

JSC Ziraat Bank Georgia

Financial Statements

Together with the Independent Auditor's Report

Year ended 31 December 2025

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INDEPENDENT AUDITOR'S REPORT

To shareholders and supervisory board of **JSC ZIRAAT BANK GEORGIA**

Opinion

We have audited the accompanying financial statements of JSC ZIRAAT BANK GEORGIA (hereinafter the "Bank"), which comprise the statements of financial position as at 31 December 2025 and the statement of comprehensive income, statement of cash flows and changes in equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Bank as at 31 December 2025, and its financial performance and its cash flow for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

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 Bank in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (the "IESBA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Georgia, and we have fulfilled our other ethical responsibilities in accordance with these 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.

Other information

The management is responsible for the preparation of other information which is given in the management report. Other information was not provided until the date of auditor's opinion. Our opinion on financial statements does not cover above mentioned other information. Probably, management report will be available to us after the date of auditor's opinion.

In preparing the financial statements, we are responsible to review the above-mentioned other information and assess whether it is materially inconsistent with the financial statements or with evidence obtained during the audit or gives the impression that it is materially misstated. If based on our work performed, we conclude that other information is materially misstated, we are obliged to disclose this information.

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

Management is responsible for the preparation and fair presentation of financial statements in accordance with IFRSs, 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 bank'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 bank or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bank'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 Bank'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 Bank's ability to continue as a going concern. If we conclude that 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 Bank to cease to continue as a going concern.
- Evaluate the overall presentation; structure and content of 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.

The engagement partner responsible for the audit resulting in this independent auditor's report is:

Mikheil Abaiadze / Certified Auditor / Partner

Moore Abc LLC

Audit firm registration number: SARAS-F-320544

Auditor's registration number: SARAS-A-865011

Date: May 15, 2026

Tbilisi, Georgia



JSC ZIRAAT BANK GEORGIA**STATEMENT OF FINANCIAL POSITION**

As at 31 December 2025

(Georgian Lari)

Assets	Note	31.12.2025	31.12.2024
Cash and cash equivalents	7	86,949,265	55,343,715
Mandatory reserve with the NBG	8	57,872,209	30,280,892
Loans to customers	9	242,322,838	161,901,212
Other assets	10	7,988,335	2,771,892
Deferred tax assets	21	8,937	19,937
Intangible assets	13	1,028,206	1,114,718
Right-of-use assets	11	1,313,151	540,314
Property and equipment	12	3,861,344	3,882,132
Total assets		401,344,285	255,854,812
Liabilities and equity			
Liabilities			
Amounts due to credit institutions	14	120,742,943	36,834,575
Customer accounts	15	183,500,396	134,789,935
Lease liabilities	11	1,301,322	509,369
Provision for guarantees issued		260,237	490,413
Other liabilities	16	7,047,060	1,670,996
Total liabilities		312,851,958	174,295,288
Equity			
Share capital	17	50,000,000	50,000,000
Retained earnings		38,492,327	31,559,524
Total equity		88,492,327	81,559,524
Total liabilities and equity		401,344,285	255,854,812

The financial statements for the year ended 31 December 2025 were approved on behalf of the management on 15 May 2026 by:

Deputy General Manager

Haluk CENGIZ

Chief accountant

Mariam KHADURI

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(Georgian Lari)

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Deputy General Manager



Haluk CENGIZ

Chief accountant



Mariam KHADURI

JSC ZIRAAT BANK GEORGIA**STATEMENT OF COMPREHENSIVE INCOME**

For the year ended 31 December 2025

(Georgian Lari)

	<u>Note</u>	<u>2025</u>	<u>2024</u>
Interest income	18	25,823,258	18,963,229
Interest expense	18	(8,957,421)	(4,846,038)
Net interest income		16,865,837	14,117,191
Change in provision for loan impairment	9	(1,990,566)	(2,446,006)
Net interest income after provision for loan impairment		14,875,271	11,671,185
Fee and commission income	19	2,063,797	2,049,972
Fee and commission expense	19	(2,189,074)	(1,703,277)
Income from foreign currency trading		1,915,327	1,765,738
Other income		16,752	31,884
Non-interest income		1,806,802	2,144,317
General and administrative expenses	20	(8,586,684)	(7,839,582)
Change in provision for guarantees issued		235,373	(300,296)
Foreign exchange gain, net		59,459	17,239
Profit before tax		8,390,221	5,692,863
Income tax expense	21	(1,457,418)	(988,508)
Total comprehensive income for the year		6,932,803	4,704,355

The financial statements for the year ended 31 December 2025 were approved on behalf of the management on 15 May 2026 by:

