Financial Statements
and Independent Auditor's Report

“ARMENIAN LEASING COMPANY” universal credit organization closed joint stock company

31 December 2025

Contents

Independent Auditor's Report

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To the shareholder of "ARMENIAN LEASING COMPANY" universal credit organization closed joint stock company

Opinion

We have audited the financial statements of "ARMENIAN LEASING COMPANY" universal credit organization closed joint stock company (the "Company"), which comprise the statement of financial position as at 31 December 2025, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2025 and of its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (the "IASB").

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). 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 independent of the Company in accordance with the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (the "IESBA Code"), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to our audit of the financial statements of public interest entities in the Republic of Armenia. We have also fulfilled our other ethical responsibilities in accordance with these ethical requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the 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 a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. 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.

- 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 the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Armen Hovhannisyan

Chief Executive Officer of "Grant Thornton" CJSC / Engagement Partner

29 June 2026

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Statement of profit or loss and other comprehensive income

In thousand AMD

	Notes	2025	2024
Interest income calculated using effective interest rate	5	436,599	135,737
Other interest income	5	1,558,251	1,082,321
Interest expense	5	(1,237,220)	(722,881)
Net interest income		**757,630**	**495,177**
Fee and commission income	6	150,451	111,084
Fee and commission expense	6	(3,874)	(2,176)
Net fee and commission income		**146,577**	**108,908**
Net gains (losses) from foreign currency transactions	7	(9,392)	2,505
Other income	8	68,403	66,626
Credit loss expense	9	(71,979)	(75,607)
Net operating income		**891,239**	**597,609**
Personnel expenses	10	(349,965)	(241,510)
Other expenses	11	(213,007)	(131,566)
Profit before income tax		**328,267**	**224,533**
Income tax expense	12	(59,126)	(53,027)
Profit for the year		**269,141**	**171,506**
Total comprehensive income for the year		**269,141**	**171,506**

The statement of profit or loss and other comprehensive is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 10 to 54.

Statement of financial position

In thousand AMD	Notes	31 December 2025	31 December 2024
Assets			
Cash	13	1,247,236	750,097
Amounts due from financial institutions	14	440,294	-
Loans to customers	15	4,515,277	2,733,528
Finance lease receivables	16	13,502,952	9,610,380
Property, equipment and intangible assets	17	873,351	589,176
Other assets	18	1,904,721	1,750,571
Total assets		**22,483,831**	**15,433,752**
Liabilities and equity			
Liabilities			
Loans and borrowings	19	17,816,785	12,329,297
Current income tax liabilities		31,444	38,730
Deferred income tax liabilities	12	8,326	6,885
Other liabilities	20	1,284,895	948,100
Total liabilities		**19,141,450**	**13,323,012**
Equity			
Share capital	21	2,964,500	2,002,000
Retained earnings		377,881	108,740
Total equity		**3,342,381**	**2,110,740**
Total liabilities and equity		**22,483,831**	**15,433,752**

The financial statements were approved on 29 June 2026 by:

Arsen Bazikyan
Chief Executive Officer

Vahagn Sargsyan
Chief Accountant

The statement of financial position is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 10 to 54.

Statement of changes in equity

In thousand AMD	Share capital	Retained earnings (accumulated loss)	Total
Balance at 1 January 2024	**2,002,000**	**(62,766)**	**1,939,234**
Profit for the year	-	171,506	171,506
Total comprehensive income for the year	**-**	**171,506**	**171,506**
Balance at 31 December 2024	**2,002,000**	**108,740**	**2,110,740**
Balance at 1 January 2025	**2,002,000**	**108,740**	**2,110,740**
Profit for the year	-	269,141	269,141
Total comprehensive income for the year	**-**	**269,141**	**269,141**
Issue of share capital	962,500	-	962,500
Total transactions with owners	**962,500**	**-**	**962,500**
Balance at 31 December 2025	**2,964,500**	**377,881**	**3,342,381**

The statement of changes in equity is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 10 to 54.

Statement of cash flows

In thousand AMD

	2025	2024
Cash flows from operating activities		
Profit before tax	328,267	224,533
Adjustments for		
Amortization and depreciation	51,645	22,405
Credit loss expense	71,979	75,607
Impairment loss of other assets	-	5,959
Net loss from foreign currency translation of non-trading assets and liabilities	(5,260)	(1,469)
Interest receivable	(13,236)	(12,017)
Interest payable	246,515	89,829
Other accrued expenses (income)	(893)	9,554
Cash flows from operating activities before changes in operating assets and liabilities	**679,017**	**414,401**
Increase in operating assets		
Amounts due from financial institutions	(440,389)	-
Loans to customers	(1,737,667)	(1,560,380)
Finance lease receivables	(3,925,491)	(3,012,511)
Other assets	(183,978)	(1,328,087)
Increase in operating liabilities		
Other liabilities	316,379	322,973
Net cash flow from operating activities before income tax	**(5,292,129)**	**(5,163,604)**
Income tax paid	(64,971)	(13,048)
Net cash used in operating activities	**(5,357,100)**	**(5,176,652)**

Statement of cash flows (continued)

In thousand AMD

	2025	2024
Cash flows from investing activities		
Purchase of property, equipment and intangible assets	(300,408)	(32,661)
Proceeds from sale of property, equipment and intangible assets	7,098	1,041
Net cash used in investing activities	**(293,310)**	**(31,620)**
Cash flows from financing activities		
Loans and borrowings received	27,067,896	21,047,174
Loans and borrowings repaid	(20,922,002)	(15,099,233)
Payment of lease liabilities	(717)	-
Net cash from financing activities	**6,145,177**	**5,947,941**
Net increase in cash	**494,767**	**739,669**
Cash at the beginning of the year	750,097	10,060
Foreign exchange effect on cash	2,372	368
Cash at the end of the year (Note 13)	**1,247,236**	**750,097**

Supplementary information:		
Interest received	1,981,614	1,206,041
Interest paid	(990,995)	(633,052)

The statement of cash flows is to be read in conjunction with the notes to and forming part of the financial statements set out on pages 10 to 54.

Notes to the financial statements

"ARMENIAN LEASING COMPANY" universal credit organization closed joint stock company

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

1 Nature of operations

“ARMENIAN LEASING COMPANY” universal credit organization closed joint stock company (the “Company”) performs finance lease operations as well as provides loans to customers.

2 General information, statement of compliance with IFRS and going concern assumption

“ARMENIAN LEASING COMPANY” universal credit organization closed joint stock company (the “Company”) is a closed joint-stock company, which was incorporated in the Republic of Armenia in 2019. The Company is regulated by the legislation of RA and conducts its business under license number 50, granted on 11 October 2019 by the Central Bank of Armenia (the “CBA”).

The registered office of the Company is located at: Vagharsh Vagharshyan St., 12 Building, Area 11, Yerevan, Republic of Armenia.

The number of employees of the Company as at 31 December 2025 is 32 (2024: 25).

Statement of compliance and Going concern

The financial statements of the Company have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (the "IASB").

The financial statements are prepared on a going concern basis, as management is satisfied that the Company has adequate resources to continue as a going concern for the foreseeable future. In making this assessment, management has considered a wide range of information including projection of profitability, regulatory capital requirements and funding needs. The assessment also includes consideration of reasonably possible downside economic scenarios and their potential impacts on the profitability, capital and liquidity of the Company.

Business environment

The business environment in Armenia continues to face a number of internal and external challenges driven by geopolitical tensions, regional security issues, and evolving risks in the global economy. Nevertheless, Armenian businesses are gradually adapting to the new conditions by diversifying supply chains, expanding export markets, and adopting more flexible operating models. State reforms aimed at improving the investment environment, strengthening institutional capacities, and developing the private sector are creating the foundations for long-term economic stability.

The sectoral profile of Armenia’s economy in 2025 is contrasting: on the one hand, steady growth continues in trade, services, and construction, while on the other hand a noticeable decline is observed in industry. The growing sectors benefit significantly from the expansion of imports, consumer activity, as well as the recovery of tourism, which increases demand for services. Growth in construction is driven by both private investment and persistently high demand for housing, making it one of the most active sectors of the economy. Overall, consumption-driven sectors continue to remain the main drivers of economic activity.

In 2025, Armenia’s financial sector generally remains stable, supported by adequate capitalization of the banking system, appropriate levels of liquidity, and ongoing supervision by the Central Bank of Armenia. Despite increasing external risks and global financial uncertainties, financial institutions continue to play a key role in supporting economic activity by effectively performing lending, payment and settlement services, and risk management functions.

According to the 2025 State Budget, Armenia’s economic growth is projected at 5.1%, and at 5.4% in 2026.

These financial statements reflect management’s assessment of the impact of the Armenian business environment on the operations of the Company. The Company’s management constantly analyzes the economic situation in the current environment. The future economic and political situation and its impact on the Company’s operations may differ from the management's current expectations.

2.1 Presentation of financial statements

The Company presents its statement of financial position in order of liquidity based on the Company's intention and perceived ability to recover/settle the majority of assets/liabilities of the corresponding financial statement line item. An analysis regarding recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non–current) is presented in Note 27.

3 New or revised standards or interpretations

3.1 New standards adopted as at 1 January 2025

In the current year the Company has adopted all the new and revised standards and interpretations issued by the International Accounting Standards Board (the "IASB") and IFRS Interpretations Committee of the IASB that are relevant to its operations and effective for annual reporting periods beginning on 1 January 2025.

The amendment to IAS 21 *The Effects of Changes in Foreign Exchange Rates - Lack of Exchangeability* was applied for the first time in 2025, which introduced requirements to assess when a currency is exchangeable into another currency and when it is not. The adoption of this amendment did not have an impact on the financial statements of the Company.

3.2 Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the Company

At the date of authorization of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective and have not been adopted early by the Company.

Management anticipates that all of the relevant pronouncements will be adopted in the Company's accounting policies for the first period beginning on or after the effective date of the pronouncement.

- IFRS 18 *Presentation and Disclosure in Financial Statements*

  In April 2024, the IASB issued IFRS 18 *Presentation and Disclosure in Financial Statements*, which replaces IAS 1 *Presentation of Financial Statements*. Although IFRS 18 includes many of the requirements of IAS 1, it introduces new requirements to better structure financial statements and to provide more detailed and useful information to investors, including:

  - two new subtotals defined in the statement of profit or loss and other comprehensive income: operating profit and profit or loss before financing and income taxes
  - the classification of all income and expenses within the statement of profit or loss and other comprehensive income in one of five categories: operating, investing, financing, income taxes and discontinued operations
  - a new requirement to disclose performance measures defined by management, and
  - an improvement in the principles related to the aggregation and disaggregation of information in the financial statements and accompanying notes.

  Some of the disclosure requirements previously contained in IAS 1 have been transferred to IAS 8 without any material changes. This applies in particular to disclosures on accounting policies and sources of estimation uncertainty. As a result of these changes, IAS 8 will be renamed to Basis of Preparation of Financial Statements.

  In addition, narrow-scope amendments have been made to IAS 7 *Statement of Cash Flows*, which include changing the starting point for determining cash flows from operating activities under the indirect method, from "profit or loss" to "operating profit or loss" and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other IFRS Accounting Standards.

  IFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. IFRS 18 will be applied retrospectively with specific transitional provisions.

The Company is currently working to identify all the impacts that IFRS 18 will have on the financial statements and notes to the financial statements.

Other new standards, amendments and interpretations not adopted in the current year are not expected to have a material impact on the Company's financial statements.

