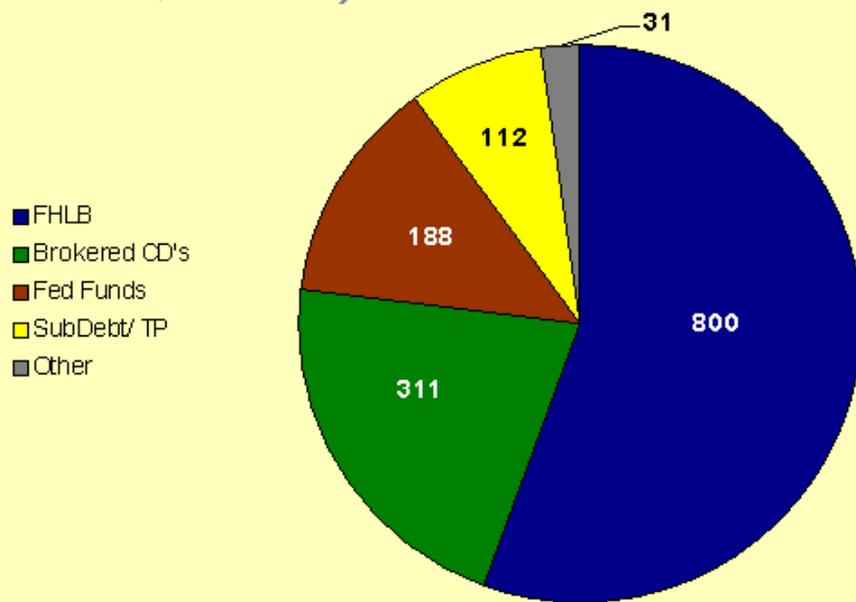
Net Interest Margin

(Quarterly Trend)



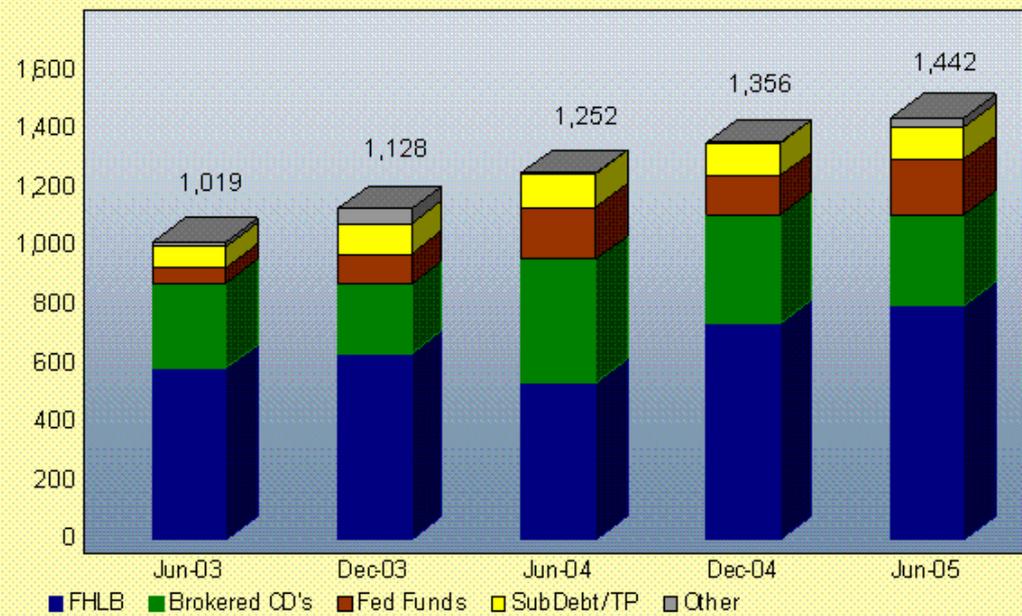
Wholesale Borrowings

(as of 6/30/05 - \$ in millions)



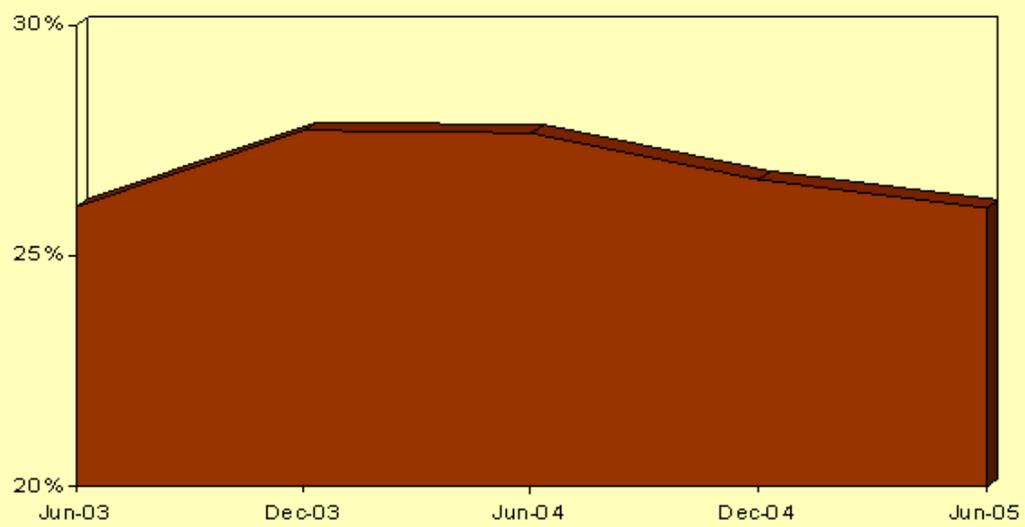
Wholesale Borrowings

(\$ in millions)



Wholesale Borrowings

(% of Assets)



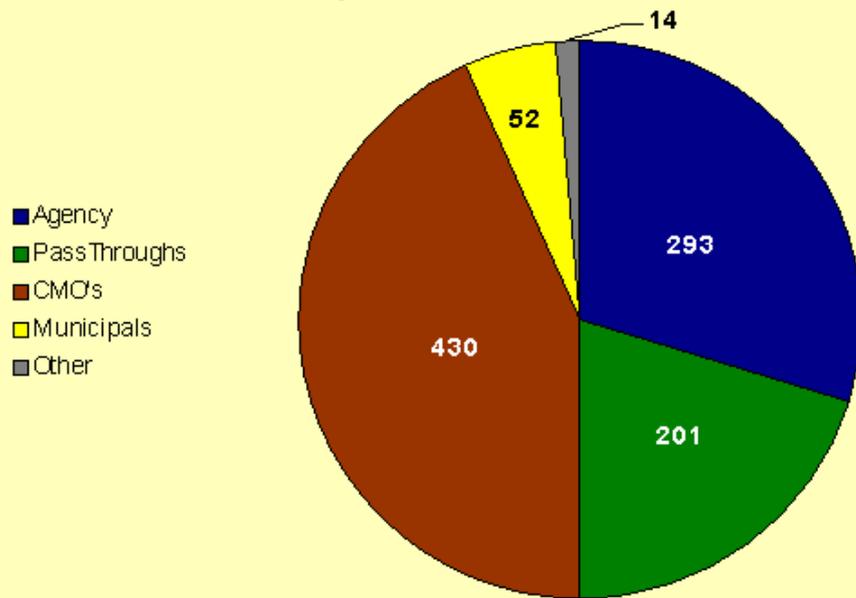
Investment Portfolio

(as of 6/30/05)

Balance	\$991 Million
Book Yield	4.45%
Average Life	2.3 Years
Duration	1.9 Years
Percent of Assets	18%

Investment Securities

(as of 6/30/05 - \$ in millions)



Interest Rate SWAPs

(as of 6/30/05)

- \$538 million notional
- Average life of 12 months
- Cash flow hedge of prime-daily loans
- Counterparties