Deputy General Manager

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Chief accountant



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JSC ZIRAAT BANK GEORGIA

STATEMENT OF CASH FLOWS

For the year ended 31 December 2025

(Georgian Lari)

	Note	2025	2024
Cash flows from operating activities			
Profit before tax		8,390,221	5,692,863
Adjustments for:			
Depreciation and amortization	12, 13	1,447,211	1,353,300
Net change in provision for impairment	9	1,755,193	2,746,303
Discount on investment securities		-	(254,458)
Cash inflows from operating activities before changes in working capital		11,592,625	9,538,008
Interest income		2,100,079	(1,175,058)
Interest expense		16,635,698	3,225,381
Decrease/(Increase) in mandatory reserve with the NBG	8	(27,579,012)	(10,505,086)
Increase in loans to customers	9	(84,524,576)	(31,923,216)
Decrease/(Increase) in other assets	10	(5,611,987)	(1,424,981)
(Decrease)/Increase in customer accounts	15	38,875,189	28,446,200
Increase in other liabilities	16	5,376,064	579,185
Increase/(decrease) in amounts due to credit institutions	14	77,221,161	12,244,001
Cash used in/ (from) operations		34,085,241	9,004,434
Income taxes paid		(1,045,677)	(1,771,820)
Net cash (used in)/ from operating activities		33,039,564	7,232,614
Investing activities			
Purchase of property and equipment and intangible assets	12, 13	(994,591)	(987,550)
Net change investment security		-	5,389,584
Net cash used in investing activities		(994,591)	4,402,034
Financing activities			
Principal paid on lease liability	11	(326,204)	(380,433)
Interest paid on lease liabilities	11	(113,219)	(41,413)
Net cash used in financing activities		(439,423)	(421,846)
Net increase/ (decrease) in cash and cash equivalents		31,605,550	11,212,802
Cash and cash equivalents at beginning of year	7	55,343,715	44,130,913
Cash and cash equivalents at end of year	7	86,949,265	55,343,715

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JSC ZIRAAT BANK GEORGIA

STATEMENT OF CASH FLOWS

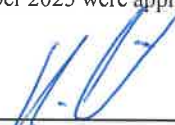
For the year ended 31 December 2025

(Georgian Lari)

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Chief accountant



Mariam KHADURI

JSC ZIRAAT BANK GEORGIA**STATEMENT OF CHANGES IN EQUITY**

For the year ended 31 December 2025

(Georgian Lari)

	Share capital	Retained earnings	Total equity
31.12.2023	50,000,000	26,855,169	76,855,169
Capital increase/(decrease)	-	-	-
Total comprehensive income of the year	-	4,704,355	4,704,355
31.12.2024	50,000,000	31,559,524	81,559,524
Capital increase/(decrease)	-	-	-
Total comprehensive income of the year	-	6,932,803	6,932,803
31.12.2025	50,000,000	38,492,327	88,492,327

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(Georgian Lari)

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31.12.2023	50,000,000	26,855,169	76,855,169
Capital increase/(decrease)	-	-	-
Total comprehensive income of the year	-	4,704,355	4,704,355
31.12.2024	50,000,000	31,559,524	81,559,524
Capital increase/(decrease)	-	-	-
Total comprehensive income of the year	-	6,932,803	6,932,803
31.12.2025	50,000,000	38,492,327	88,492,327

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NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

1. General information

Ziraat Bank Tbilisi Branch was incorporated in 1998. In 2017, the Company has received a banking license and continued operating as “Ziraat Bank Georgia” (hereinafter the “Bank”). The Bank is a joint stock company and was set up in accordance with Georgian regulations.

The Bank accepts deposits from the individuals and corporate clients and extends credit and guarantees, transfers payments in Georgia and abroad, exchanges currencies and provides other banking services to its customers.

The Bank is registered at the following address: Georgia. Tbilisi, Mtatsminda district, Zviad Gamsakhurdia embankment N 100. The Bank with its service centers in Tbilisi, Batumi, Marneuli and Kutaisi operates under a general banking license issued by National Bank of Georgia. (The NBG).

As at 31 December 2025 and 2024, JSC Ziraat Bank Turkey represents shareholder owning 100% of the shares of the Bank. Ultimate sole shareholder of the Bank is the Turkish Wealth Fund which is an affiliate of the Presidency of Turkiye in accordance The law NO. 6741 on establishment of Turkey Wealth Fund.

Average annual number of employees of the Bank (Fixed contracts) by category is presented as follows:

	2025	2024
Top management	4	4
Middle managers	19	18
Other employees	40	37

The Bank had no temporary employment contracts during 2025 and 2024 years.