- *Amendments to Classification and Measurement of Financial Instruments* (Amendments to IFRS 9 and IFRS 7) (effective for annual reporting periods beginning on or after 1 January 2026)
- *Contracts Referencing Nature-dependent Electricity* (Amendments to IFRS 9 and IFRS 7) (effective for annual reporting periods beginning on or after 1 January 2026)
- Annual Improvements to IFRS Accounting Standards - Volume 11 (effective for annual reporting periods beginning on or after 1 January 2026)

4 Material accounting policies

The following material accounting policies have been applied in the preparation of the financial statements. The accounting policies have been consistently applied.

4.1 Basis of preparation

The financial statements have been prepared on an accruals basis and under the historical cost convention. The financial instruments are stated at present discounted value of future cash flows as well as at fair value.

4.2 Climate-related matters

The Company and its customers may face significant climate-related risks in the future. These risks include the threat of financial loss and adverse non-financial impacts that encompass the political, economic and environmental responses to climate change. The key sources of climate risks have been identified as physical and transition risks.

Physical risks arise as the result of acute weather events such as floods, droughts and wildfires, and longer-term shifts in climate patterns, such as sustained higher temperatures, heat waves and droughts.

Transition risks may arise from the adjustments to a net-zero economy, e.g., changes to laws and regulations, litigation due to failure to mitigate or adapt, and shifts in supply and demand for certain commodities, products and services due to changes in consumer behaviour and investor demand.

These risks are receiving increasing regulatory, political and societal scrutiny, both within the country and internationally. While certain physical risks may be predictable, there are significant uncertainties as to the extent and timing of their manifestation. For transition risks, uncertainties remain as to the impacts of the impending regulatory and policy shifts, changes in consumer demands and supply chains.

The Company has made significant progress in embedding climate risk in its Risk framework, including the development of appropriate risk appetite metrics and the creation of a responsible employee, which is responsible for developing group-wide policies, processes and controls to incorporate climate risks in the management of principal risk categories.

In addition, the Company has re-evaluated its model landscape to incorporate climate-related risks and their impact on borrower's credit risk. In the current year, the Company has also enhanced its data collection systems to help it achieve its climate related aims. For instance, the Company has introduced mechanisms to collect information relating to clients' exposure to transition and physical risk, and to rate such exposure, in order to understand the impact of climate-related risk on corporate clients in affected sectors. The Company has also made significant progress in the development of climate risk scenarios that will be used to assess the impact of climate risk on forward-looking information; and in building the knowledge and capacity of its workforce in matters relating to climate-related risk. Despite the progress, the Company acknowledges the need for further efforts to fully integrate climate in the Company's risk assessments and management protocols.

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

4.3 Foreign currency

Functional and presentation currency

The national currency of Armenia is the Armenian dram ("AMD"), which is the Company's functional currency, since this currency best reflects the economic substance of the underlying events and transactions of the Company.

These financial statements are presented in AMD (unless otherwise stated), since management believes that this currency is more useful for the users of these financial statements. All financial information presented in AMD has been rounded to the nearest thousand.

Foreign currency transactions

Transactions in foreign currencies are initially recorded in the functional currency rate ruling at the date of the transactions. Gains and losses arising from the translation of non-trading assets denominated in foreign currencies are recognized in the statement of profit or loss and other comprehensive income under the line item "Net gain (loss) on foreign currency transactions". Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the balance sheet date.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as the dates of the initial transactions.

Differences between the contractual exchange rate of a certain transaction and the prevailing average exchange rate on the date of the transaction are included the statement of profit or loss and other comprehensive income under "Net income from trading in foreign currency" within "Net trading income.".

The exchange rates at year-end used by the Company in the preparation of the financial statements are as follows:

	31 December 2025	31 December 2024
AMD/1 USD	381.36	396.56
AMD/1 EUR	449.01	413.89

4.4 Recognition of income and expenses

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Expense is recognized to the extent that it is probable that the economic benefits will flow from the Company and the expense can be reliably measured. The following specific criteria must also be met before revenue is recognized:

The effective interest rate method

Interest income and expense are recognised in profit or loss using the effective interest method. The "effective interest rate" is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than purchased or originated credit-impaired assets, the Company estimates future cash flows considering all contractual terms of the financial instrument, but not expected credit losses (ECL). For purchased or originated credit impaired financial assets, a credit-adjusted effective interest rate is calculated using estimated future cash flows including ECL.

The calculation of the effective interest rate includes transaction costs and fees and points paid or received that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or financial liability.

Amortised cost and gross carrying amount

The "amortised cost" of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance. The "gross carrying amount of a financial asset" is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

Calculation of interest income and expense

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability.

However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the net amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

For financial assets that were credit-impaired on initial recognition, interest income is calculated by applying the credit-adjusted effective interest rate to the amortised cost of the asset. The calculation of interest income does not revert to a gross basis, even if the credit risk of the asset improves.

For information on when financial assets are credit-impaired, see Note 4.6 (vi).

Other interest income

In calculating other interest income, the nominal interest rate is applied to the gross asset value on a straight-line basis.

Fee and commission income

Fee and commission income and expense that are integral to the effective interest rate on a financial asset or financial liability are included in the effective interest rate.

Other fee and commission income – including account servicing fees, investment management fees, sales commission, placement fees and syndication fees – is recognised as the related services are performed. If a loan commitment is not expected to result in the draw-down of a loan, then the related loan commitment fee is recognised on a straight-line basis over the commitment period.

A contract with a customer that results in a recognised financial instrument in the Company’s financial statements may be partially in the scope of IFRS 9 and partially in the scope of IFRS 15. If this is the case, then the Company first applies IFRS 9 to separate and measure the part of the contract that is in the scope of IFRS 9 and then applies IFRS 15 to the residual.

Other fee and commission expenses relate mainly to transaction and service fees, which are expensed as the services are received.

4.5 Income tax

Income tax on the profit for the year comprises current and deferred tax. Income tax is recognized in the statement of profit or loss and other comprehensive income except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity.

Current tax

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years. In the case when financial statements are authorized for issue before appropriate tax returns are submitted, taxable profits or losses are based on estimates. Tax authorities might have more stringent position in interpreting tax legislation and in reviewing tax calculations. As a result, tax authorities might claim additional taxes for those transactions, for which they did not claim previously. As a result, significant additional taxes, fines and penalties could arise. Tax review can include 3 calendar years immediately preceding the year of a review. In certain circumstances tax review can include even more periods.

Deferred tax

Deferred tax assets and liabilities are calculated in respect of temporary differences using the liability method. Deferred income taxes are provided for all temporary differences arising between the tax bases of assets and liabilities and their carrying values for financial reporting purposes, except where the deferred income tax arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

A deferred tax asset is recorded only to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized. Deferred tax assets and liabilities are measured at tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date.

The Republic of Armenia also has various operating taxes, which are assessed on the Company's activities. These taxes are included as a component of other expenses in the statement of profit or loss and other comprehensive income.

4.6 Financial instruments

i) Recognition and initial measurement

Financial instruments (including regular-way purchases and sales of financial assets) are recognised on the trade date, which is the date on which The Company becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is measured initially at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue.

ii) Classification

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost, FVOCI or FVTPL.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt instrument is measured at FVOCI only if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment-by-investment basis.

All other financial assets are classified as measured at FVTPL.

In addition, on initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Business model assessment

The Company makes an assessment of the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. In particular, whether management's strategy focuses on earning contractual interest revenue, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of the liabilities that are funding those assets or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity. However, information about sales activity is not considered in isolation, but as part of an overall assessment of how the Company's stated objective for managing the financial assets is achieved and how cash flows are realised.

Assessment whether contractual cash flows are solely payments of principal and interest (The SPPI test)

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

In making the assessment, the Company considers:

- contingent events that would change the amount and timing of cash flows;
- leverage features;
- prepayment and extension terms;
- terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse asset arrangements); and
- features that modify consideration of the time value of money – e.g. periodical reset of interest rates.

Reclassifications

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Company changes its business model for managing financial assets. Financial liabilities are never reclassified.

Financial liabilities

The Company classifies its financial liabilities as measured at amortised cost or FVTPL.

iii) Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire (see Note 4.6 (vi)), or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in profit or loss.

In transactions in which the Company neither retains nor transfers substantially all of the risks and rewards of ownership of a financial asset and it retains control over the asset, the Company continues to recognise the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

In certain transactions, the Company retains the obligation to service the transferred financial asset for a fee. The transferred asset is derecognised if it meets the derecognition criteria. An asset or liability is recognised for the servicing contract if the servicing fee is more than adequate (asset) or is less than adequate (liability) for performing the servicing.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

iv) Modifications of financial assets and financial liabilities

Financial assets

If the terms of a financial asset are modified, the Company evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised (see Note 4.6 (iii)) and a new financial asset is recognised at fair value plus any eligible transaction costs.

If the cash flows of the modified asset carried at amortised cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, The Company recalculates the gross carrying amount of the financial asset and recognises the amount arising from adjusting the gross carrying amount as a modification gain or loss in profit or loss. If such a modification is carried out because of financial difficulties of the borrower (see Note 4.6 (vi)), then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income.

Financial liabilities

The Company derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

v) Offsetting

Financial assets and liabilities, and income and expenses, are offset and the net amount reported in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under IFRS, or for gains and losses arising from a group of similar transactions such as in the Company's trading activity.

vi) Impairment

The Company assesses on a forward-looking basis the expected credit losses ('ECL') on the following financial instruments that are not measured at FVTPL:

- financial assets measured at amortised cost
- financial assets measured at fair value through other comprehensive income
- lease receivables

- loan commitments to provide a loan
- financial guarantee contracts

No impairment loss is recognised on equity investments.

The Company measures loss allowances at an amount equal to lifetime ECL, except for the following, for which they are measured as 12-month ECL:

- debt investment securities that are determined to have low credit risk at the reporting date; and
- other financial instruments on which credit risk has not increased significantly since their initial recognition.

12-month ECL (12mECLs) are the portion of ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Lifetime expected credit losses (LTECLs) are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Measurement of ECL

Both LTECLs and 12mECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial instruments.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. This is further explained in Note 28.1.2.

Based on the above process, The Company groups its financial instruments into Stage 1, Stage 2, Stage 3 and POCI, as described below:

- Stage 1: When loans are first recognised, The Company recognises an allowance based on 12mECLs. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2.
- Stage 2: When a loan has shown a significant increase in credit risk since origination, The Company records an allowance for the LTECLs. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.
- Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECLs.
- POCI: Purchased or originated credit impaired (POCI) assets are financial assets that are credit impaired on initial recognition. POCI assets are recorded at fair value at original recognition and interest income is subsequently recognised based on a credit-adjusted EIR. ECLs are only recognised or released to the extent that there is a subsequent change in the expected credit losses.

Expected credit losses are the discounted product of the Probability of Default (PD), Exposure at Default (EAD), and Loss Given Default (LGD), defined as follows:

PD (the Probability of Default) is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

EAD (the Exposure at Default) is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

LGD (the Loss Given Default) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

The PD, the EAD and the LGD are further explained in Note 28.1.2.

Restructured financial assets

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognised (see Note 4.6 (iii)) and ECL are measured as follows.

- If the expected restructuring will not result in derecognition of the existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from the existing asset.
- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is included in calculating the cash shortfalls from the existing financial asset that are discounted from the expected date of derecognition to the reporting date using the original effective interest rate of the existing financial asset.

Credit-impaired financial assets

At each reporting date, The Company assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the restructuring of a loan or advance by The Company on terms that The Company would not consider otherwise;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment.