Capital Position

	<u>Jun-05</u>	<u>Dec-04</u>	<u>Dec-03</u>
Tier 1 Ratio	8.1%	8.3%	8.4%
Leverage Ratio	6.6%	6.9%	6.7%
Total Capital Ratio	10.9%	11.3%	11.9%
Tangible Capital Ratio	5.6%	5.8%	6.0%

Community Banking Support

- Pricing
- Reporting

Loan Pricing

(Illustrative Example)

	<u>Actual</u> <u>Rate</u>	<u>Target</u> <u>Rate</u>	<u>Variance</u>	<u>Activity</u> <u>Balance</u>	<u>WART</u>	<u>Loan</u> <u>GMV</u>
Blairsville	7.38	7.25	.13	30,198,114	7	2,241,871
Habersham	7.62	7.40	.22	13,989,809	4	1,341,083
White	6.95	7.15	(.20)	14,513,217	13	4,752,389
Summerville	7.85	7.75	.10	2,650,127	22	933,057
West Georgia	7.15	6.50	.65	12,683,162	0	(1,064,001)
Tennessee	<u>7.28</u>	<u>7.15</u>	<u>.13</u>	<u>11,467,031</u>	<u>12</u>	<u>1,690,226</u>
UNITED	7.10	7.00	.10	330,262,282	8	52,505,156

CD Pricing

(Illustrative Example)

	<u>Actual</u> <u>Rate</u>	<u>Target</u> <u>Rate</u>	<u>Variance</u>	<u>Activity</u> <u>Balance</u>	<u>WAT</u>	<u>CD Growth</u> <u>MTD</u>
Blairsville	3.65	3.85	(.20)	17,460,357	12	4,875,694
Habersham	2.95	3.90	(.95)	6,260,887	7	(251,349)
White	3.70	3.90	(.20)	4,121,484	10	1,773,230
Summerville	3.80	3.75	.05	2,788,956	20	1,413,589
West Georgia	3.30	4.05	.75	2,423,375	10	918,114
Tennessee	<u>3.85</u>	<u>4.15</u>	<u>.30</u>	<u>6,996,563</u>	<u>13</u>	<u>2,796,528</u>
UNITED	3.86	4.00	(.14)	176,092,992	12	72,139,611

Loan vs. CD Spread

(Illustrative Example)

	<u>Loan Rate</u>	<u>CD Rate</u>	<u>Loan/CD Spread</u>	<u>Loan WART</u>	<u>CD WAT</u>	<u>Gap</u>
Blairsville	7.38	3.65	3.73	7	12	(5)
Habersham	7.62	2.95	4.67	4	7	(3)
White	6.95	3.70	3.25	13	10	3
Summerville	7.85	3.80	4.05	22	22	0
West Georgia	7.15	3.30	3.85	0	10	(10)
Tennessee	<u>7.28</u>	<u>3.85</u>	<u>3.43</u>	<u>12</u>	<u>13</u>	<u>(1)</u>
UNITED	7.10	3.86	3.24	8	12	(4)



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Community Banks.

Risk Management /
Loan Portfolio
Ray Williams



September 14, 2005

The Bank That SERVICE Built™

SERVICE

Global Risk Management

- Enterprise concept, not just credit risk
- Risk management process

Enterprise Risk Types

- **Credit Risk:** The risk to earnings and capital arising from an obligor's failure to meet the terms of any contract with the institution, or otherwise fail to perform as agreed.
- **Interest Rate / Market Risk:** The risk to a financial institution's condition resulting from adverse movements in interest rates, or changes in the value of portfolios of financial instruments.
- **Liquidity Risk:** The risk to earnings or capital that arises from a financial institution's inability to meet its obligations when they come due without incurring unacceptable losses.
- **Compliance / Legal Risk:** Risk arising from violations of or non-conformance with the laws, regulations, or prescribed practices which govern the institution's activities. Legal risk arises from potential unenforceable contract, lawsuit, or judgment.
- **Transaction Risk:** Risk arising from the potential that inadequate information systems, operational problems, breaches in internal controls, fraud or unforeseen catastrophes will result in unexpected losses.
- **Reputational Risk:** Risk arising from negative public, regulatory, industry, and capital markets opinion.
- **Strategic Risk:** Risk resulting from adverse business decisions or the improper implementation of those decisions.

Risk Management Chart



SVP Controller
SVP Human Resources
SVP Operations & Technology
SVP Chief Credit Officer

SVP Treasurer
SVP General Auditor
SVP Retail Banking
SVP Credit Administration
SVP Chief Compliance Officer

Risk Management Oversight

Ray Williams, EVP Risk Management Chief Risk Officer

- Executive officer oversight – global and at bank level
- Portfolio management reporting – global, regional, and at bank level
- Monthly portfolio management meetings to discuss trends, growth, credit quality issues – global, regional, and at bank level
- Bank level reporting and accountability

Managing Credit Risk to Maintain Strong Asset Quality

- Strong credit culture
- We put the right people in the right jobs
- Defined approval process for loans
- Risk management oversight

Credit Culture

**Chris Jones, SVP
Credit Administration**

Strong Asset Quality by:

- **Secured lending**
- **Geographic focus**
- **Relationship orientation**
- **Knowledge of our markets**
- **People**

People

- **Average of over 20 years experience at the CEO level**
- **Highly involved local Boards**
- **Local empowerment and accountability**
- **Training initiatives**
 - **New position to coordinate and enhance recruiting and training process**
 - **Defined programs to bring more consistency in process**

Credit Culture Underwriting

- Credit officers average over 25 years experience
- Analysts report to credit officer for objectivity and efficiency
- Decentralized for responsiveness
- Emphasis on capacity, character, and collateral
- Appraisal review function: Gloria McColgan, MAI (*formerly Chief Appraiser for Bank of America*)
- Enhancing underwriting to facilitate responsiveness in markets and risk management

Loan Approval Process

**Shep Calhoun, SVP
Chief Credit Officer**

- **Lenders**
- **CEO**
- **Regional credit officers**
- **Executive management and Board approvals for large relationships**

Credit Administration Lending Authorities

Credit Approval Limits

Watchlist credits must be approved by:
CCO,
any EVP,
or UCBI CEO

Two Holding Company Directors
Above \$12.5MM

UCBI President & CEO or
Two EVPs
\$12.5 MM

EVP
(Involved in the credit approval process)
\$7.5MM secured

Chief Credit Officer or SVP Credit Administration
\$5MM secured

Regional Credit Managers
Joint authority with bank CEO
\$3MM secured

Bank CEO
\$250M to \$2MM

Strong Credit Quality

(\$ in millions)

	Jun-05	2004	2003	2002	Historic Avg¹
Net Charge-Offs	\$1.4	\$3.6	\$4.1	\$3.1	
<i>Percent of Average Loans</i>	.14%	.11%	.15%	.14%	.17%
Non-Performing Assets	\$13.5	\$8.7	\$7.6	\$8.0	
<i>Percent of Total Assets</i>	.24%	.17%	.19%	.25%	.25%
Allowance as a Percent of Total Loans	1.22%	1.26%	1.28%	1.30%	1.31%
<i>Allowance as a Percent of NPLs</i>	435%	588%	583%	459%	478%

¹ Five-year average (2000 – 2004)