2. Basis of preparation**Statement of compliance**

These financial statements have been prepared in accordance with International Financial Reporting Standards, International Accounting Standards and Interpretations (collectively IFRSs) issued by the International Accounting Standards Board (IASB).

The Bank prepares financial statements in Georgian Lari. The financial statements have been prepared on the historical cost basis. The reporting period for the Bank is the calendar year from January 1 to December 31.

The preparation of financial statements in compliance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying The Bank's accounting policies, which has significant influence on the book values of assets and liabilities, income and expense recognized in profit and loss of the year. Factual results may be different from the current estimates. Adjustments, resulting from the changes in accounting estimates belong to the period when they are recognized. The areas where significant judgments and estimates have been made in preparing the financial statements and their effect are disclosed in Note 4.

Summary of significant accounting policies used for preparing these financial statements are explained in Note 3.

Going concern

These financial statements have been prepared on the assumption that the Bank financially stable and continues to operate as going concern for the foreseeable future. The management and shareholders have the intention to further develop the business of the Bank in Georgia. The management believes that the going concern assumption is appropriate for the Bank.

In adopting the going concern basis for preparing the financial statements, the Management have considered the bank's business activities, objectives and strategy, principal risks and uncertainties in achieving its objectives, and performance.

JSC Ziraat Bank (Turkey), a state-owned bank, represents 100% owning shareholder of the Bank. As at 31 December 2025 and 2024 the Bank has significant transactions with its shareholder including deposits placed in Bank.

Management confirm that they have a reasonable expectation that the Bank, as a whole, have adequate resources to continue in operational existence for the 12 months from the date the financial statements are authorised for issue. Furthermore, management is not aware of any material uncertainties that may cast significant doubt upon the Bank's ability to continue as a going concern for the foreseeable future. Therefore, the financial statements continue to be prepared on the going concern basis.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

Changes in accounting policies

A) New and amended IFRS Accounting Standards that are effective for the current year

In the current year, the bank has applied a number of amendments to IFRS Accounting Standards issued by the IASB that are mandatorily effective for an accounting period that begins on or after 1 January 2025. Their adoption has not had any material impact on the disclosures or on the amounts reported in these financial statements.

Amendments to IAS 21 – *Lack of Exchangeability*

The amendments clarify:

- how an entity determines whether a currency is exchangeable into another currency;
- how to determine the spot exchange rate when exchangeability is lacking; and
- the related disclosure requirements.

Where a currency is not exchangeable, a Bank is required to estimate the spot exchange rate that would have applied in an orderly transaction between market participants at the measurement date and to provide additional disclosures about the nature and financial effect of the restriction.

Impact on adoption:

The Bank assessed the impact of these amendments and concluded that they did not have a material effect on the recognition and measurement of its assets and liabilities. Where relevant, enhanced disclosures have been included in these financial statements.

New and revised IFRS Accounting Standards in issue but not yet effective

At the date of authorisation of these financial statements, the bank has not applied the following new and revised IFRS Accounting Standards that have been issued but are not yet effective:

Amendments to IFRS 9 and IFRS 7 – *Classification and Measurement of Financial Instruments*

Effective for annual periods beginning on or after 1 January 2026

The amendments:

- clarify the derecognition requirements for financial liabilities settled through electronic payment systems;
- provide additional guidance on assessing contractual cash flow characteristics (SPPI assessment);
- introduce additional disclosures for equity instruments designated at fair value through other comprehensive income.

Given the nature of the Bank's financial assets and liabilities, the amendments may affect certain classification assessments and related disclosures. The Bank is currently evaluating the detailed impact; however, no significant effect on the overall classification of financial instruments is expected.

Annual Improvements to IFRS Accounting Standards – Volume 11

Effective 1 January 2026

These amendments include minor clarifications to:

- IFRS 1
- IFRS 10
- IAS 7
- IFRS 7
- IFRS 9

The amendments are not expected to have a material impact on the Bank's financial statements.

Amendments to IFRS 9 and IFRS 7 – *Contracts Referencing Nature-dependent Electricity*

Effective 1 January 2026

The amendments provide guidance on the classification and measurement of certain contracts referencing nature-dependent electricity and introduce related disclosure requirements.

The Bank does not currently enter into such contracts in the ordinary course of business. Accordingly, no material impact is expected.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

IFRS 18 – Presentation and Disclosure in Financial Statements

Effective 1 January 2027

IFRS 18 will replace IAS 1 and introduces:

- defined categories in the statement of profit or loss (operating, investing and financing);
- new required subtotals, including operating profit;
- enhanced requirements for aggregation and disaggregation of information; and
- disclosure requirements for management-defined performance measures (MPMs).