Presentation of allowances for ECL in the statement of financial position

Allowances for ECL are presented in the statement of financial position as follows:

- financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets;
- debt instruments measured at FVOCI: no loss allowance is recognised in the statement of financial position because the carrying amount of these assets is their fair value. However, the loss allowance is disclosed and is recognised in the fair value reserve.
- loan commitments and financial guarantee contracts: generally, as a provision;
  - When estimating LTECLs for undrawn loan commitments, The Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. Expected credit losses are subsequently based on the present value of the expected shortfall in cash flows if the credit were drawn down. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.
  - where a financial instrument includes both a drawn and an undrawn component, and The Company cannot identify the ECL on the loan commitment component separately from those on the drawn component: The Company presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision;
  - the Company's liability under each guarantee is measured at the higher of the amount initially recognised less cumulative amortisation recognised in the income statement, and the ECL provision. For this purpose, the Company estimates ECLs based on the present value of the expected payments

to reimburse the holder for a credit loss that it incurs. The shortfalls are discounted by the risk-adjusted interest rate relevant to the exposure. The ECLs related to financial guarantee contracts are recognised within Provisions.

Write-offs

Loans and finance lease receivables are written off (either partially or in full) when there is no realistic prospect of recovery. This is generally the case when The Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Both the total carrying amount of the asset and the impairment allowance (if any) are written off directly. A write-off constitutes a partial or complete derecognition. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

4.6.1 Cash

Cash comprises balances on accounts with banks.

Cash is carried at amortised cost.

4.6.2 Amounts due from financial institutions

In the normal course of business, the Company maintains deposits for various periods of time with banks. Loans and advances provided to companies are measured at amortized cost using the effective interest method. Those that do not have fixed maturities are carried at amortized cost based on maturities estimated by management. Amounts due from financial institutions are presented net of impairment allowances.

4.6.3 Loans to customers

Loans and advances are financial assets with fixed or determinable payments, which arise when the Company provides money directly to a debtor with no intention of trading the receivable.

Loans granted with fixed maturities are initially recognized at fair value plus related transaction costs. Where the fair value of consideration given does not equal the fair value of the loan, for example where the loan is issued at lower than market rates, the difference between the fair value of consideration given and the fair value of the loan is recognized as a loss on initial recognition of the loan and included in the statement of profit or loss and other comprehensive income as losses on origination of assets. Subsequently, the loans and advances are measured at amortised cost using the effective interest method. Loans and advances that do not have fixed maturities are accounted for under the effective interest method based on expected maturity. Loans and advances to customers are carried net of any allowance for impairment losses.

4.7 Leases

For any new contracts the Company considers whether a contract is, or contains a lease. A lease is defined as ‘a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration’. To apply this definition, the Company assesses whether the contract meets three key evaluations which are whether:

- the contract contains an identified asset, which is either explicitly identified in the contract or implicitly specified by being identified at the time the asset is made available to the Company,
- the Company has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defies scope of the contract,
- the Company has the right to direct the use of the identified asset throughout the period of use. The Company assess whether it has the right to direct ‘how and for what purpose’ the asset is used throughout the period of use.

Measurement and recognition of leases

Company as a lessor

As a lessor the Company classifies its leases as either operating or finance leases.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset, and classified as an operating lease if it does not.

The commencement of the lease is the date from which the lessee is entitled to exercise its right to use the leased asset. It is the date of initial recognition of the lease. Upon commencement of a finance lease, the Company recognie the net investment in the leases, which is the minimum lease payments receivable discounted at the interest rate implicit in the lease. The difference between the gross investment and its present value is recorded as unearned finance lease income.

Finance lease income is recognised based on pattern reflecting a constant periodic rate of return on the net investment in respect of the finance lease. Initial direct costs are included in the initial measurement of the net investments in the lease.

When the Company takes possession of finance lease assets under terminated lease contracts, it measures the assets at the lower of net realisable value and amortised historical cost of the inventory.

4.8 Property and equipment

Property and equipment are recorded at historical cost less accumulated depreciation. If the recoverable value of assets is lower than its carrying amount, due to circumstances not considered to be temporary, the respective asset is written down to its recoverable value.

Depreciation is calculated using the straight-line method based on the estimated useful life of the asset. The following depreciation rates have been applied:

	Useful life (years)	Rate (%)
Buildings	40	2.5
Computer and other communication equipment	3	33.3
Property and office equipment	8	12.5
Vehicles	8	12.5
Other fixed assets	8	12.5

Repairs and maintenance are charged to the statement of profit or loss and other comprehensive income during the period in which they are incurred. The cost of major renovations is included in the carrying amount of the asset when it is incurred and when it satisfies the criteria for asset recognition. Major renovations are depreciated over the remaining useful life of the related asset.

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are included in operating profit.

4.9 Intangible assets

Intangible assets include computer software, licences and other.

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are amortised on a straight-line basis over the useful economic lives of untill 10 years and assessed for impairment whenever there is an indication that the intangible asset may be impaired. Amortisation periods and methods for intangible assets with finite useful lives are reviewed at least at each financial year-end.

Intangible assets with indefinite useful lives are not amortised, but tested for impairment annually either individually or at the cash-generating unit level. The useful life of an intangible asset with an indefinite life is reviewed annually to determine whether indefinite life assessment continues to be supportable.

Costs associated with maintaining computer software programmes are recorded as an expense as incurred. Software development costs (relating to the design and testing of new or substantially improved software) are recognised as intangible assets only when the Company can demonstrate the technical feasibility of completing the software so that it will be available for use or sale, its intention to complete and its ability to use or sell the asset, how the asset will generate future economic benefits, the availability of resources to complete and the ability to measure reliably the expenditure during the development. Other software development costs are recognised as an expense as incurred.

4.10 Repossessed assets

The Company's policy is to determine whether a repossessed asset can be best used for its internal operations or should be sold. Assets determined to be useful for the internal operations are transferred to their relevant asset category at the lower of their repossessed value or the carrying value of the original secured asset. Assets for which selling is determined to be a better option are transferred to assets held for sale at their fair value (if financial assets) and fair value less cost to sell for non-financial assets at the repossession date in, line with the Company's policy.

In certain circumstances, assets are repossessed following the foreclosure on loans that are in default. Repossessed assets are measured at the lower of cost and fair value less costs to sell.

4.11 Impairment of non-financial assets

Other non-financial assets, other than deferred taxes, are assessed at each reporting date for any indications of impairment. The recoverable amount of non-financial assets is the greater of their air value less costs to sell and value in use.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs. An impairment loss is recognised when the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount.

All impairment losses in respect of non-financial assets are recognised in profit or loss and reversed only if there has been a change in the estimates used to determine the recoverable amount. Any impairment loss reversed is only reversed to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

4.12 Attracted resources

Attracted resources, which include loans and borrowings, are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, loans and borrowings are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in the statement of profit or loss and other comprehensive income when the liabilities are derecognised as well as through the amortisation process.

4.13 Financial guarantees and loan commitments

"Financial guarantees" are contracts that require the Company to make specified payments to reimburse the holder for a loss that it incurs because a specified debtor fails to make payment when it is due in accordance with the terms of a debt instrument. "Loan commitments" are firm commitments to provide credit under pre-specified terms and conditions.

Financial guarantees issued or commitments to provide a loan at a below-market interest rate are initially measured at fair value. Subsequently, they are measured at the higher of the loss allowance determined in accordance with IFRS 9 and the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of IFRS 15.

Liabilities arising from financial guarantees and loan commitments are included within provisions.

Non-financial guarantee agreements issued by the Company meet the definition of a loan commitment and the Company applies IFRS 9.

4.14 Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of obligation can be made. Provisions also include liabilities arising from financial guarantees and loan commitments as provided in Note 4.13.

4.15 Equity

Share capital

Ordinary shares are both classified as equity. External costs directly attributable to the issue of new shares, other than on a business combination, are shown as a deduction from the proceeds in equity. Any excess of the fair value of consideration received over the par value of shares issued is recognised as additional paid-in capital.

Retained earnings

Retained earnings include accumulated loss of current and previous periods.

4.16 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expense. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Although these estimates are based on management’s best knowledge of current events and actions, actual results ultimately may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

4.16.1 Significant judgements in applying accounting policies

The following are the judgements made by management in applying the accounting policies that have the most significant effect on the financial statements.

Classification of financial assets:

The Company assesses the business model within which the assets are held and also assesses whether the contractual terms of the financial asset are solely payments of principal and interest on the outstanding principal amount (see Note 4.6 (ii)).

Establish criteria for calculating ECL

The Company establishes the criteria for determining whether credit risk on the financial asset has increased significantly since initial recognition, determines methodology for incorporating forward- looking information into measurement of ECL and selects and approves of models used to measure ECL.

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4.16.2 Assumptions and estimations uncertainty

Measurement of fair values

Management uses valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument. Management bases its assumptions on observable data as far as possible but this is not always available. In that case management uses the best information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date (see Note 25).

Useful Life of property and equipment

Useful life evaluation of property and equipment is the result of judgement, based on the experience with similar assets. Future economic benefits are embodied in assets and mainly consumed along with usage. Management evaluates the remaining useful life according to the asset's current technical condition and estimated period, during which the Company expects to receive benefits. For the evaluation of remaining useful life are considered the following main factors: expectable usage of assets, depending on the operational factors and maintenance program, that is depreciation arising from the changes in the market conditions.

Extension options for leases

When the Company has the option to extend a lease, management uses its judgement to determine whether or not an option would be reasonably certain to be exercised. Management considers all facts and circumstances including their past practice and any cost that will be incurred to change the asset if an option to extend is not taken, to help them determine the lease term.

Impairment of financial instruments

The Company assess of whether credit risk on the financial asset has increased significantly since initial recognition and incorporation of forward-looking information in the measurement of ECL (see Note 28.1.2) as well as the key assumptions used in estimating recoverable cash flows (see Note 4.6 (vi)).

Tax legislation

Armenian tax legislation is subject to varying interpretations. see Note 23.

5 Net interest income and expense

	2025	2024
Interest income calculated using effective interest rate		
Cash	3,661	7,384
Loans to customers	294,444	21,277
Prepayments to suppliers	138,494	107,076
	436,599	**135,737**
Other interest income		
Finance lease receivables	1,558,251	1,082,321
	1,558,251	**1,082,321**
Total interest income	**1,994,850**	**1,218,058**
Loans and borrowings	1,236,930	722,881
Lease liabilities	290	-
Total interest expense	**1,237,220**	**722,881**
Total net interest income	**757,630**	**495,177**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

6 Fee and commission income and expense

	2025	2024
Finance lease agreements	21,011	14,953
Suppliers	57,036	49,215
Commissions from insurance companies	72,404	46,916
Total fee and commission income	**150,451**	**111,084**

Payment and settlement services	3,874	2,176
Total fee and commission expense	**3,874**	**2,176**

7 Net gain (loss) from foreign currency transactions

	2025	2024
Net gain (loss) from trading in foreign currencies	(14,652)	1,036
Net gain from foreign currency translation of non-trading assets and liabilities	5,260	1,469
Total net gain (loss) from foreign currency transactions	**(9,392)**	**2,505**

8 Other income

	2025	2024
Operating lease income	50,029	17,815
Gain from sale of fixed assets	2,222	2,137
Return of leased property	242	33,723
Other income	15,910	12,951
Total other income	**68,403**	**66,626**

9 Credit loss expense

					2025
	Note	Stage 1	Stage 2	Stage 3	Total
Amounts due from financial institutions	14	5,609	-	-	5,609
Loans to customers	15	2,609	-	18,595	21,204
Finance lease receivables	16	6,500	25,470	(8,048)	23,922
Other assets	17	3,329	-	-	3,329
Financial guarantees	22	17,915	-	-	17,915
Total credit loss expense		**35,962**	**25,470**	**10,547**	**71,979**

					2024
	Note	Stage 1	Stage 2	Stage 3	Total
Loans to customers	15	12,002	-	522	12,524
Finance lease receivables	16	(36,042)	19,715	63,497	47,170
Other assets	17	15,913	-	-	15,913
Total credit loss expense (reversal of credit loss expense)		**(8,127)**	**19,715**	**64,019**	**75,607**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

10 Personnel expenses

	2025	2024
Compensations of employees, related taxes included	345,602	240,171
Personnel training expenses	4,363	1,339
Total personnel expenses	**349,965**	**241,510**

11 Other expenses

	2025	2024
Other taxes and duties	23,524	4,646
Advertising costs	30,305	16,515
Depreciation of property and equipment and amortization of intangible assets	51,645	22,405
IT services	17,368	13,790
Intangible assets maintenance	6,233	6,051
Consulting and other services	7,858	6,356
Office supplies	14,356	8,249
Representative expenses	7,508	6,407
Insurance	6,398	6,758
Security	831	1,330
Entrance fees for professional associations	13,175	6,896
Loan providing expenses	12,586	7,509
Communications	2,552	1,681
Property and equipment repair and maintenance	615	922
Impairment loss of other assets	-	5,959
Fines paid	-	515
Charitable contributions	8,700	6,150
Business trip expenses	1,009	3,771
Other expenses	8,344	5,656
Total other expenses	**213,007**	**131,566**

12 Income tax expense

	2025	2024
Current tax expense	58,631	37,784
Adjustments of current income tax of previous years	(946)	8,570
Deferred tax expense	1,441	6,673
Total income tax expense	**59,126**	**53,027**

The corporate income tax within the Republic of Armenia is levied at the rate of 18% (2024: 18%). Differences between IFRS and RA statutory tax regulations give rise to certain temporary differences between the carrying value of certain assets and liabilities for financial reporting purposes and for profit tax purposes. Deferred income tax is calculated using the principal tax rate of 18%.