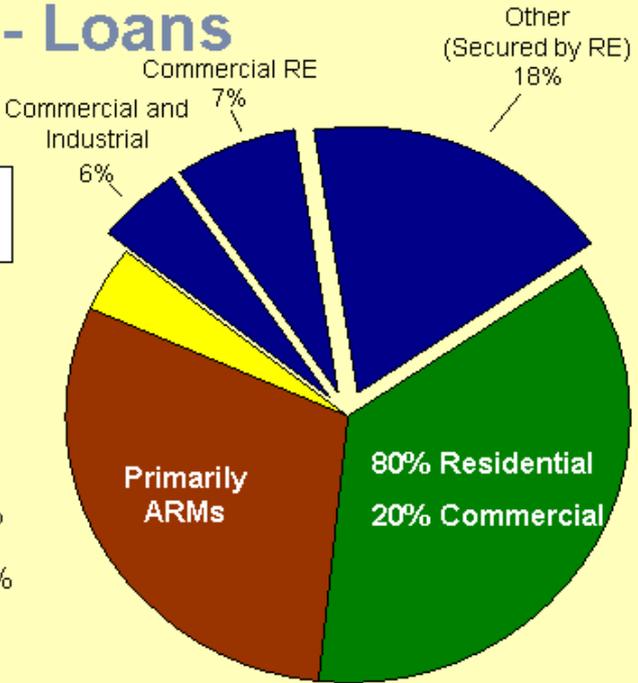
Portfolio Information

- **Business mix – Loans**
- **Growth by region**
- **Commercial loans**
- **Construction loans**
- **Lending limits**

Business Mix - Loans

■ \$4.1 billion as of Jun-05
■ 16% core growth

- Commercial: 31%
- Construction: 36%
- Residential Mortgage: 29%
- Consumer - Installment: 4%



Business Mix - Loans

(\$ in millions)

	<u>Jun-05</u>		<u>2004</u>		<u>2003</u>		<u>Average Loan Size (000's)</u>	<u>Organic Growth vs. Jun-04</u>	
		<u>Comp.</u>		<u>Comp.</u>		<u>Comp.</u>		<u>Amount</u>	<u>%</u>
Commercial-Secured by RE	\$1,017	25 %	\$966	26 %	\$777	26 %		\$ 71	8 %
Commercial & Industrial	<u>222</u>	6	<u>212</u>	6	<u>190</u>	6		<u>23</u>	<u>13</u>
Total Commercial	<u>1,239</u>	31	<u>1,178</u>	32	<u>967</u>	32	150	<u>94</u>	<u>9</u>
Construction (primarily residential)	1,481	36	1,305	35	927	31	217	297	27
Residential Mortgage	1,195	29	1,102	29	982	32	62	125	12
Consumer	<u>158</u>	4	<u>150</u>	4	<u>140</u>	5	7	<u>12</u>	<u>8</u>
TOTAL LOANS	4,073		3,735		3,016			528	16 %

(98% secured, 90% with real estate)

Loan Growth by Region

(\$ in millions)

June 2005 vs. June 2004

<u>Markets</u>	<u>Total</u>		<u>Organic</u>	
	<u>Amount</u>	<u>%</u>	<u>Amount</u>	<u>%</u>
North Georgia	\$235	15	\$235	15%
Metro Atlanta	352	44	145	18
Coastal Georgia	65	27	65	27
Western North Carolina	43	7	43	7
East Tennessee	40	33	40	33
Total Markets	\$735	22%	\$528	16 %

Commercial – Secured by Real Estate

(\$ in millions) June 2005

Commercial RE (Office Buildings, Hotels/Motels)	\$ 267
Other (Secured by Real Estate)	101
▪ Single Unit Retail Stores	63
▪ Small Strip Centers	55
▪ Small Warehouses / Storage Units	48
▪ Farmland	<u>483</u>
▪ Small Business	1,017
Total Commercial – Secured by RE	
(66% owner occupied)	

Construction Loan Growth – By Region

(\$ in millions)

June 2005 vs. June 2004

Markets	Total		Organic	
	Amount	%	Amount	%
North Georgia	\$ 73	15	\$ 73	15%
Metro Atlanta	267	71	189	46
Coastal Georgia	51	81	51	81
Western North Carolina	(28)	(20)	(28)	(20)
East Tennessee	12	36	12	36
Total Markets	\$ 375	34%	\$ 297	25 %

Lending Limits

(\$ in millions)

Legal lending limit **\$ 76**

House lending limit
15

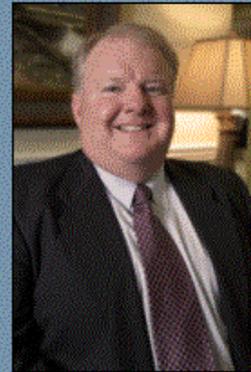
Top 25 relationships – **349**
Total balance (8.5% of total loans)



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Atlanta Markets
Gary Guthrie



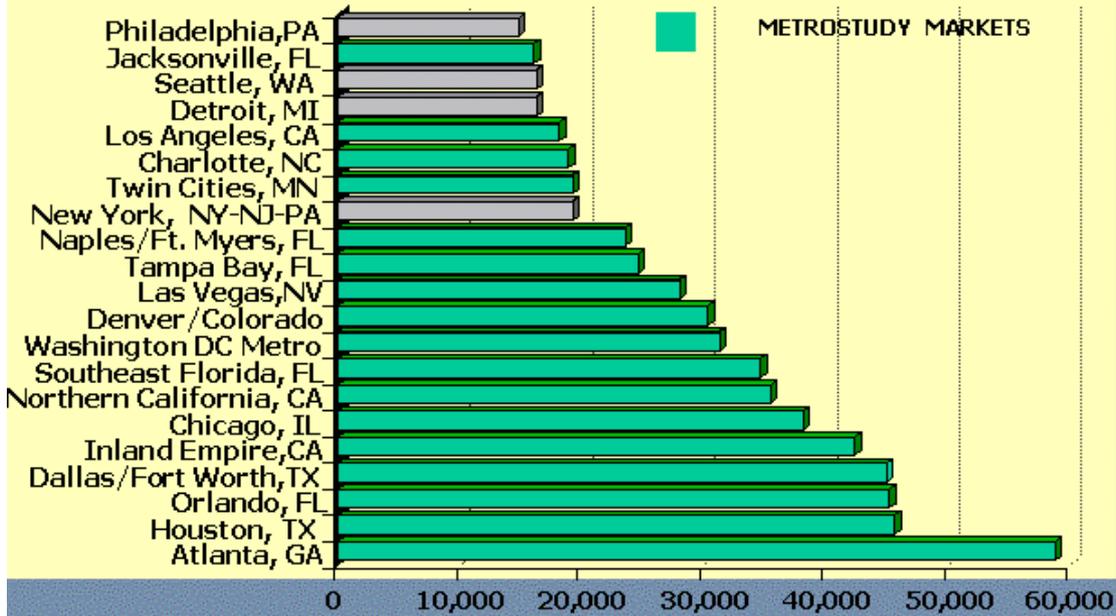
September 14, 2005

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National Economic Overview

Building Permit Activity



Source: U. S. Dept of Commerce

Northeast - Analysis

Market	Unemployment Rate	Median Home Price	Annual % Change
Buffalo	6.2%	\$97,100	3.1%
Philadelphia	4.9%	\$164,800	1.7%
Boston	4.5%	\$398,300	14.8%
Baltimore	4.5%	\$250,400	6.9%
Washington DC	3.2%	\$376,900	22.7%
New York	5.8%	\$414,100	16.1%
Bergen, NJ	4.1%	\$448,100	18.1%
Long Island	3.9%	\$435,800	18.0%

Source: MetroStudy

Midwest - Analysis

Market	Unemployment Rate	Median Home Price	Annual % Change
St Louis	5.8%	\$112,800	2.7%
Pittsburgh	5.7%	\$111,200	6.6%
Detroit	7.6%	\$151,000	0.5%
Cincinnati	5.0%	\$139,600	2.7%
Columbus	4.7%	\$148,300	1.1%
Cleveland	6.4%	\$135,400	5.4%
Minneapolis	4.2%	\$219,300	6.7%
Chicago	5.9%	\$243,800	6.9%
Denver	5.3%	\$236,000	1.8%