IFRS 18 is expected to result in changes to the presentation of the statement of profit or loss and related disclosures. It is not expected to affect the recognition or measurement of assets and liabilities. The Bank is currently assessing the impact on its financial statement presentation and disclosures.

IFRS 19 – Subsidiaries without Public Accountability: Disclosures

Effective 1 January 2027

IFRS 19 permits eligible subsidiaries without public accountability to apply reduced disclosure requirements while applying full IFRS recognition and measurement requirements.

As the Bank has public accountability, this standard is not applicable.

3. Material accounting policies

Foreign currency translation

A) Functional and presentation currency

Items included in the financial Statements are measured using the currency of the primary economic environment in which the Bank operates ('the functional currency'). Financial Statements are presented in Georgian Lari, which is the Bank's functional and presentation currency.

B) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are premeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

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

Foreign exchange gains and losses that relate to monetary items are presented in the statement of comprehensive income within “Exchange rate gain/ (loss), net”.

The closing rate of exchange used for translating foreign currency balances was:

	<i>Official rate of the National Bank of Georgia</i>	
	<u>USD</u>	<u>EUR</u>
Exchange rate as at 31.12.2025	2.6951	3.1737
Exchange rate as at 31.12.2024	2.8068	2.9306

Financial Instruments

Financial assets

Initial measurement of financial assets

Financial assets are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Financial assets- Classification and subsequent measurement

The Bank classifies all of its financial assets based on the business model for managing the assets and the asset’s contractual terms, measured at either:

- Amortised cost;
- FVOCI;
- FVPL.

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. The Bank classifies all the of its financial assets under “Financial assets measured at amortized cost” category.

The Bank only measures amounts due from credit institutions, loans to customers and other financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flow;
- 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 (SPPI).

Business model assessment

The Bank determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective.

The Bank’s business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity’s key management personnel;
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed;
- How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flow collected);
- The expected frequency, value and timing of sales are also important aspects of the Bank’s assessment.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

The business model assessment is based on reasonably expected scenarios without taking ‘worst case’ or ‘stress case’ scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Bank’s original expectations, the bank does not change the classification of the remaining financial assets held in that business model but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

The SPPI test

As a second step of its classification process, the Bank assesses the contractual terms of financial assets to identify whether they meet the SPPI test. ‘Principal’ for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortisation of the premium/discount).

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Bank applies judgement and considers relevant factors such as the currency in which the financial asset is denominated, and the period for which the interest rate is set.

In contrast, contractual terms that introduce a more than de minimis exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are solely payments of principal and interest on the amount outstanding. In such cases, the financial assets are required to be measured at FVPL.

Financial assets – reclassification

Financial instruments are reclassified only when the business model for managing the portfolio as a whole changes. The reclassification has a prospective effect and takes place from the beginning of the first reporting period that follows after the change in the business model. The Bank did not change its business model during the current and comparative period and did not make any reclassifications.

Impairment – credit loss allowance for ECL

The Bank assesses, on a forward-looking basis, the ECL for debt instruments measured at AC and FVOCI and for the exposures arising from loan commitments and financial guarantee contracts. The Bank measures ECL and recognises credit loss allowance at each reporting date. The measurement of ECL reflects: (i) an unbiased and probability weighted amount that is determined by evaluating a range of possible outcomes, (ii) time value of money and (iii) all reasonable and supportable information that is available without undue cost and effort at the end of each reporting period about past events, current conditions and forecasts of future conditions.

All of the exposures that are not subject to individual impairment assessment (see Note 4 - Individual assessment of impairment) are assessed collectively.

The Bank applies a three-stage model for impairment, based on changes in credit quality since initial recognition:

Stage 1: A financial instrument that is not credit-impaired on initial recognition is classified in Stage 1. Financial assets in Stage 1 have their ECL measured at an amount equal to the portion of lifetime ECL that results from default events possible within the next 12 months or until contractual maturity, if shorter (“12 Months ECL”);

Stage 2: If the Bank identifies a significant increase in credit risk (“SICR”) since initial recognition, the asset is transferred to Stage 2 and its ECL is measured based on ECL on a lifetime basis (“Lifetime ECL”). If a SICR is no longer observed, instrument will move back to Stage 1.

Stage 3: Credit impaired assets are transferred to Stage 3 and allowance for Lifetime ECL is recognized. The Bank’s definition of credit impaired assets and definition of default is based on the occurrence of one or more loss events, described further in Note 5.

Change in ECL is recognized in statement of comprehensive income with a corresponding allowance reported as a decrease in carrying value of the financial asset on the statement of financial position. For financial guarantees, provision for ECL is reported as a liability in Provisions for Liabilities and Charges.