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Numerical reconciliation between the tax expenses and accounting profit is provided below:

	2025	Effective tax rate (%)	2024	Effective tax rate (%)
Profit before taxation	328,267		224,533	
Income tax	59,088	18	40,419	18
Non-deductible expenses	1,931		4,302	2
Net gain from foreign currency translation of non-trading assets and liabilities	(947)	-	(264)	-
Realized tax loss	-	-	-	-
Adjustments for prior years	(946)	-	8,570	4
Income tax expense	**59,126**	**18**	**53,027**	**24**

Deferred tax calculation in respect of temporary differences:

			2025		
	2024	Recognized in profit or loss	Net	Deferred tax asset	Deferred tax liability
Amounts due from Financial institutions	-	605	605	605	-
Loans to customers	61	(1,707)	(1,646)	-	(1,646)
Finance lease receivables	7,348)	(1,524)	(8,872)	-	(8,872)
Property, equipment and intangible assets	-	(1,142)	(1,142)	-	(1,142)
Receivables	(2,236)	(949)	(3,185)	-	(3,185)
Other liabilities	2,638	3,276	5,914	5,914	-
Deferred tax asset (liability)	**(6,885)**	**(1,441)**	**(8,326)**	**6,519**	**(14,845)**

			2024		
	2023	Recognized in profit or loss	Net	Deferred tax asset	Deferred tax liability
Loans to customers	532	(471)	61	61	-
Finance lease receivables	(2,268)	(5,080)	(7,348)	-	(7,348)
Receivables	-	(2,236)	(2,236)	-	(2,236)
Other assets	(529)	529	-	-	-
Other liabilities	2,053	585	2,638	2,638	-
Deferred tax asset (liability)	**(212)**	**(6,673)**	**(6,885)**	**2,699**	**(9,584)**

13 Cash

	31 December 2025	31 December 2024
Bank accounts	1,247,236	750,097
Total cash	**1,247,236**	**750,097**

As at 31 December 2025, financial flows on bank accounts in the amount of AMD 200,000 thousand and EU 500 thousand are pledged as a collateral for loans received from one bank (2024: AMD 200,000 thousand are pledged as a collateral for loans received from one bank) (see Note 19).

As at 31 December 2025 93% of the Company's bank accounts or AMD 1,163,098 thousand are due from two banks (2024: AMD 736,727 thousand (98%) are due from one bank).

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The ECLs relating to cash here rounds to zero, that's why it's not disclosed here.

14 Amounts due from financial institutions

	31 December 2025	31 December 2024
Loans to credit organizations	224,824	-
Deposits in banks	221,079	-
	445,903	**-**
ECL allowance	(5,609)	-
Total amounts due from financial institutions	**440,294**	**-**

All deposits in banks have more than 90 days of maturity.

An analysis of changes in the ECLs on amount due from financial institutions as follows:

	2025	2024
	Stage 1	Stage 1
ECL allowance at 1 January	-	-
Net remeasurement of loss allowance	5,609	-
Balance at 31 December	**5,609**	**-**

15 Loans to customers

	31 December 2025			31 December 2024		
	Gross carrying amount	ECL allowance	Carrying amount	Gross carrying amount	ECL allowance	Carrying amount
Commercial lending	4,552,874	(37,597)	4,515,277	2,749,155	(15,627)	2,733,528
Total	**4,552,874**	**(37,597)**	**4,515,277**	**2,749,155**	**(15,627)**	**2,733,528**

As at 31 December 2025 the Company has five borrowers (one of which is related to the Company) the balance of loans provided to which exceeds 10% of equity (2024: five borrowers). The gross carrying amount of these loans amounts to AMD 3,638,200 thousand (2024: AMD 2,550,962 thousand).

As at 31 December 2025 the Company did not possess loans, were pledged as collateral under loan received from other banks (2024: neither).

An analysis of changes in ECL allowances in relation commercial lending are as follows:

				2025
	Stage 1	Stage 2	Stage 3	Total
Commercial lending				
Balance at 1 January	2,749,155	-	-	2,749,155
New assets originated or purchased	3,509,110	-	-	3,509,110
Assets repaid	(1,765,109)	-	(2,566)	(1,767,675)
- Transfer to Stage 2	(20,752)	20,752	-	-
- Transfer to Stage 3	-	(20,752)	20,752	-
Change in balance of asset from interest and foreign exchange	60,801	-	717	61,518
Net recovery during the year	-	-	766	766
Balance at 31 December	**4,533,205**	**-**	**19,669**	**4,552,874**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

			2024
	Stage 1	Stage 3	Total
Commercial lending			
Balance at 1 January	1,179,128	-	1,179,128
New assets originated or purchased	1,817,734	-	1,817,734
Assets repaid	(244,011)	(1,326)	(245,337)
- Transfer to Stage 3	(2,100)	2,100	-
Change in balance of asset from interest and foreign exchange	(1,596)	-	(1,596)
Net amounts written off during the year	-	(774)	(774)
Balance at 31 December	**2,749,155**	-	**2,749,155**

An analysis of changes in ECL allowances in relation to commercial lending are as follows.

				2025
	Stage 1	Stage 2	Stage 3	Total
Commercial lending				
ECL allowance at 1 January	15,627	-	-	15,627
- Transfer to Stage 2	(124)	124	-	-
- Transfer to Stage 3	-	(124)	124	-
Net remeasurement of loss allowance	(5,209)	-	18,595	13,386
Net remeasurement of loss allowances on new originated or acquired financial assets	7,818	-	-	7,818
Net recovery during the year	-	-	766	766
Balance at 31 December	**18,112**	**-**	**19,485**	**37,597**

			2024
	Stage 1	Stage 3	Total
Commercial lending			
ECL allowance at 1 January	3,877	-	3,877
- Transfer to Stage 3	(252)	252	-
Net remeasurement of loss allowance	4,412	522	4,934
Net remeasurement of loss allowances on new originated financial assets	7,590	-	7,590
Net amounts written off during the year	-	(774)	(774)
Balance at 31 December	**15,627**	**-**	**15,627**

The ECL allowances in the above table also include the ECL on loan commitments (Note 22).

As at 31 December 2025 and 31 December 2024 the estimated fair value of loans to customers approximates it carrying value. See Note 25.

Information on transactions with related parties is disclosed in Note 24.

Maturity analysis of loans to customers is disclosed in Note 27.

Credit, currency and interest rate analyses of loans to customers are disclosed in Note 28.

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

16 Finance lease receivables

	31 December 2025	31 December 2024
Privately held companies	11,899,931	8,354,380
Individuals	221,880	236,441
Sole proprietors	1,479,412	1,081,995
	13,601,223	**9,672,816**
ECL allowance	(98,271)	(62,436)
Total finance lease receivables	**13,502,952**	**9,610,380**

An analysis of changes in gross carrying amounts in relation to net investments on finance lease are as follows:

				31 December 2025
	Stage 1	Stage 2	Stage 3	Total
Net investments on finance lease before loss allowance				
Balance at 1 January	9,612,816	50,626	9,374	9,672,816
New assets originated	8,887,168	45,600	-	8,932,768
Assets repaid	(4,987,715)	(63,082)	(27,762)	(5,078,559)
- Transfer to Stage 2	(81,488)	81,488	-	-
- Transfer to Stage 3	-	(21,578)	21,578	-
Change in balance of asset from interest and foreign exchange	24,876	30,934	6,475	62,285
Net recovery during the year	-	-	11,913	11,913
Balance at 31 December	**13,455,657**	**123,988**	**21,578**	**13,601,223**

				31 December 2024
	Stage 1	Stage 2	Stage 3	Total
Net investments on finance lease before loss allowance				
Balance at 1 January	6,745,855	-	32,213	6,778,068
New assets originated	6,203,486	-	-	6,203,486
Assets repaid	(3,172,476)	(15,588)	(2,910)	(3,190,974)
- Transfer to Stage 2	(66,528)	66,528	-	-
- Transfer to Stage 3	(37,929)	-	37,929	-
Change in balance of asset from interest and foreign exchange	(59,592)	(314)	(59)	(59,965)
Net amounts written-off during the year	-	-	(57,799)	(57,799)
Balance at 31 December	**9,612,816**	**50,626**	**9,374**	**9,672,816**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

An analysis of changes in ECL allowances for net investments on finance lease are as follows.

	31 December 2025			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance at 1 January	33,335	20,395	8,706	62,436
- Transfer to Stage 2	(603)	603	-	-
- Transfer to Stage 3	-	(106)	106	-
Net remeasurement of loss allowance	(20,490)	5,829	(8,048)	(22,709)
Net remeasurement of loss allowances on new originated financial assets	26,990	19,641	-	46,631
Net recovery during the year	-	-	11,913	11,913
Balance at 31 December	**39,232**	**46,362**	**12,677**	**98,271**

	31 December 2024			
	Stage 1	Stage 2	Stage 3	Total
ECL allowance at 1 January	70,505	-	2,560	73,065
- Transfer to Stage 2	(680)	680	-	-
- Transfer to Stage 3	(448)	-	448	-
Net remeasurement of loss allowance	(57,991)	19,715	63,497	25,221
Net remeasurement of loss allowances on new originated financial assets	21,949	-	-	21,949
Net amounts written-off during the year	-	-	(57,799)	(57,799)
Balance at 31 December	**33,335**	**20,395**	**8,706**	**62,436**

As at 31 December 2025, the analysis of net investments on finance leases by maturity is as follows:

	Not later than 1 year	1-5 years	Later than 5 years	Total
Gross investments on finance lease	6,013,783	10,153,407	101,877	16,269,067
Unearned finance income	(923,548)	(1,722,767)	(21,529)	(2,667,844)
Gross investments present value on finance lease	**5,090,235**	**8,430,640**	**80,348**	**13,601,223**

As at 31 December 2024 the analysis of net investments on finance lease by terms is as follows:

	Not later than 1 year	1-5 years	Later than 5 years	Total
Gross investments on finance lease	4,148,360	7,440,662	91,798	11,680,820
Unearned finance income	(713,128)	(1,279,095)	(15,781)	(2,008,004)
Gross investments present value on finance lease	**3,435,232**	**6,161,567**	**76,017**	**9,672,816**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

Net investments on finance lease by economic sectors are as follows:

	2025	2024
Industry	4,504,633	667,842
Construction	3,164,279	348,627
Trade	1,336,022	2,996,567
Agriculture	893,872	999,426
Transportation	1,027,236	590,246
Health	837,439	2,966,634
Services	375,362	334,731
Consumer	28,584	26,767
Other	1,335,525	679,540
Total finance lease receivables	**13,502,952**	**9,610,380**

As at 31 December 2025 the Company does not have leaseholders (2024: one) whose balances of finance lease receivables exceed 10% of equity (31 December 2024 the carrying amount of these receivables is AMD 308,553 thousand).