Source: MetroStudy

West - Analysis

Market	Unemployment Rate	Median Home Price	Annual % Change
Phoenix	3.8%	\$193,800	24.4%
Las Vegas	3.7%	\$291,000	29.4%
San Diego	3.6%	\$584,100	20.9%
Orange County	3.0%	\$656,900	14.7%
Los Angeles	6.1%	\$469,800	21.1%
Riverside, CA	5.2%	\$343,400	32.6%
San Francisco	4.2%	\$689,200	14.8%
Portland	6.8%	\$223,700	14.7%
Seattle	5.2%	\$321,100	13.7%

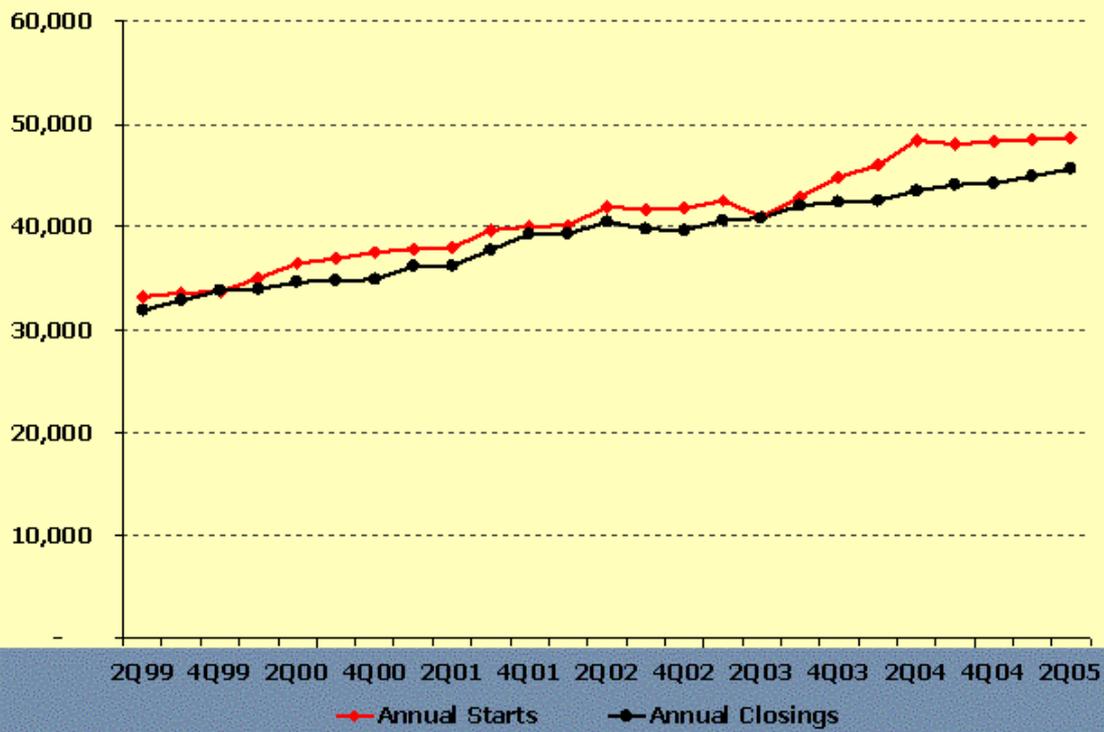
Source: MetroStudy

Southeast - Analysis

Market	Unemployment Rate	Median Home Price	Annual % Change
Dallas	6.0%	\$140,000	5.4%
Charlotte	5.6%	\$169,400	9.1%
Raleigh	3.6%	\$175,600	0.6%
Houston	6.1%	\$138,100	5.7%
Atlanta	4.4%	\$159,500	4.8%
Tampa	4.1%	\$179,300	24.2%
Naples	3.1%	\$430,800	19.3%
Orlando	4.0%	\$197,100	29.6%
Ft Lauderdale	4.5%	\$332,400	31.1%
Sarasota	3.5%	\$305,400	35.8%
West Palm Beach	4.4%	\$371,500	36.7%