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Financial assets – derecognition and modification

The Bank derecognises financial assets when (a) the assets are redeemed or the rights to cash flows from the assets otherwise expired or (b) the Bank has transferred the rights to the cash flows from the financial assets or entered into a qualifying pass-through arrangement while (i) also transferring substantially all risks and rewards of ownership of the assets or (ii) neither transferring nor retaining substantially all risks and rewards of ownership, but not retaining control. Control is retained if the counterparty does not have the practical ability to sell the assets in its entirety to an unrelated third party without needing to impose restrictions on the sale.

The Bank sometimes renegotiates or otherwise modifies the contractual terms of the financial assets. The Bank assesses whether the modification of contractual cash flows is substantial considering, among other, the following factors: change in interest rate due to market environment changes, change in the currency denomination; consolidation of two or more loans into one new loan; change in counterparty; loan with no schedule is replaced with loan with schedule or vice versa.

Based on below shown internally developed methodology there are certain qualitative triggers which lead to asset derecognition with no further quantitative testing required. These qualitative criteria are included in the list below:

- Change in contract currency;
- Consolidation of two or more loans into one new loan;
- Change in counterparty;
- Loan with no schedule is replaced with loan with schedule or vice versa;
- Change in contractual interest rate due to market environment changes.

The Bank compares the original and revised expected cash flows to assets whether the risks and rewards of the asset are substantially different as a result of the contractual modification. It should be assessed whether change in contractual cash flow is significant (significance defined as 10% change). If the test result is above 10% threshold, loan should be derecognized, whereas if the test is passed and result is below or equal to 10%, financial asset can be assessed as modified.

If the risks and rewards do not change, the modified asset is not substantially (10% test) different from the original assets, and the modification does not result in derecognition. The Bank recalculates the gross carrying amount by discounting the modified contractual cash flows by the original effective interest rate or, when applicable, the revised effective interest rate and recognises a modification gain or loss in profit or loss. Any costs or fees incurred adjust the carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

Write-off policy

Write-off of overdue financial instruments is performed after 360 days past due, while write-off of financial instruments fully or partially overdue by real estate is performed after 720 days past due.

Offsetting

Financial assets and liabilities are offset and the net amount reported in the statement of financial position only when there is a legally enforceable right to offset the recognised amounts, and there is an intention to either settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial liabilities

Financial liabilities are classified as subsequently measured at AC. Other financial liabilities include: Amounts due to credit institutions, customer accounts, lease liabilities and other liabilities.

Other financial liabilities are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest-bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried in the statement of financial position. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

Cash and cash equivalents

Cash and cash equivalents are items which are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value. Cash and cash equivalents include cash on hand, amounts due from the National Bank of Georgia (NBG), excluding mandatory cash balances, and all interbank placements and interbank receivables with original maturities of less than three months. Funds restricted for a period of more than three months on origination are excluded from cash and cash equivalents.

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Mandatory cash balances with the National Bank of Georgia

Mandatory cash balances with the NBG are carried at AC and represent mandatory reserve deposits that are not available to finance the Bank’s day to day operations. Hence, they are not considered as part of cash and cash equivalents for the purposes of the statement of cash flows.

Investment securities

Based on the business model and the cash flow characteristics, the Bank classifies investments in debt securities as carried at AC, FVOCI or FVTPL. Debt securities are carried at AC if they are held for collection of contractual cash flows and where those cash flows represent SPPI, and if they are not voluntarily designated at FVTPL in order to significantly reduce an accounting mismatch. All the investment securities possessed by the Bank are held for the specified period and are carried at amortized cost.

Financial guarantees

Financial guarantees require the Bank to make specified payments to reimburse the holder of the guarantee for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument. Financial guarantees are initially recognised at their fair value, which is normally evidenced by the amount of fees received. This amount is amortised on a straight-line basis over the life of the guarantee. At the end of each reporting period, the guarantees are measured at the higher of (i) the amount of the loss allowance for the guaranteed exposure determined based on the expected loss model and (ii) the remaining unamortised balance of the amount at initial recognition.

Taxation

The current income tax expense is calculated in accordance with the regulations of Georgia. It represents the sum of the current and deferred tax expenses. 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 amounts 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 utilised. Deferred tax assets and liabilities are measured at tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted at the reporting date.

Georgia also has various operating taxes, which are assessed on the Bank’s activities. These taxes are included as a component of general and administration expenses.

Property and equipment

Property and equipment are stated at cost, less accumulated depreciation and impairment losses, where required.

Land is not depreciated. Depreciation is charged on the carrying value of property and equipment and is designed to write off assets over their useful economic lives.

Group	Useful lives
Buildings	50
Computers and office equipment	4
Furniture	6
Leasehold improvement	5
Other	4-5

The assets’ useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. Losses arising from the retirement of property and equipment are included in profit or loss as incurred.