As at 31 December 2025, finance lease receivables amounting to AMD 5,715,455 thousand have been pledged as collateral for loans obtained from RA commercial banks and international non-commercial organizations (31 December 2024: AMD 3,109,762 thousand) (see Note 19).

Information on transactions with related parties is disclosed in Note 24.

As at 31 December 2025 and 31 December 2024 the estimated fair value of finance lease receivables approximates it carrying value. See Note 25.

Maturity analysis of finance lease receivables are disclosed in Note 27.

Credit, currency and interest rate analyses of finance lease receivables are disclosed in Note 28.

17 Property, equipment and intangible assets

	Buildings	Computer and other communication equipment	Equipment and office supplies	Vehicles	Intangible assets	Right-of-use assets	Total
Cost							
At 1 January 2024	565,150	15,814	24,488	1,442	7,490	-	614,384
Additions	-	5,831	13,512	9,729	3,377	-	32,449
Adjustment	-	-	-	(1,442)	-	-	(1,442)
At 31 December 2024	**565,150**	**21,645**	**38,000**	**9,729**	**10,867**	**-**	**645,391**
Additions	-	9,299	21,382	266,456	3,271	7,137	307,545
Disposals	-	-	(2,009)	(8,334)	(1,360)	-	(11,703)
Reclassification	-	188	(188)	47,671	-	-	47,671
At 31 December 2025	**565,150**	**31,132**	**57,185**	**315,522**	**12,778**	**7,137**	**988,904**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

	Buildings	Computer and other communication equipment	Equipment and office supplies	Vehicles	Intangible assets	Right-of-use assets	Total
Accumulated depreciation and amortization							
At 1 January 2024	10,597	12,759	8,084	527	2,456	-	34,423
Expenses for the year	14,129	1,989	3,880	415	1,992	-	22,405
Disposals	-	-	-	(613)	-	-	(613)
At 31 December 2024	**24,726**	**14,748**	**11,964**	**329**	**4,448**	**-**	**56,215**
Expenses for the year	14,128	3,336	4,901	25,094	3,392	794	51,645
Disposals	-	-	-	(3,245)	(1,360)	-	(4,605)
Reclassification	-	-	-	12,298	-	-	12,298
At 31 December 2025	**38,854**	**18,084**	**16,865**	**34,476**	**6,480**	**794**	**115,553**
Carrying amount							
At 31 December 2024	**540,424**	**6,897**	**26,036**	**9,400**	**6,419**	**-**	**589,176**
At 31 December 2025	**526,296**	**13,048**	**40,320**	**281,046**	**6,298**	**6,343**	**873,351**

Assets under construction

In 2025, assets with a carrying amount of AMD 35,319 thousand were reclassified from other assets to property and equipment.

Right-of-use assets

The Company has leases for the premises located adjacent to its head office. The lease is reflected on the balance sheet as a right-of-use asset and a lease liability. The Company classifies its right-of-use assets in a manner consistent with the classification of its owned property and equipment.

In general, each lease contains restrictions under which the right-of-use asset may be used only by the Company, unless a contractual right exists to provide the asset to another party.

Fully depreciated items

As at 31 December 2025 fixed assets included fully depreciated assets in amount of AMD 13,499 thousand (2024: AMD 11,503 thousand).

Restrictions on title of fixed assets

As at 31 December 2025 the Company's real estate is pledged as a collateral for the loans from banks (31 December 2024: either) (see Note 19).

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

18 Other assets

	31 December 2025	31 December 2024
Financing of assets to be acquired by finance lease	1,827,040	1,597,456
Receivables and other proceeds	19,710	29,963
Credit loss allowance	(14,777)	(10,378)
Total other financial assets	**1,831,973**	**1,617,041**
Prepayments	9,830	209
Property held for leasing purposes	34,013	33,723
Prepayments on VAT	21,756	42,398
Future expenses	6,050	19,658
Other assets	1,099	37,542
Total non-financial assets	**72,748**	**133,530**
Total other assets	**1,904,721**	**1,750,571**

In 2025, other assets with a carrying amount of AMD 35,319 thousand were reclassified to property and equipment (see Note 17).

An analysis of changes in the ECLs on other financial assets as follow:

	2025	2024
	Stage 1	Stage 1
Other financial assets		
ECL allowance at 1 January	10,378	1,059
Net remeasurement on ECL allowance for financial assets	3,329	15,913
(Net write-off) recovery during the year	1,070	(6,594)
Balance at 31 December	**14,777**	**10,378**

19 Loans and borrowings

	31 December 2025	31 December 2024
Loans from RA banks	1,124,330	3,138,206
Loans from other financial institutions	-	148,980
Loans from state non-profit organizations	7,937,619	5,672,140
Loans from international non-profit organizations	3,181,371	828,067
Loans from international financial institutions	3,982,566	1,175,473
Borrowings from commercial organizations	1,177,553	1,314,357
Borrowings from insurance companies	314,434	-
Borrowings from related party	98,912	52,074
Total loans and borrowings	**17,816,785**	**12,329,297**

All loans and borrowings have fixed interest rates.

Loans received from state non-profit organizations include loans under the "GAF-MSME", “GAF-EIB”, R2E2 FUND and “GAF-REEED” loan programs and loans provided by the Rural Financing Structure under ''RAED PIU Structure''.

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

Loans from international non-profit organizations are loans received from the European Fund for the Development of Small and Medium Enterprises (EFSE) in Armenia.

Loans from international financial organizations are loans received from Symbiotics Investments SA, BlueOrchard Impact Credit S.A. S, GGF, Global Gender-Smart Fund S.A. SI and Triple Jump B.V..

As at 31 December 2025 the loans from the one bank are secured by the financial flows from the bank accounts in the amount of AMD 200,000 thousand and AMD 500 thousand (see Note 13).

As at 31 December 2025 the loan from the one bank is secured by the pledged real estate of the Company (31 December 2024: either) (see Note 17).

As at 31 December 2025 the Company's loans from RA commercial banks and international non-commercial organizations are secured by a portion of the Company's finance lease receivables portfolio with a carrying amount of AMD 5,715,455 thousand (31 December 2024: AMD 3,109,762 thousand) (See Note 16).

As at 31 December 2025 the Company has thirteen borrowers (2024: seventeen) whose loans and borrowings balances exceed 10% of equity. The gross value of these loans and borrowings as at 31 December 2025 amounted to AMD 16,246,314 thousand (2024: AMD 11,310,424 thousand).

The Company has not had any defaults of principal, interest or other breaches with respect to its liabilities during the period (2024: neither).

20 Other liabilities

	31 December 2025	31 December 2024
Accounts payables to suppliers	96,250	155,423
Lease liabilities	6,710	-
Due to personnel	20,074	20,967
Total other financial liabilities	**123,034**	**176,390**
VAT liabilities	1,092,034	740,496
Tax payable, other than income tax	20,439	6,562
Other liability	31,473	24,652
Provisions*	17,915	-
Total other non-financial liabilities	**1,161,861**	**771,710**
Total other liabilities	**1,284,895**	**948,100**

*Provisions have been made in respect of costs arising from financial guarantees. For the analysis of changes in the ECLs on financial guarantees see Note 22.

Lease liabilities

The Company has leases for the premises located adjacent to its head office. The lease is reflected on the balance sheet as a right-of-use asset and a lease liability. The Company classifies its right-of-use assets in a manner consistent with the classification of its owned property and equipment.

Set out below are presented the movements of lease liabilities during the period.

	2025	2024
As at 1 January	-	-
Additions	7,137	-
Accretion of interest	290	-
Payments	(717)	-
Total lease liabilities at 31 December	**6,710**	**-**

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

In 2025 the weighted average incremental borrowing rate applied to lease liabilities recognised under IFRS 16 is 13.33%.

The lease liabilities are secured by the related underlying assets. The undiscounted maturity analysis of lease liabilities as at 31 December 2025 (see Note 428.3).

21 Equity

As at 31 December 2024 and 2025 the Company's registered and paid-in share capital was AMD 2,964,500 thousand (31 December 2024: AMD 2,002,000 thousand). In accordance with the Company's statues, the share capital consists of 847 shares, all of which have a nominal value of AMD 3,500 thousand each (31 December 2024: 572 shares, with a nominal value of AMD 3,500 thousand each).

The shareholding of the Company as at 31 December 2025 and 2024 is "PARTNERS INVEST" LLC.

The participants of "PARTNERS INVEST" LLC are Arsen Bazikyan and Artashes Hakobyan with equal shares.

In 2025 the Company increased its share capital by AMD 962,500 thousand. The increase was effected through the repayment of a borrowing previously provided by the sole shareholder during the year. No cash flows occurred in connection with this transaction, and the loan was settled through a non-cash transaction by offsetting it against the share capital increase.

As at 31 December 2025 and 31 December 2024, the Company did not possess any of its own shares.

The holders of ordinary shares are entitled to receive dividends as declared and are entitled to one vote per share at annual and general meetings of the Company.

The share capital of the Company was contributed by the shareholders in Armenian Drams and they are entitled to dividends and any capital distribution in Armenian Drams.

As at the reporting date, 100% of the Company's shares are pledged to a RA bank as collateral for the credit obligations of the Company's sole shareholder.

22 Financial guarantees and loan commitments

In the normal course of business, the Company is a party to financial instruments with off-balance sheet risk in order to meet the needs of its customers. These instruments, involving varying degrees of credit risk, are not reflected in the statement of financial position.

As at 31 December the contract amounts were:

	31 December 2025	31 December 2024
Loans ans undrawn loan commitments	-	50,995
Guarantees	938,520	-
Total commitments and contingent liabilities	**938,520**	**50,995**

An analysis of changes in the ECLs on loan commitment included in allowances of loans to customers (see Note 15).

The changes in the ECLs on financial guarantees are presented in other liabilities. An analysis of these changes as follow:

	2025	2024
	Stage 1	Stage 1
Financial guarantees and letters of credit		
ECL allowance as at 1 January	-	-
Net remeasurement of loss allowance	17,915	-
Balance at 31 December	17,915	-

23 Contingencies

Tax and legal matters

The taxation system in Armenia is relatively new and is characterised by frequent changes in legislation, official pronouncements and court decisions, which are sometimes unclear, contradictory and subject to varying interpretation. Taxes are subject to review and investigation by tax authorities, which have the authority to impose fines and penalties. In the event of a breach of tax legislation, no liabilities for additional taxes, fines or penalties may be imposed by tax authorities once three years have elapsed from the date of the breach.

These circumstances may create tax risks in Armenia that are more significant than in other countries. Management believes that it has provided adequately for tax liabilities based on its interpretations of applicable Armenian tax legislation, official pronouncements and court decisions. However, the interpretation of the relevant authorities may differ, and if the authorities are successful in enforcing their interpretation, this could have an impact on these financial statements.

Management believes that the Company has complied with all regulations and has completely settled all its tax liabilities.

With respect to the lawsuits filed against the Company, the Company's management believes that the liabilities arising from them will not have a material impact on the Company's financial position or future results of operations. Accordingly, the Company has not formed appropriate provisions for legal and tax liabilities.

As at 31 December 2025 there were no legal actions and complaints taken against the Company (31 December 2024: neither).