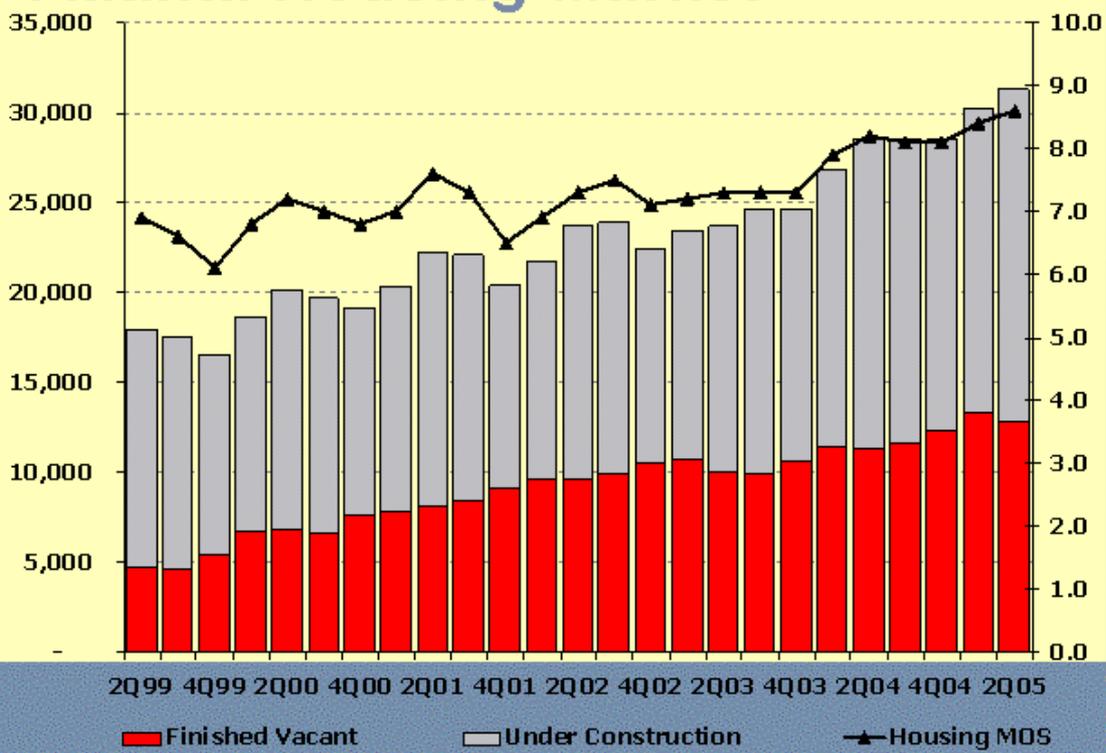
Source: MetroStudy

Atlanta Housing Market



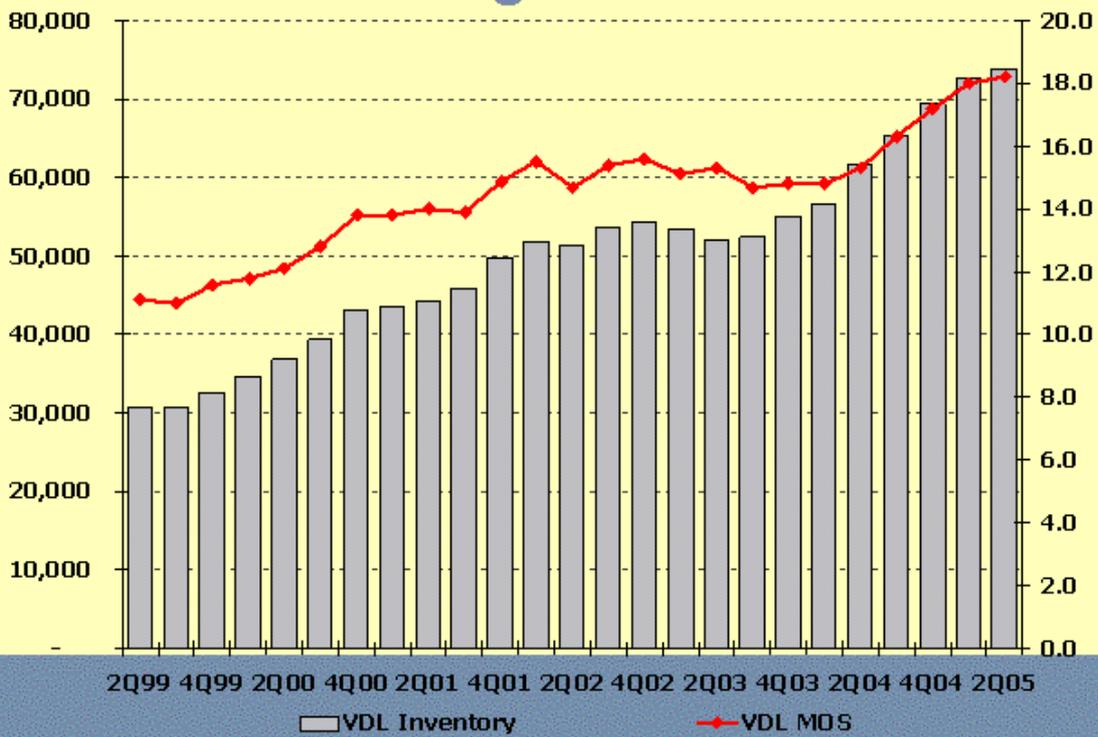
Source: MetroStudy

Atlanta Housing Market



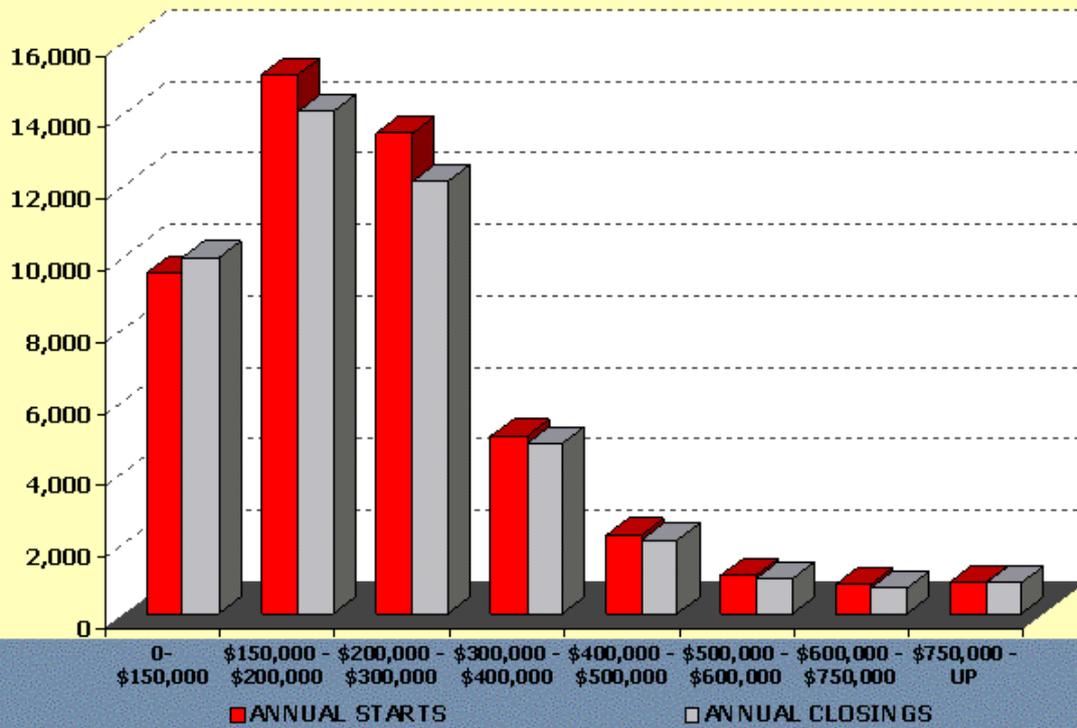
Source: MetroStudy

Atlanta Housing Market



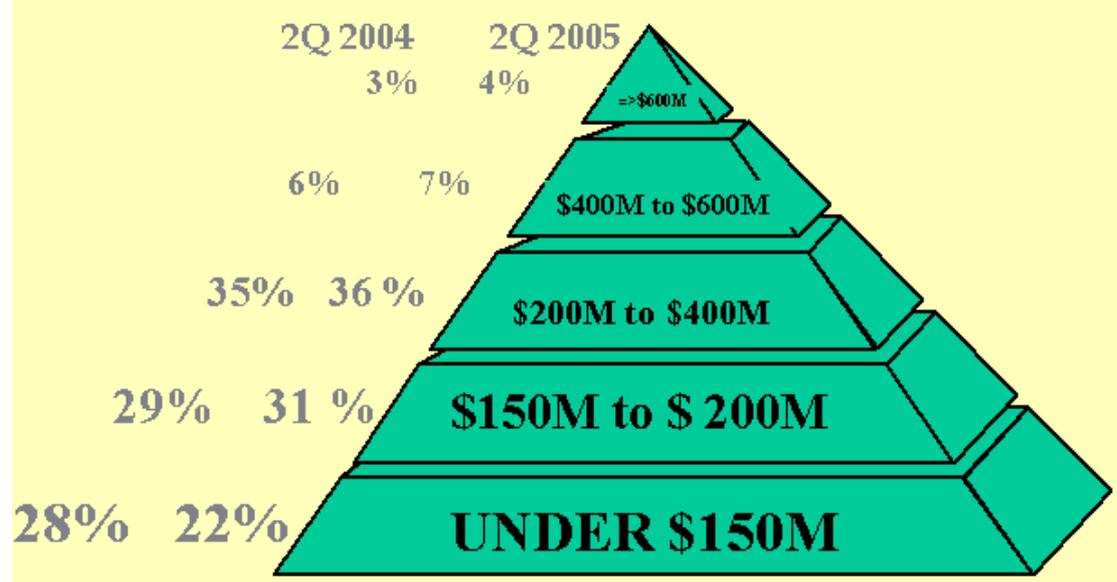
Source: MetroStudy

Atlanta Housing Market



Source: MetroStudy

Atlanta Closings by Price Range



Source: MetroStudy

Atlanta Resale Market Jun-05

Single Family Detached

Price Range	<100	1MM to 2MM+												Totals	%CHG Y/Y	
		100 to 119	120 to 139	140 to 159	160 to 179	180 to 199	200 to 224	225 to 249	250 to 299	300 to 499	500 to 749	750 to 999	2MM+			
# Homes Sold - 12 mths	3,211	3,436	5,865	6,135	5,417	3,710	3,321	3,112	4,299	7,306	2,019	481	323	57	48,692	13.32 %
Current Inventory	1,275	1,581	3,108	3,346	2,951	2,235	1,536	1,832	2,487	4,322	1,638	736	616	203	27,866	-2.76 %
Months of Inventory	4.8	5.5	6.4	6.5	6.5	7.2	5.6	7.1	6.9	7.1	9.7	18.4	22.9	42.7	6.9	-13.8 %

Single Family Condo/Townhome

Price Range	<100	1MM to 2MM+												Totals	%CHG Y/Y	
		100 to 119	120 to 139	140 to 159	160 to 179	180 to 199	200 to 224	225 to 249	250 to 299	300 to 499	500 to 749	750 to 999	2MM+			
# Homes Sold - 12 mths	1,085	858	998	684	668	428	342	335	427	471	51	27	10	1	6,385	26.34 %
Current Inventory	993	780	950	644	569	379	306	320	338	440	104	54	34	12	5,923	8.80 %
Months of Inventory	11.0	10.9	11.4	11.3	10.2	10.6	10.7	11.5	9.5	11.2	24.5	24.0	40.8	144.0	11.1	-13.95 %