Intangible assets

The Bank's intangible assets have definite useful lives and primarily include computer software and licenses. Intangible assets acquired separately are reported at cost less accumulated amortization and accumulated impairment losses, if any. The estimated useful lives and amortization method is reviewed at the end of each annual reporting period and adjusted if needed. Useful lives of the intangible assets of the Bank is determined as 10 Years.

Amounts due to credit institutions

Amounts due to credit institutions are recorded when counterparty banks advance money or other assets to the Bank. Amounts due to credit institutions represent non-derivative liabilities and are carried at AC.

Customer accounts

Customer accounts are non-derivative liabilities to individuals, state or corporate customers and are carried at AC.

Share capital

Ordinary shares with discretionary dividends are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Dividends

Dividends are recorded in equity in the period in which they are declared. Any dividends declared after the end of the reporting period and before the financial statements are authorised for issue, are disclosed in the subsequent events note.

Recognition of income and expenses

The Bank calculates interest income on debt financial assets measured at amortized cost or at FVOCI by applying the EIR to the gross carrying amount of financial assets other than credit impaired. EIR is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or financial liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the effective interest rate, but not future credit losses. The carrying amount of the financial asset or financial liability is adjusted if the Bank revises its estimates of payments or receipts. The adjusted carrying amount is calculated based on the original effective interest rate and the change in carrying amount is recorded as interest revenue or expense.

When a financial asset becomes credit-impaired, the Bank calculates interest income by applying the effective interest rate to the net amortised cost of the financial asset. If the financial assets are cured and are no longer credit impaired, the Bank reverts to calculating interest revenue on a gross basis.

For purchased or originated credit-impaired (POCI) financial assets, the Bank calculates interest income by calculating the credit-adjusted EIR and applying that rate to the amortised cost of the asset. The credit-adjusted EIR is the interest rate that, at original recognition, discounts the estimated future cash flow (including credit losses) to the amortised cost of the POCI assets.

Fee and commission income

The Bank earns fee and commission income be divided into the following categories:

- *Fee income earned from services that are provided over a certain period of time*

Fees earned for the provision of services over a period of time are accrued over that period as respective performance obligations are satisfied.

- *Fee income earned at a point in time*

Fees arising from settlement, remittances, bill payments and cash operations are recognized upon completion of underlying transactions. Each operation is treated as a separate performance obligation.

Contingent Liabilities and Contingent Assets, Provisions

Contingent liabilities are not reflected in the financial statements, except for the cases when the outflow of economic benefits is likely to origin and the amount of such liabilities can be reliably measured.

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Contingent assets are not reflected in the financial statements, but the information on them is disclosed when inflow of economic benefits is probable. If economic benefits are sure to occur, an asset and related income are recognized in the financial statements for the period, when the evaluation change occurred.

A provision is a liability of uncertain timing or amount. A liability is a present obligation of the entity arising from past events, the settlement of which is expected to result in an outflow from the entity of resources embodying economic benefits.

Leases

Bank as lessee Identifying

the lease

A contract is, or contains, a lease when it conveys the right to use an underlying asset for a period of time, in exchange for consideration. At inception of a contract, the Bank assesses whether it meets the two following cumulative conditions to be qualified as a lease:

- its execution involves the use of an identified asset, and
- it conveys the right to direct the use of that identified asset.

Initial recognition

All leases are accounted for by recognising a right-of-use asset and a lease liability except for:

- Leases of low value assets; and
- Leases with a duration of 12 months or less.

Leases are recognized on the Bank's balance sheet as follows:

- An asset representing the right to use the underlying asset over the lease term;
- A liability for the obligation to pay the lease payments.

Lease liabilities are measured at the present value of the contractual payments due to the lessor over the lease term, with the discount rate determined by reference to the rate inherent in the lease unless this is not readily determinable, in which case the Bank's incremental borrowing rate on commencement of the lease is used. Variable lease payments are only included in the measurement of the lease liability if they depend on an index or rate. In such cases, the initial measurement of the lease liability assumes the variable element will remain unchanged throughout the lease term. Other variable lease payments are expensed in the period to which they relate.

On initial recognition, the carrying value of the lease liability also includes:

- amounts expected to be payable under any residual value guarantee;
- the exercise price of any purchase option granted in favor of the Bank if it is reasonably certain to assess that option;
- any penalties payable for terminating the lease, if the term of the lease has been estimated on the basis of termination option being exercised.

At the commencement date, the Bank measures the right-of-use asset at cost. The cost of the right-of-use asset is comprised:

- The amount of the initial measurement of the lease liability;
- lease payments made at or before commencement of the lease;
- Up to this date, net of lease incentive payments received;
- initial direct costs incurred; and
- the amount of any provision recognised where the Bank is contractually required to dismantle, remove or restore the leased asset (typically leasehold dilapidations).