As at 31 December 2025 capital commitments for the property to be acquired for the purpose of providing a financial lease amount to AMD 1,546,994 thousand (31 December 2024: AMD 519,853 thousand).

Insurance

The insurance industry in Armenia is in a developing state and many forms of insurance protection common in other parts of the world are not yet generally available. The Company does not have full coverage for business interruption, or for third party liability in respect of property or environmental damage arising from accidents on Company property or relating to Company operations. Until the Company obtains adequate insurance coverage, there is a risk that the loss or destruction of certain assets could have a material adverse effect on the Company’s operations and financial position.

Financial guarantees

As at 31 December 2025, the Company has provided financial guarantees as security for loans granted by a bank to third parties in the amount of USD 2,500 thousand. These guarantees are not recognized in the statement of financial position.

Expected credit losses on financial guarantees are disclosed in Note 22.

24 Transactions with related parties

In accordance with IAS 24 “*Related Party Disclosures*”, parties are considered to be related if one party has ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. For the purpose of the present financial statements, related parties include shareholders, members of Company’s Management as well as other persons and enterprises related with and controlled by them respectively.

The Company does not have ultimate controlling party.

A number of Company's transactions are entered into with related parties in the normal course of business.

The volumes of related party transactions, outstanding balances at the year end, and related expense and income for the year are as follows:

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

	2025		2024	
	Shareholders and parties related with them	Key management personnel and parties related with them	Shareholders and parties related with them	Key management personnel and parties related with them
Statement of financial position				
Loans to customers				
Loans outstanding at 1 January	1,270,136	-	1,157,128	-
Loans issued during the year	372,036	-	246,800	-
Loan repayments during the year	(88,965)	-	(133,792)	-
	1,553,207	**-**	**1,270,136**	**-**
ECL allowance	(11,836)	-	(8,395)	-
Loans outstanding at 31 December	**1,541,371**	**-**	**1,261,741**	**-**
Finance lease receivables				
At 1 January	359,641	-	183,858	-
Provided during the year	176,796	-	352,784	-
Paid during the year	(237,660)	-	(177,001)	-
	298,777	**-**	**359,641**	**-**
ECL allowance	(757)	-	(1,140)	-
Balance at 31 December	**298,020**	**-**	**358,501**	**-**
Other assets				
At 1 January	30,264	-	-	-
Increase during the year	182,900	-	543,770	-
Decrease during the year	(211,020)	-	(513,506)	-
	2,144	**-**	**30,264**	**-**
ECL allowance	(3)	-	(199)	-
Balance at 31 December	**2,141**	**-**	**30,065**	**-**
Loans and borrowings				
At 1 January	52,076	-	266,119	-
Received during the year	2,214,185	-	97,057	-
Paid during the year	(2,167,348)	-	(311,100)	-
Balance at 31 December	**98,913**	**-**	**52,076**	**-**
Financial guarantees	**938,520**	**-**	**-**	**-**
Statement of profit or loss and other comprehensive income				
Interest income	73,773	-	42,529	-
Interest expense	(24,598)	-	(11,939)	-
Credit loss expense	(2,862)	-	(4,281)	-

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

Loans provided to related parties are repayable within 2-5 years and their average effective interest rate is up to 14.5% (2024: up to 14%).

Amounts on finance lease provided to related parties are repayable within 1-4 years and their interest rate is up to 12.5-18% (2024: up to 10-16.5%).

Compensation of key management personnel was comprised of the following:

	31 December 2025	31 December 2024
Salaries and bonuses	133,330	94,952
Total key management compensation	**133,330**	**94,952**

25 Fair value measurement

At each reporting date, the Company analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Company's accounting policies. For this analysis, the Company verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents. The Company, in conjunction with the Company's external valuers, also compares each the changes in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

Financial and non-financial assets and liabilities measured at fair value are presented below in accordance with the fair value hierarchy. This hierarchy groups financial and non-financial assets and liabilities into three levels based on the significance of inputs used in measuring the fair value of the financial assets and liabilities. The fair value hierarchy has the following levels:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset and liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

25.1 Financial instruments that are not measured at fair value

The table below presents the fair value of financial assets and liabilities not measured at their fair value in the statement of financial position and analyses them by the level in the fair value hierarchy into which teach fair value measurement is categorised.

					31 December 2025
	Level 1	Level 2	Level 3	Total fair values	Total carrying amount
Financial assets					
Cash	-	1,247,236	-	1,247,236	1,247,236
Amounts due from financial institutions	-	440,294	-	440,294	440,294
Loans to customers	-	4,477,974	-	4,477,974	4,515,277
Finance lease receivables	-	13,502,952	-	13,502,952	13,502,952
Other assets	-	1,831,973	-	1,831,973	1,831,973
Financial liabilities					
Loans and borrowings	-	17,816,785	-	17,816,785	17,816,785
Other liabilities	-	123,034	-	123,034	123,034

For the year ended 31 December 2025 (expressed in thousands of Armenian drams (AMD))

					31 December 2024
	Level 1	Level 2	Level 3	Total fair values	Total carrying amount
Financial assets					
Cash	-	750,097	-	750,097	750,097
Loans to customers	-	2,698,249	-	2,698,249	2,733,528
Finance lease receivables	-	9,610,380	-	9,610,380	9,610,380
Other assets	-	1,617,041	-	1,617,041	1,617,041
Financial liabilities	-		-		
Loans and borrowings	-	12,329,297	-	12,329,297	12,329,297
Other liabilities	-	176,390	-	176,390	176,390

Amounts due from and to financial institutions

For assets and liabilities maturing within one month, the carrying amount approximates fair value due to the relatively short-term maturity of these financial instruments. For the assets and liabilities maturing in over one month, the fair value was estimated as the present value of estimated future cash flows discounted at the appropriate year-end market rates, which are mainly the same as current interest rates.

Loans to customers and finance lease receivables

The estimated fair value of fixed interest rate instruments is based on estimated future cash flows expected to be received discounted at current interest rates for new instruments with similar credit risk and remaining maturity. As at 31 December 2025 discount rates used depend on credit risk of the counterparty and ranged from 8.75 to 14.7% per annum (2024: from 8.75 to 14.6%) for loans to customers and ranged from 6.8 to 19.5% per annum (2024: from 6.8% to 19%) for finance lease receivables.

Loans and borrowings

The fair value of loans and borrowings is estimated using discounted cash flow techniques, applying the rates that are offered for loans of similar maturities and terms.

26 Offsetting of financial assets and financial liabilities

As at 31 December 2025 and 2024 the Company does not have financial assets and financial liabilities in the statement of financial position which are presented in net amount or will be offset due to presence of the master netting arrangements or similar agreements.

27 Maturity analysis of assets and liabilities

The table below shows an analysis of financial assets and liabilities analyzed according to when they are expected to be recovered or settled. See Note 28.3 for the Company's contractual undiscounted repayment obligations.

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31 December 2025

	Demand and less than 1 month	From 1 to 12 months	Subtotal less than 12 months	From 1 to 5 years	More than 5 years	Subtotal over 12 months	Total
Assets							
Cash	1,247,236	-	1,247,236	-	-	-	1,247,236
Amounts due from financial institutions	30,708	409,586	440,294	-	-	-	440,294
Loans to customers	40,444	1,828,186	1,868,630	2,646,647	-	2,646,647	4,515,277
Finance lease receivables	444,187	4,609,317	5,053,504	8,369,727	79,721	8,449,448	13,502,952
Other assets	1,831,973	-	1,831,973	-	-	-	1,831,973
	3,594,548	**6,847,089**	**10,441,637**	**11,016,374**	**79,721**	**11,096,095**	**21,537,732**
Liabilities							
Loans and borrowings	271,686	6,347,476	6,619,162	11,142,032	55,591	11,197,623	17,816,785
Other liabilities	116,390	726	117,116	5,918	-	5,918	123,034
	388,076	**6,348,202**	**6,736,278**	**11,147,950**	**55,591**	**11,203,541**	**17,939,819**
Net position	**3,206,472**	**498,887**	**3,705,359**	**(131,576)**	**24,130**	**(107,446)**	**3,597,913**
Accumulated gap	**3,206,472**	**3,705,359**		**3,573,783**	**3,597,913**		

31 December 2024

	Demand and less than 1 month	From 1 to 12 months	Subtotal less than 12 months	From 1 to 5 years	More than 5 years	Subtotal over 12 months	Total
Assets							
Cash	750,097	-	750,097	-	-	-	750,097
Loans to customers	12,564	1,020,777	1,033,341	1,700,187	-	1,700,187	2,733,528
Finance lease receivables	308,543	3,104,515	3,413,058	6,121,796	75,526	6,197,322	9,610,380
Other assets	1,617,041	-	1,617,041	-	-	-	1,617,041
	2,688,245	**4,125,292**	**6,813,537**	**7,821,983**	**75,526**	**7,897,509**	**14,711,046**
Liabilities							
Loans and borrowings	401,956	4,012,140	4,414,096	7,842,696	72,505	7,915,201	12,329,297
Other liabilities	176,390	-	176,390	-	-	-	176,390
	578,346	**4,012,140**	**4,590,486**	**7,842,696**	**72,505**	**7,915,201**	**12,505,687**
Net position	**2,109,899**	**113,152**	**2,223,051**	**(20,713)**	**3,021**	**(17,692)**	**2,205,359**
Accumulated gap	**2,109,899**	**2,223,051**		**2,202,338**	**2,205,359**		

28 Risk management

The Company's activities expose it to a variety of financial risks and those activities involve the analysis, evaluation, acceptance and management of some degree of risk or combination of risks.

Risk is managed through a process of ongoing identification, measurement and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Company's achieving to profitability and each individual within the Company is accountable for the risk exposures relating to his or her responsibilities. The Company is exposed to credit risk, liquidity risk and market risk. It is also subject to operating risks.

The independent risk control process does not include business risks such as changes in the environment, technology and industry. They are monitored through the Company's strategic planning process.

Risk management structure

The Board of Directors is ultimately responsible for identifying and controlling risks; however, there are separate independent bodies responsible for managing and monitoring risks.

Board of Directors

The Board is responsible for the overall risk management approach and for approving the risk strategies and principles.

General Executive Director

The General Executive Director is responsible for the implementation and monitoring of the risk management process, asset and liability management. The Executive Director is also responsible for Company's liquidity and finance risk.

Risk Committee

The Risk Committee has the overall responsibility for the development of the risk strategy and implementing principles, frameworks, policies and limits. It is responsible for the fundamental risk issues and manages and monitors relevant risk decisions.

Controller

Risk management processes throughout the Company are audited annually by the Controller, that examines both the adequacy of the procedures and the Company's compliance with the procedures. Controller discusses the results of all assessments with management, and reports its findings and recommendations to the Company's Board.

Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographic region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular industry or geographical location.

In order to avoid excessive concentrations of risks, the Company's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.

28.1 Credit risk

The Company takes on exposure to credit risk, which is the risk that a counterparty will cause a financial loss for the Company by failing to discharge an obligation. Credit risk is the most important risk for the Company's business; management therefore carefully manages its exposure to credit risk. Credit exposures arise principally in lending activities that lead to loans and advances, and investment activities that bring debt securities and other bills into the Company's asset portfolio. The credit risk management and control are centralised in credit risk management team of Company's Risk Management Department and reported to the Board of Directors.

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28.1.1 Credit quality analysis

The following table contains an analysis of the credit risk exposure of financial instruments for which an ECL allowance is recognised. The gross carrying amount of financial assets below also represents the Company's maximum exposure to credit risk on these assets, without taking account of any collateral held or other credit enhancements. The amounts of guarantees undertaken represent the nominal amounts of financial guarantee contracts.

Explanation of internal rating grades is included in Note 28.1.2.