Single Family Totals

Price Range	<100	1MM to 2MM+												Totals	%CHG Y/Y	
		100 to 119	120 to 139	140 to 159	160 to 179	180 to 199	200 to 224	225 to 249	250 to 299	300 to 499	500 to 749	750 to 999	2MM+			
# Homes Sold - 12 mths	4,296	4,294	6,863	6,819	6,085	4,138	3,663	3,447	4,726	7,777	2,070	508	333	58	55,077	14.69 %
Current Inventory	2,268	2,361	4,058	3,990	3,520	2,614	1,842	2,152	2,825	4,762	1,742	790	650	215	33,789	-0.91 %
Months of Inventory	6.3	6.6	7.1	7.0	6.9	7.6	6.0	7.5	7.2	7.3	10.1	18.7	23.4	44.5	7.4	-12.94 %

Source: FMLS

Source: MetroStudy

Our Approach to the Atlanta Market

- **Experienced bankers with deep market knowledge**
- **Ongoing monitoring of market trends**
- **Long-term relationships with proven borrowers**
- **Majority of construction portfolio falls within the broadest segment of market**
- **Strong monthly internal reporting and monitoring systems**
- **Third party monitoring of construction process**

Panel Discussion

**Questions
and
Answers**



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Closing Remarks

The Bank That SERVICE Built™

service

Investor Conference



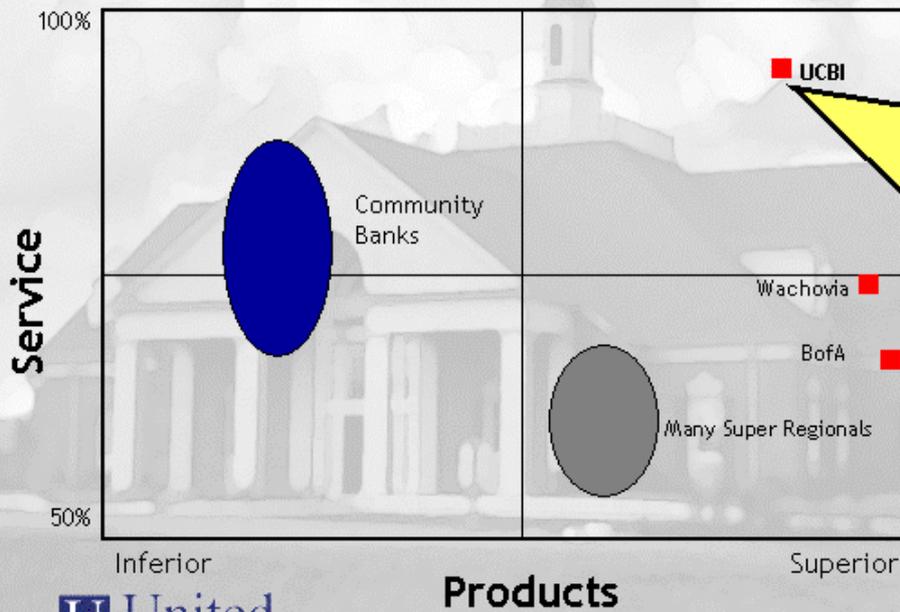
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2005 Corporate Marketing
September 14th, 2005 - v1.0

Table of Contents

- Customer Acquisition
 - Brand Strategy
 - Common products
 - Core Deposits
- Serving Additional Needs
 - Listening to customers
 - Tailoring our response
- Retention
 - Customer service standards
 - Employee satisfaction

The Bank That **SERVICE** Built

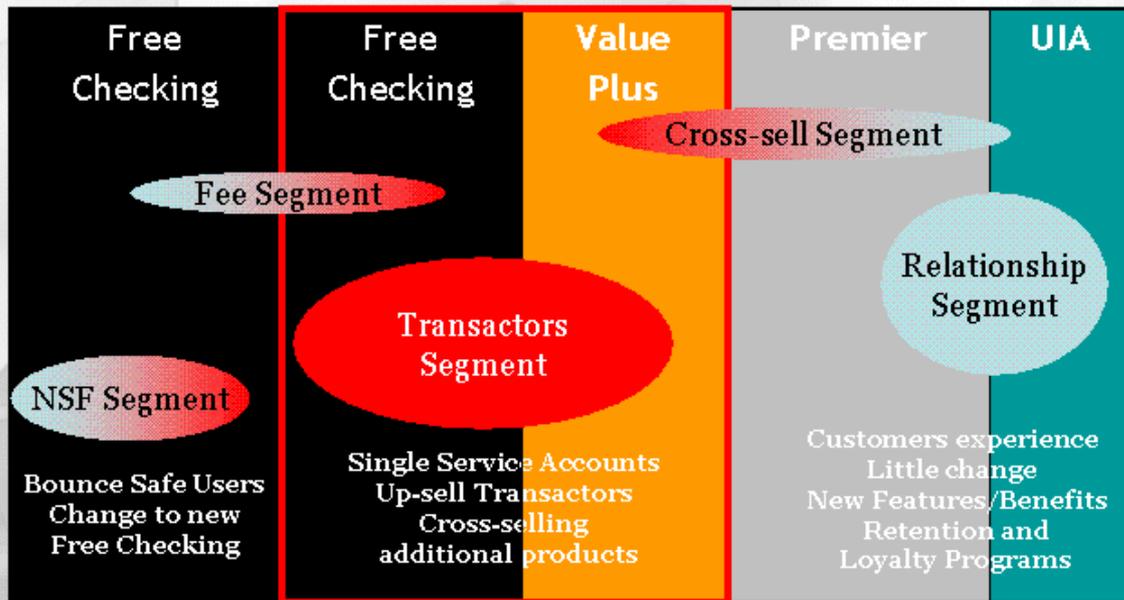


We have uniquely positioned United Community Bank as the best of both worlds!

Customer Acquisition

2003 Product Unification

177 deposit products in
2002 to 5 in 2003



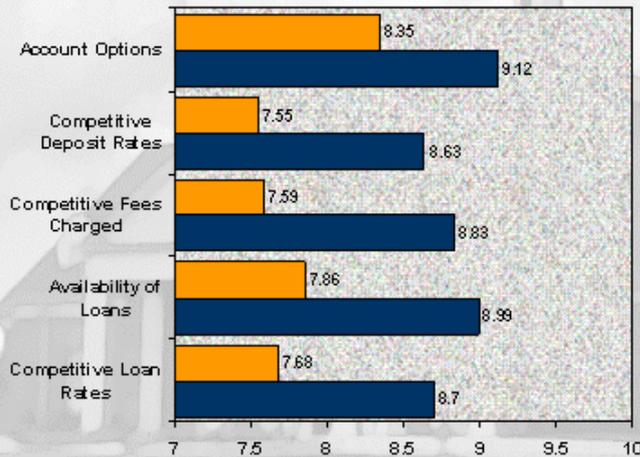
Customer Acquisition

2003 Product Unification

Key product attributes of satisfaction:

United Community Bank vs.

CSP Normative data.