Subsequent measurement

Subsequent to initial measurement lease liabilities increase as a result of interest charged at a constant rate on the balance outstanding and are reduced for lease payments made. Right-of-use assets are amortised on a straight-line basis over the remaining term of the lease or over the remaining economic life of the asset if, rarely, this is judged to be shorter than the lease term.

When the Bank revises its estimate of the term of any lease (because, for example, it re-assesses the probability of a lessee extension or termination option being exercised), it adjusts the carrying amount of the lease liability to reflect the payments to make over the revised term, which are discounted at the revised discount rate.

The carrying value of lease liabilities is similarly revised when the variable element of future lease payments dependent on a rate or index is revised, except the discount rate remains unchanged. In both cases an equivalent adjustment is made to the carrying value of the right-of-use asset, with the revised carrying amount being amortised over the remaining (revised) lease term. If the carrying amount of the right-of-use asset is adjusted to zero, any further reduction is recognised in profit or loss.

When the Bank renegotiates the contractual terms of a lease with the lessor, the accounting depends on the nature of the modification:

- if the renegotiation results in one or more additional assets being leased for an amount commensurate with the standalone price for the additional rights-of-use obtained, the modification is accounted for as a separate lease in accordance with the above policy;
- in all other cases where the renegotiated increases the scope of the lease (whether that is an extension to the lease term, or one or more additional assets being leased), the lease liability is remeasured using the discount rate applicable on the modification date, with the right-of-use asset being adjusted by the same amount;
- If the renegotiation results in a decrease in the scope of the lease, both the carrying amount of the lease liability and right-of-use assets are reduced by the same proportion to reflect the partial of full termination of the lease with any difference recognised in profit or loss. The lease liability is then further adjusted to ensure its carrying amount reflects the amount of the renegotiated payments over the renegotiated term, with the modified lease payments discounted at the rate applicable on the modification date. The right-of-use asset is adjusted by the same amount.

The Bank elects, by class of underlying assets, not to separate non-lease components from lease components, and instead accounts for each lease component and any associated non-lease component as a single lease component.

Determination of lease term

The lease term is defined as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease (including the renewal option implied through customary business practices) if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercised.

Management applies judgement to determine the lease term when lease contracts include renewal options that are exercisable only by the Bank. It considers all relevant factors that create an economic incentive to exercise the renewal option. After the commencement date, the Bank reassesses the lease term if there is a significant event or a change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew, or to terminate the lease.

Determination of incremental borrowing rate (IBR)

IBR is the rate of interest that a lessee would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right of use asset in a similar economic environment.

The management applies judgement to estimate the IBR. The management uses an observable information to determine the base rate and adjustments for the lessee specific factors and the asset factors (the adjustment for security).

Determination of lease payments

In Georgia it is customary that lease renewal option is implied through customary business practices and not all renewal options are documented within the lease agreements. In such cases, the initial measurement of the lease liability assumes the payment for renewal period will remain unchanged throughout the lease term.

Short-term leases and leases of low-value assets

The Bank applies the recognition exemption for short-term leases (i.e., lease with a lease term of 12 months or less from the commencement date) and leases of low-value assets. Associated lease payments are recognized as an expense in the income statement on a straight-line basis over the lease term.

Staff costs and related contributions

Wages, salaries, bonuses, and non-monetary benefits are accrued in the year in which the associated services are rendered by the employees of the Bank.

Repossessed assets

Repossessed assets are valued at the lower cost and net realisable value. Majority of the Company's foreclosed assets consists of the real estate assets repossessed during recovery of the defaulted loan.

Events after the reporting period

Events after the reporting period and events before the date of financial statements authorization for issue that provide additional information about the Bank's financial statements are reported in the financial statements. Post- balance sheet events that do not affect the financial position of the Bank at the balance sheet date are disclosed in the Notes to the financial statements when material.

4. Critical accounting estimates and judgments

The Bank makes certain estimates and assumptions regarding the future. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may deviate from these estimates and assumptions. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Expected credit loss allowance (ECL)

Measurement of ECL is a significant estimate that involves forecasting future economic conditions, longer the term of forecasts more management judgment is applied, and those judgements may be the source of uncertainty. Details of ECL measurement methodology are disclosed in Note 3 and 5.

The measurement of impairment losses under IFRS 9 across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes which can result in different levels of allowances. The Bank's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies.

The following components have a major impact on credit loss allowance: definition of significant increase in credit risk (SICR), definition of default, probability of default ("PD"), exposure at default ("EAD"), loss given default ("LGD"), as well as models of macro-economic scenarios.