Internal rating grade	31 December 2025			
	Stage 1	Stage 2	Stage 3	Total
Cash				
High	1,247,236	-	-	1,247,236
Gross carrying amount	1,247,236	-	-	1,247,236
Amounts due from banks and financial institutions				
High	445,903	-	-	445,903
Gross carrying amount	**445,903**	**-**	**-**	**445,903**
ECL allowance	(5,609)	-	-	(5,609)
Net carrying amount	**440,294**	**-**	**-**	**440,294**
Loans to customers				
High grade	4,533,205	-	-	4,533,205
Non-performing grade	-	-	19,669	19,669
Gross carrying amount	**4,533,205**	**-**	**19,669**	**4,552,874**
ECL allowance	(18,112)	-	(19,485)	(37,597)
Net carrying amount	**4,515,093**	**-**	**184**	**4,515,277**
Finance lease receivables				
High grade	13,455,657	-	-	13,455,657
Standard grade	-	122,192	-	122,192
Low grade	-	1,796	-	1,796
Non-performing grade	-	-	21,578	21,578
Gross carrying amount	**13,455,657**	**123,988**	**21,578**	**13,601,223**
ECL allowance	(39,232)	(46,362)	(12,677)	(98,271)
Net carrying amount	**13,416,425**	**77,626**	**8,901**	**13,502,952**
Other financial assets				
Standard grade	1,846,750	-	-	1,846,750
Gross carrying amount	**1,846,750**	**-**	**-**	**1,846,750**
ECL allowance	(14,777)	-	-	(14,777)
Net carrying amount	**1,831,973**	**-**	**-**	**1,831,973**
Financial guarantees				
Standard	938,520	-	-	938,520
	938,520	-	-	**938,520**
ECL allowance*	17,915	-	-	17,915

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Internal rating grade	31 December 2024			
	Stage 1	Stage 2	Stage 3	Total
Cash				
High	750,097	-	-	750,097
Net carrying amount	**750,097**	**-**	**-**	**750,097**
Loans to customers				
High grade	2,749,155	-	-	2,749,155
Gross carrying amount	**2,749,155**	**-**	**-**	**2,749,155**
ECL allowance	(15,627)	-	-	(15,627)
Net carrying amount	**2,733,528**	-	-	**2,733,528**
Finance lease receivables				
High grade	9,612,816	-	-	9,612,816
Standard grade	-	50,626	-	50,626
Non-performing grade	-	-	9,374	9,374
Gross carrying amount	**9,612,816**	**50,626**	**9,374**	**9,672,816**
ECL allowance	(33,335)	(20,395)	(8,706)	(62,436)
Net carrying amount	**9,579,481**	**30,231**	**668**	**9,610,380**
Other financial assets				
Standard grade	1,627,419	-	-	1,627,419
Gross carrying amount	**1,627,419**	**-**	**-**	**1,627,419**
ECL allowance	(10,378)	-	-	(10,378)
Net carrying amount	**1,617,041**	**-**	**-**	**1,617,041**
Loan commitments				
Standard*	**50,995**	**-**	**-**	**50,995**

*ECL allowances on loans include ECL allowances on loan commitments.

**ECL allowances on loan commitments are included within the allowance for impairment of loans to customers.

28.1.2 Impairment assessment

The references below show where the Company's impairment assessment and measurement approach is set out in this report. It should be read in conjunction with the Summary of significant accounting policies (see Note 4.6 (vi)).

Significant increase in credit risk

At each reporting date, The Company assess whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, The Company use the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses.

The Company considers both quantitative and forward-looking qualitative criteria in order to assess whether a significant increase in credit risk has occurred.

However, when information that is more forward-looking than past due status (either on an individual or a collective basis) is not available without undue cost or effort, The Company use past due information to determine whether there have been significant increases in credit risk since initial recognition.

Criteria for loans and advances to customers

The criteria for Loans and advances to customers are presented in the following paragraphs. All presented criteria have the same weight in determining a significant increase in credit risk.

- 30 days past due. More than 30 days past due is an indicator of a significant increase in credit risk.
- Past due - other than 30 days. Significant increase in credit risk is considered when although at the reporting date, days past due are less than 30, during the last 6 months there was at least one case of more than 60 days past due.
- Relative change in 12-month PD. A significant change in 12-month PD is considered as factor of changes in lifetime PD. This is indicative of a significant increase in credit risk. This criterion is used when The Company has an internal credit rating system.
- Relative change in lifetime PD. A significant change in lifetime PD is indicative of a significant increase in credit risk. This criterion is used when The Company has an internal credit rating system
- Default ('stage 3') during the last 12 months. Significant increase in credit risk is considered when although at the reporting date the outstanding amount of the facility is not classified as default, during the last 12 months it was at least once in stage 3.
- Loans in the probation period. Significant increase in credit risk is considered in case of a forborne performing loan or forborne non-performing loan, which is in the probation period (period after cure period). wherein, the loan should not have overdue days of more than 30 days or any indication of an unlikeliness to pay.

Criteria for amounts due from financial institutions

The criteria for credit institutions and other financial corporations are presented in the following paragraphs. All presented criteria have the same weight in determining a significant increase in credit risk.

- 30 days past due. More than 30 days past due is an indicator of a significant increase in credit risk.
- For correspondent and current accounts 7 days' pas due. More than 7 days past due is an indicator of a significant increase in credit risk.
- Past due - other than 30 days. Significant increase in credit risk is considered when although at the reporting date, days past due are less than 30, during the last 6 months there was at least one case of more than 60 days past due.
- Change notches external credit score/ rate. For this criterion, the corporate rating will be taken into account. A significant change notches in the credit score assigned by the Big Three credit rating agencies (Standard & Poor's, Moody's, and Fitch) is indicative of a significant increase in credit risk. A significant increase in credit risk is taken into account when the S & P rating goes down each time by one level, started from B2 (S&P) (or the equivalent of Moody's and Fitch). In cases where a financials institutions don't have a corporate rating in a rating agency and The Company does not have an equivalent internal rating system, the corporate default rate corresponding to sovereign rating of the country is taken into consideration.
- Relative change in 12-month PD. A significant change in 12-month PD is considered as factor of changes in lifetime PD. This is indicative of a significant increase in credit risk. This criterion is used when The Company has an internal credit rating system.
- Relative change in lifetime PD. A significant change in lifetime PD is indicative of a significant increase in credit risk. This criterion is used when The Company has an internal credit rating system
- Default ('stage 3') during the last 12 months. Significant increase in credit risk is considered when although at the reporting date the outstanding amount of the facility is not classified in default, during the last 12 months it was at least once in stage 3.

Exit criteria from significant deterioration stage

If none of the indicators that are used by The Company to assess whether significant increase in credit risk has occurred, is present, transfer from stage 2 to stage 1 is performed, with the exception of forborne loans for which a probation period is used.

Credit risk grades

The Company allocates each exposure to a credit risk grade based on a variety of data that is determined to be predictive of the risk of default and applying experienced credit judgement. Credit risk grades are defined using qualitative and quantitative (primarily driven by days past due: Not overdue financial assets are defined high grade, overdue less than 30 days – standard grade, overdue more than 30 days and less than

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90 days – substandard or low grade and overdue more than 90 days – non-performing grade) factors that are indicative of risk of default. These factors vary depending on the nature of the exposure and the type of borrower.

The table below present average 12 month PDs per grades for loans and advances to customers and loan commitments and financial guarantee.

		2025	2024
	Grade	12 month PD range	12 month PD range
Loans and advances to mortgage and consumer customers	Standard	0.36-0.69	0.5-0.83
	Substandard	9.50-43.77	11.02-91.49
	Non-Performing	92.18-100	100
Loans to commercial customers	Standard	0.77	0.61
	Substandard	81.45	68.31
	Non-Performing	100	100

The table below shows the mapping of Company's grading system and external ratings of the counterparties.

		2025	2024
	Grade	12 month PD range	12 month PD range
AAA to A-	High	0.001-0.03%	0.001-0.05%
BBB+ to B-	Standard	0.05-5.63%	0.09-5.53%
CCC+ to CC	Substandard	10.08%	5.53-25.7%
D	Non-Performing	100%	100%

Collective or individual assessment

The Company calculates ECLs either on a collective or an individual basis. Asset classes where the Company calculates ECL on an individual basis include:

- Individually significant loans and finance lease receivables of Stage 3, regardless of the class of financial assets
- The large and unique exposures, finance lease liabilities,
- The treasury, trading and interbank relationships such as Due from banks, Securities pledged under repurchase agreements and debt instruments at amortised cost/FVOCI.

Those assets for which ECL does not calculated individually the bank groups into segment on the basis of shared credit risk characteristics as described below.

- Type of loan and finance receivables (for example, corporate, mortgage, consumer loan, etc.)
- The type of customer (for example, a physical person or legal entity or by industry type),
- Type of collateral (for example, property, receivables, etc.),
- Currency
- Other relevant characteristics.

Definition of default and cure

The Company considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 90 days past due on its contractual payments.

The Company considers interbank balances defaulted and takes immediate action when the required intraday payments are not settled by the close of business as outlined in the individual agreements.

As a part of a qualitative assessment of whether a customer is in default, the Company also considers a variety of instances that may indicate unlikeliness to pay. When such events occur, the Company carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events include:

- lawsuit, execution or enforced execution in order to collect debt,
- license of the borrower is withdrawn,
- the borrower is a co-debtor when the main debtor is in default,
- multiple restructurings on one exposure,
- there are justified concerns about a borrower's future ability to generate stable and sufficient cash flows,
- the borrower's overall leverage level has significantly increased or there are justified expectations of such changes to leverage; equity reduced by 50% within a reporting period due to losses;
- debt service coverage ratio indicates that debt is not sustainable
- loss of major customer or tenant,
- connected customer has filed for bankruptcy,
- restructuring with a material part which is forgiven (net present value (NPV) loss),
- credit institution or leader of consortium starts bankruptcy/insolvency proceedings

It is the Company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria have been present for at least three consecutive months. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade, at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition. The Company's criterion for 'cure' for ECL purposes is less stringent than the 12 months' requirement for forborne non-performing exposures.

Forborne and modified loan, finance lease liabilities

The Company sometimes makes concessions or modifications to the original terms of loans as a response to the borrower's financial difficulties, rather than taking possession or to otherwise enforce collection of collateral. The Company considers a loan forborne when such concessions or modifications are provided as a result of the borrower's present or expected financial difficulties and the Company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangements and the agreement of new loan conditions. Once the terms have been renegotiated, any impairment is measured using the original EIR as calculated before the modification of terms. It is the company''s policy to monitor forborne loans to help ensure that future payments continue to be likely to occur.

Derecognition decisions and classification between Stage 2 and Stage 3 are determined on a case-by-case basis.

The Company defines the "cure" period as a 12-month period after forbearance, which is applied for forborne non-performing exposures. Given the fact that it is impossible to determine financial difficulties immediately after forbearance, it is necessary to use the "cure" period to determine whether the loan was effectively cured. All forborne non-performing loans must remain at stage 3 after the forbearance date, despite the behavior of the loan (no overdue days, etc.).

The Company defines the probation period as 24-month period after "cure" period, which is applied for forborne performing exposures. Once an asset has been classified as forborne performing exposures, it will remain forborne for a minimum 24-month probation period.

In order for the loan to be reclassified out of the forborne category, the customer has to meet all of the following criteria:

- All of its facilities has to be considered performing;
- The probation period of two years has passed from the date the forborne contract was considered performing;
- Regular payments of more than an insignificant amount of principal or interest have been made during at least half of the probation period;
- The customer does not have any contract that is more than 30 days past due.

If modifications are substantial, the loan is derecognised, as explained in Note 4.6 (iii).