Source: Customer Service Profiles, 2003

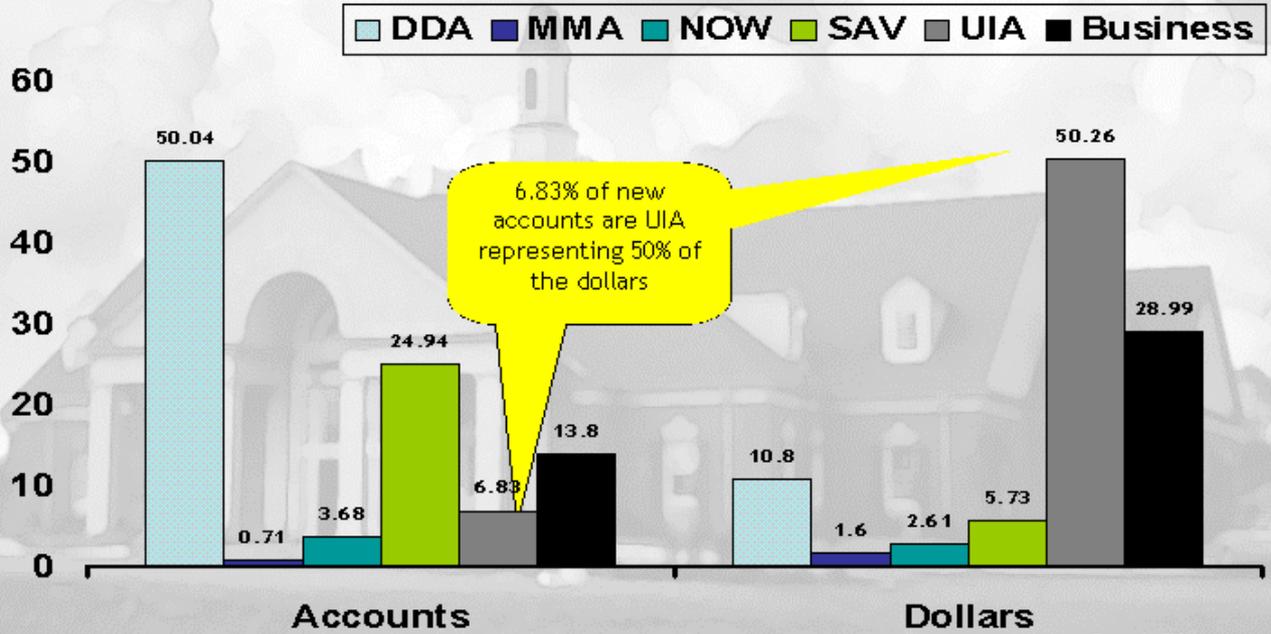
Product Satisfaction

- According to CSP we out perform their bank averages in key product attributes
- Our customers believe our products to be competitive

Customer Acquisition

Core Deposits

First Half of 2005
Product Mix

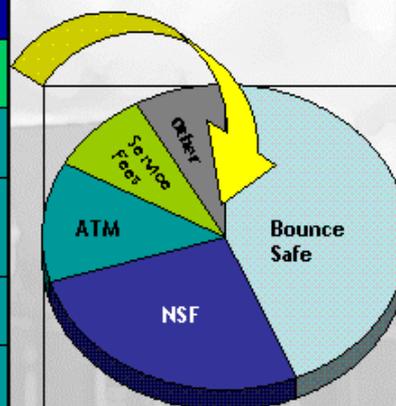


Customer Acquisition

Core Deposits

A new core deposit account is worth on average over \$300 per year, up 50% over 2004!

The Value of an Account	1 yr	4yrs book
Fee Revenue	\$108	\$432
Cost of borrowed funds	375 bp	
Weighted cost of core funds	120 bp	
Interest Spread	255 bp	
Average account balance	\$7,667	
Net Interest Revenue	\$196	\$782
Total	\$304	\$1,214



“Solving Customer Needs through Exceptional Service?”



Empowering customer contact employees with accurate and timely information to have a “needs based” conversation with their customers.

At every point of “customer contact” we provide a timely, accurate marketing message that triggers a customer “needs” conversation.

Example



Teller, "Good to see you again Mrs. Brown."

Brown, "You too Sally."

Teller, "Mrs. Brown, are you an active computer user?"

Brown, "Yes, why do you ask?"

Teller, "We have just installed our new, free Bill Pay service which can save you both time and expense, would you like for me to arrange a demo with one of our CSRs?"

Brown, "Tomorrow at three 3:00 would be great."

Teller, "Ok, let me set you up with Mary Beth tomorrow for a demonstration and thank you Mrs. Brown for banking with United Community Bank."

Strategic Imperatives

- Keep it simple
- Ask a “needs based” question
 - “Do you use a computer?”
 - **Not**, “Would you like to buy Bill Pay today?”
- Facilitate a referral to the appropriate expert: lenders, advisors, & CSRs.
- Make it personal and be specific to the customers needs
- No quotas or product of the week selling



http://localhost - Leadbuilder - Microsoft Internet Explorer

Sandra Brown
3033 North Division
Richmond WA

2005 Home Equity Loan - HELOC - Do you have any remodeling or decorating projects planned for the next 90 days?

Accept Ⓣ Decline Ⓣ Snooze Ⓣ Other Options ▾ Change Password Logoff

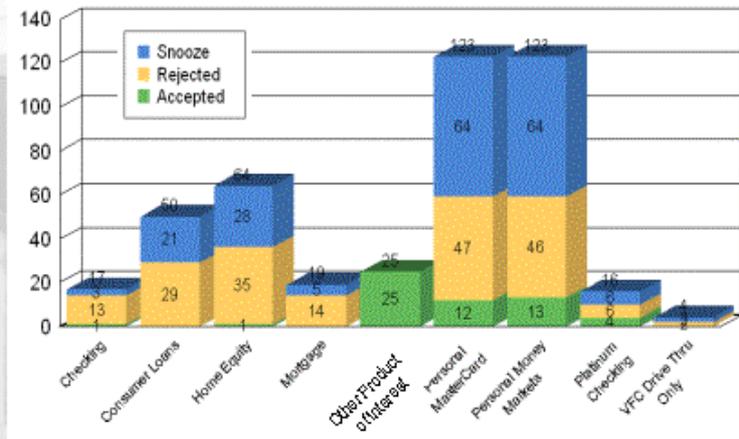
How does the system know what customer is in front of me?

- When you open a session on your computer to conduct a transaction or inquiry for a customer, software will identify the individual automatically
- A database containing questions by customer is queried based on the marketing department's analysis
- The customer's answer is recorded – Accept, Decline or Snooze, for further action



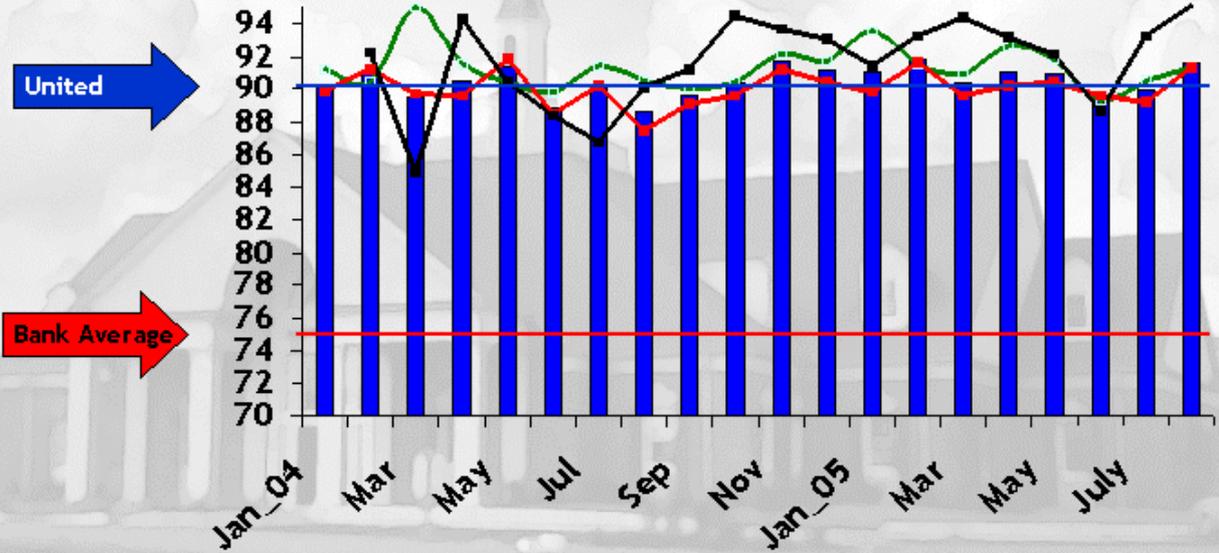
Marketing can see what questions are working and adjust them on the fly

- Each question can be judged on its merits
- Change is easy to make
- Intercept marketing can be tied into direct mail activity
- Activity can be tailored down to the individual bank level



Customer Satisfaction

Satisfied customer remain loyal longer and refer more often.