Probability of Default (PD)

The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12mECL), or over the remaining lifetime (LTECLs) of the obligation.

The Lifetime PD is developed by applying a maturity profile to the current 12M PD. The maturity profile looks at how defaults develop on a portfolio from the point of initial recognition throughout the lifetime of the loans. The maturity profile is based on historical observed data and is assumed to be the same across all assets within a portfolio and credit grade band. This is supported by historical analysis.

Loss given default (LGD)

LGD is determined based on the factors which impact the recoveries made post default. These vary by product type.

- For secured products, this is primarily based on collateral type and projected collateral values, historical discounts to market/book values due to forced sales, time to repossession and recovery costs observed.
- For unsecured products, LGD's are typically set at product level due to the limited differentiation in recoveries achieved across different borrowers. These LGD's are influenced by collection strategies, including contracted debt sales and price.

Exposure at default (EAD)

The 12-month and lifetime EADs are determined based on the expected payment profile, which varies by product type.

- For products with contractual terms, this is based on the contractual repayments owed by the borrower over a 12-month or lifetime basis. This will also be adjusted for any expected overpayments made by a borrower. Early repayment/refinance assumptions are also incorporated into the calculation.
- For revolving products, the exposure at default is predicted by taking current drawn balance and adding a "credit conversion factor" which allows for the expected drawdown of the remaining limit by the time of default. These assumptions vary by product type and current limit utilization band, based on analysis of the Company's recent default data.

Forward looking information

An overview of the approach to estimating ECLs is set out in Note 4.6 (vi), estimates and assumptions. To ensure completeness and accuracy, the Company obtains the data used from third party sources (WB, CBA, Government of RA and etc.). In order to generate the influence of the macroeconomic factors, the Company determining the weights to the selected macroeconomic factors and to the multiple scenarios (Base, Upside and Downside), which are predicted. To calculate the macroeconomic adjustment for ECL the Company uses a wide range of forecast information as economic inputs for its models, including:

- GDP growth
- Unemployment
- Nonperforming loans to total gross loans(%)
- Trade growth(%)

- Industry growth(%)
- Construction growth(%)
- Agriculture growth(%)
- Official exchange rate

28.1.3 Risk concentrations

Geographical sectors

Credit risk assets are located in the RA.

Industry sectors

As at 31 December 2025 the Company's assets exposed to credit risk are included in cash are concentrated in the financial sector. Loans to customers and finance lease receivables are mainly concentrated in the construction, industry, agriculture, trade, healthcare and transport sectors (see detailed analysis in Notes 15 and 16).

28.1.4 Collateral and other credit enhancement

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty. Guidelines are in place covering the acceptability and valuation of each type of collateral.

The main types of collateral obtained are, as follows:

- For loan to customer-movable properties and equipment
- For finance lease receivables-guarantees

Management will monitor the market value of collateral and will request additional collateral in accordance with the underlying agreement.

The Company did not hold any financial instruments for which no loss allowance is recognised because of collateral.

In addition, in order to minimise the credit loss, the Company will seek additional collateral from the counterparty as soon as impairment indicators are noticed for the relevant individual loans.

28.2 Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates and foreign exchange rates. The Company classifies exposures to market risk into either trading or non-trading portfolios. As at 31 December 2025 the Company does not hold trading portfolio. Non-trading positions are managed and monitored using other sensitivity analyses. Except for the concentrations within foreign currency, the Company has no significant concentration of market risk.

28.2.1 Market risk – Non-trading

Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments. As at 31 December 2025 the Company did not possess any financial instruments with variable interest rates.

Average effective interest rates

The table below displays average interest rates for interest earning assets and interest-bearing liabilities as at 31 December 2025 and 31 December 2024. These interest rates are an approximation of the yields to maturity of these assets and liabilities.

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	2025			2024		
	Average effective interest rate, %			Average effective interest rate, %		
	AMD	USD	EUR	AMD	USD	EUR
Interest earning assets						
Amounts due from financial institutions	-	11.49	2.5	-	-	-
Loans to customers	15.75	12.86	9.96	15.03	13.36	9.79
Finance lease receivabls	13.79	13.68	11.94	13.48	12.63	10.88
Interest bearning liabilities						
Loans from RA banks	7.7	-	-	12.6	9	6.81
Loans from other financial institutions	-	-	-	-	9.5	-
Loans from state non-profit organizations	8.08	4	-	7.71	4	-
Loans from international non-profit organizations	-	8.08	6.51	-	-	6.42
Loans from international financial organizations	11.44	9	7	11.4	-	-
Borrowings from commercial organizations	11.95	7.94	5	11.88	8.06	5.39
Borrowings from insurance companies	12	-	-	-	-	-
Borrowings from related parties	12.5	-	-	-	10.47	-
Lease liabilities	13.33	-	-	-	-	-

Currency risk

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

The tables below indicate the currencies to which the Company had significant exposure at 31 December 2025 on its non-trading monetary assets and liabilities and its forecast cash flows. The analysis calculated the effect of a reasonably possible movement of the currency rate against the Armenian dram, with all other variables held constant on the comprehensive income statement (due to the fair value of currency sensitive non-trading monetary assets and liabilities). A negative amount in the table reflects a potential net reduction in comprehensive income statement, while a positive amount reflects a net potential increase.

Currency	31 December 2025		31 December 2024	
	Change in currency rate in %	Effect on profit before tax	Change in currency rate in %	Effect on profit before tax
USD	5	(42,891)	5	24,138
USD	-5	42,891	-5	(24,138)
EUR	5	(44,071)	5	29,434
EUR	-5	44,071	-5	(29,434)

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The Company's exposure to foreign currency exchange risk is as follow:

	31 December 2025				
	AMD	USD	EUR	RUB	Total
Assets					
Cash	40,708	233,589	972,939	-	1,247,236
Amounts due from financial institutions	-	216,421	223,873	-	440,294
Loans to customers	3,243,837	646,212	625,228	-	4,515,277
Finance lease receivables	11,606,433	1,130,129	766,390	-	13,502,952
Other assets	1,694,041	534	137,398	-	1,831,973
Total	**16,585,019**	**2,226,885**	**2,725,828**	**-**	**21,537,732**
Liabilities					
Loans and borrowings	11,124,848	3,084,692	3,607,245		17,816,785
Other liabilities	123,025	9	-	-	123,034
Total	**11,247,873**	**3,084,701**	**3,607,245**		**17,939,819**
Net position at 31 December 2025	**5,337,146**	**(857,816)**	**(881,417)**	**-**	**3,597,913**
Commitments and contingent liabilities as at 31 December 2025	-	**-**	**938,520**	**-**	**938,520**
Total financial assets	**10,295,853**	**2,225,845**	**2,182,577**	**6,771**	**14,711,046**
Total financial liabilities	**9,168,697**	**1,743,086**	**1,593,904**	**-**	**12,505,687**
Net position at 31 December 2024	**1,127,156**	**482,759**	**588,673**	**6,771**	**2,205,359**
Commitments and contingent liabilities as at 31 December 2024	**11,339**	**39,656**	**-**	**-**	**50,995**

28.3 Liquidity risk

Liquidity risk is the risk that the Company will be unable to meet its payment obligations when they fall due under normal and stress circumstances. To limit this risk, management has arranged diversified funding sources in addition to its core deposit base, manages assets with liquidity in mind, and monitors future cash flows and liquidity on a daily bases. This incorporates an assessment of expected cash flows and the availability of high grade collateral which could be used to secure additional funding if required.

The Company maintains a portfolio of highly marketable and diverse assets that can be easily liquidated in the event of an unforeseen interruption of cash flow. The liquidity position is assessed and managed under a variety of scenarios, giving due consideration to stress factors relating to both the market in general and specifically to the Company.

The liquidity management of the Company requires considering the level of liquid assets necessary to settle obligations as they fall due; maintaining access to a range of funding sources; maintaining funding contingency plans and monitoring balance sheet liquidity ratios against regulatory requirements.

Analysis of financial liabilities by remaining contractual maturities

The table below summarises the maturity profile of the Company's financial liabilities as at 31 December 2025 based on contractual undiscounted repayment obligations. See Note 27 for the expected maturities of these liabilities. Repayments which are subject to notice are treated as if notice were to be given immediately.

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	31 December 2025					
	Demand and less than 1 month	From 1 to 12 months	From 1 to 5 years	More than 5 years	Total gross amount outflow	Carrying amount
Non-derivative financial liabilities						
Loans and borrowings	351,395	7,379,561	12,400,501	58,429	20,189,886	17,816,785
Other liabilities	116,563	2,629	5,019	-	124,211	123,034
Total undiscounted non-derivative financial liabilities	**467,958**	**7,382,190**	**12,405,520**	**58,429**	**20,314,097**	**17,939,819**
Commitments and contingent liabilities	**-**	**-**	**938,520**	**-**	**938,520**	**938,520**

	31 December 2024					
	Demand and less than 1 month	From 1 to 12 months	From 1 to 5 years	More than 5 years	Total gross amount outflow	Carrying amount
Non-derivative financial liabilities						
Loans and borrowings	425,346	4,744,728	8,830,074	78,718	14,078,866	12,329,297
Other liabilities	176,390	-	-	-	176,390	176,390
Total undiscounted non-derivative financial liabilities	**601,736**	**4,744,728**	**8,830,074**	**78,718**	**14,255,256**	**12,505,687**
Commitments and contingent liabilities	**-**	**50,995**	**-**	**-**	**50,995**	**50,995**

28.4 Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's involvement with financial instruments, including processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to the Board of Directors. This responsibility is supported by the development of overall standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorisation of transactions;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements, including the minimal requirements of the Central Bank of Armenia on internal control system;
- documentation of controls and procedures;
- requirements for the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified;
- requirements for the reporting of operational losses and proposed remedial action;
- development of contingency plans;
- training and professional development;

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- ethical and business standards; and
- risk mitigation.

29 Reconciliation of liabilities arising from financing activities

The changes in the Company's liabilities arising from financing activities can be classified as follows:

			2025
	Loans and borrowings	Lease liabilities	Total
At 1 January	12,329,297	-	12,329,297
Proceeds	27,067,896	-	27,067,896
Redemption	(20,922,002)	(717)	(20,922,719)
Foreign currency translation	57,869	-	57,869
Accrued interests	246,225	290	246,515
Other	(962,500)	7,137	(955,363)
At 31 December	**17,816,785**	**6,710**	**17,823,495**

		2024
	Loans and borrowings	Total
At 1 January	6,369,903	6,369,903
Proceeds	21,047,174	21,047,174
Redemption	(15,099,233)	(15,099,233)
Foreign currency translation	(78,376)	(78,376)
Accrued interests	89,829	89,829
At 31 December	**12,329,297**	**12,329,297**

30 Capital adequacy

The Company maintains an actively managed capital base to cover risks inherent in the business. The Company's capital is controlled by using rules and normative approved by the Central Bank of RA.

The primary objectives of the Company's capital management are to ensure that the Company complies with externally imposed capital requirements and that the Company maintains strong credit ratings and healthy capital ratios in order to support its business.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of its activities.

Regulatory capital consists of Tier 1 capital, which comprises share capital, accumulated losses including current year loss.

The Central Bank of Armenia has set for credit organizations the minimum value of the total normative capital amounting to AMD 150,000 thousand.

31 Events after reporting date

Subsequent to the reporting period, in February 2026, the Company completed a public offering of registered coupon-bearing bonds through the placement platform of the Armenia Securities Exchange. Under the terms of the issue, the total offering amounted to AMD 1,000,000 thousand, with a nominal value of AMD 50 thousand per bond, a coupon rate of 12% per annum, quarterly coupon payments, and a maturity term of 36 months, maturing on 4 February 2029. The bond placement was fully completed.

The Company also plans to conduct an additional public bond offering during June–July 2026.