Criteria Question	Benchmark Score	United Community Bank
<i>On a scale of 1-10:</i>		
A. How likely are you to continue using “United” for your future financial needs?	9.07	9.46
B. How likely are you to recommend “United” to a friend or associate?	8.75	9.33
C. How would you rate your overall satisfaction with “United”?	8.83	9.32

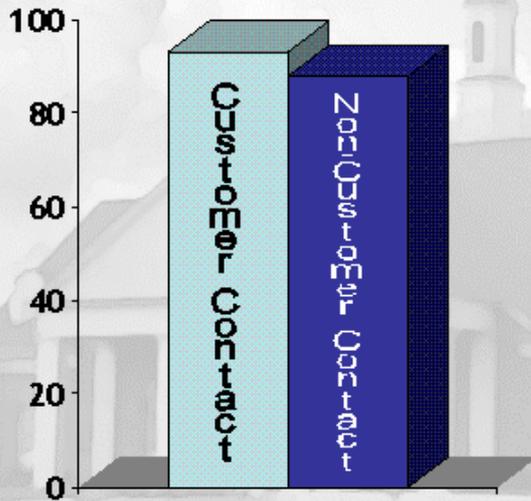
Customer Loyalty

Loyalty Index Score	A 28% difference!
United Community Bank Loyalty Index*	81.37%
All CSP Clients	63.72%

* The **Customer Loyalty Index** is a calculation of the percentage of customer evaluations that exhibit loyal tendencies. The index is calculated by taking the results of the three key loyalty criteria questions (Continue Using the Bank, Likelihood to Recommend and Overall Satisfaction) and determining what percentage of your customer evaluations rated ALL THREE questions a 9 or a 10. Once that number is determined, it is divided by the total number of customer evaluations that were processed, and the loyalty index is obtained.

Over 95% Retier

Employee Satisfaction



- Employee satisfaction is consistently high at United Community Bank
- We measure this routinely and act on any issues
- There is a strong correlation between employee and customer satisfaction

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Closing Remarks

Jimmy Tallent



September 14, 2005

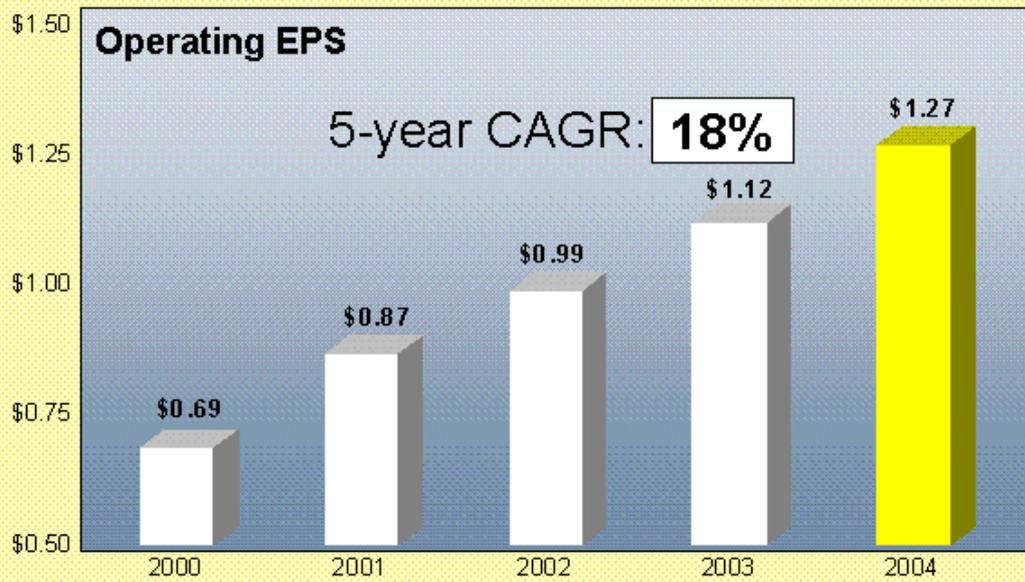
The Bank That SERVICE Built™

SERVICE

Commitment to Our Shareholders

- Sustainable double-digit operating EPS growth
- Return on tangible equity above 18%
- Expand franchise and continue to build shareholder value

Sustainable Double-Digit EPS Growth



performance

Analyst Mean EPS Estimates

Quarter/Year	Mean EPS Estimate	High	Low	Analysts
Q3-05	\$.36	\$.36	\$.35	8
Q4-05	.37	.38	.36	8
2005	1.41	1.43	1.40	8

United's Guidance for 2005

- Core loan growth of 10% to 14%
- Net interest margin continues at 4% level
- EPS growth of 12% to 15%

Reasons to Invest in UCBI

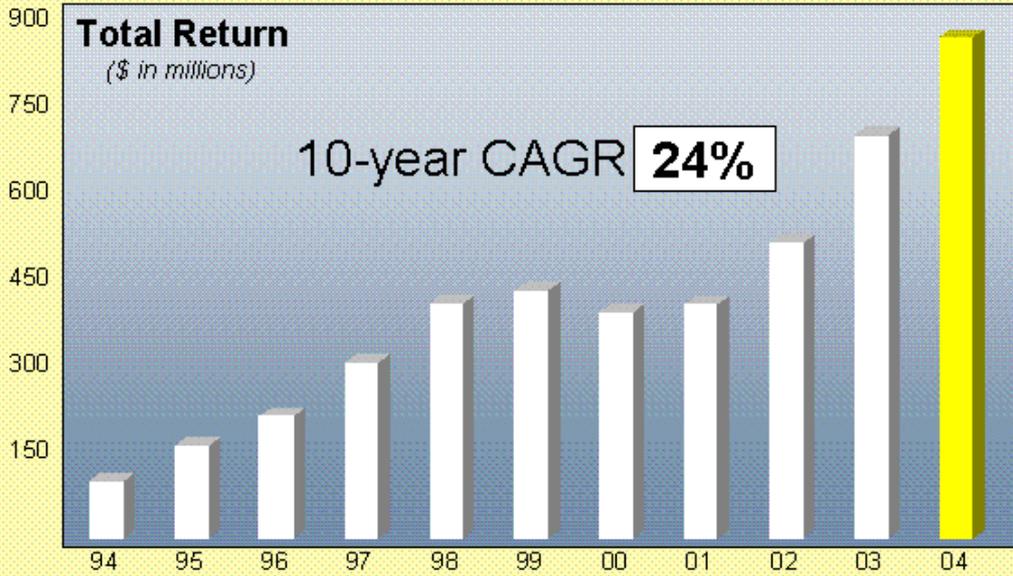
- **Track record of growth and performance**
 - ▶ Committed to continuing the disciplined growth and high financial performance of our company
 - ▶ Committed to deliver double digit operating EPS growth and return on tangible equity above 18%

- **Business model that positions us well to continue that track record**
 - ▶ Focused on high-growth markets with the right bankers in place
 - ▶ Guided by our proven balanced growth strategy

- **Commitment to build shareholder value**
 - ▶ A strong commitment, since 1 of every 4 shares is owned by our family!

shareholders

Building Shareholder Value



shareholders



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service