Elements of the ECL models, that are considered accounting judgements and estimates, include:

- The Bank's internal credit grading model, which assigns PDs to the individual grades;
- The Bank's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment;
- The segmentation of financial assets when their ECL is assessed on a collective basis;
- Development of ECL models, including the various formulae and the choice of inputs;
- Determination of associations between macroeconomic scenarios and, economic inputs, such as GDP Growth, Inflation rate or collateral values, and the effect on PDs, EADs and LGDs;
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

The Bank regularly reviews its loans to assess for impairment and uses its experienced judgment to estimate the amount of any impairment loss in cases where a borrower is in financial difficulties and there are few available sources of historical data relating to similar borrowers. Similarly, the Bank estimates changes in future cash flow based on the observable data indicating that there has been an adverse change in the payment status of borrowers. Management uses probability estimates based on historical borrower experience including default familiarities and loss given defaults. The Bank uses its experienced judgment to adjust observable data for a bank of homogenous loans to reflect current circumstances and forward-looking macroeconomic variables.

Taxation

Tax legislation in Georgia is subject to varying interpretations, and changes can occur frequently. Management interpretation of such legislation and changes as applied to the transactions and activity of the Bank may be challenged by the relevant authorities. As such, additional taxes, penalties and interest may be assessed. Fiscal periods remain open to review by the authorities in respect of taxes for three years including the year of review. Management believes that as at 31 December 2025 and 2024 its interpretation of the relevant legislation is appropriate, and that the Bank's tax position will be sustained.

5. Financial instruments – risk management

Risk is inherent in the Bank's activities but it 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 Bank's continuing profitability and each individual within the Bank is accountable for the risk exposures relating to his or her responsibilities. The Bank is exposed to credit risk, liquidity risk, market risk, operational risk and other non-financial risks. The risk management framework adopted by the Bank sets the boundaries of risk bearing capacity for each risk and business line and ensures its compliance.

The Supervisory Board of the Bank has overall responsibility for the establishment and oversight of the Bank's risk management framework. The Supervisory Board has established committees, which are responsible for developing and monitoring Bank risk management policies in relevant specified areas, which are communicated through Risk Appetite Statement (RAS).

The responsibility of the individuals responsible for risk management is to ensure the compliance of the Bank to the Risk Appetite Statement ("RAS") set by the Supervisory Board of the Bank. The compliance is ensured by continuous monitoring of the RAS parameters and proposing any changes to these parameters when circumstances change. The Enterprise Risk Management ("ERM") Division has the overall responsibility for monitoring of the RAS set by the Supervisory Board.

RAS establishes escalation routes for trigger events and limits breaches in order to timely and effectively initiate and implement pre-defined mitigation actions. For the purposes of effective inclusion into daily activities of the Bank, RAS parameters are detailed into more granular business unit and transactional levels.

With the active involvement of Management Board risk management functions ensure proper communication and clarity at all levels regarding risk objectives, constant monitoring of risk profile against risk appetite, timely escalation of risk-related alerts and design of mitigating actions.

The Bank's risk management policies are established to identify and analyze the risks faced by the Bank, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered. The Bank, through its management standards, procedures and trainings aims, has a disciplined and constructive control environment, in which all employees understand their roles and obligations.

Audit Committee

The Audit Committee is a significant element of the Bank's corporate governance system. The Audit Committee supervises the activities of the Internal Audit Department, develops appropriate recommendations for this service and protects the interests of shareholders in terms of the reliability of financial statements. The Audit Committee is responsible for monitoring compliance with the Bank's risk management policies and procedures, and for reviewing the adequacy of the risk management framework in relation to the risks faced by the Bank.

Internal Audit

Risk management processes throughout the Bank are audited by the internal audit function, which examines, by undertaking regular and ad-hoc reviews, both the adequacy of the procedures and the Bank's compliance with the procedures. Internal Audit discusses the results of all assessments with the Management Board and reports its findings and recommendations to the Audit Committee.

Other structural units

The Supervisory Board is ultimately responsible for identifying and controlling risks; however, there are separate independent bodies responsible for managing and monitoring risks. Risk Appetite metrics are set by the Supervisory Board and monitored by the following committees and units with the active involvement of Management Board:

- Credit risk is managed by the Credit Committees;
- Liquidity risk is managed by Asset-Liability Committee ("ALCO");
- Market risk is managed by ALCO;
- Operational risk is managed by the Risk Management Department with close cooperation of Management Board;
- Information security and technology risks are managed by Information Technology Department.

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Credit risk

The Bank is exposed to credit risk, which is the risk that a customer or counterparty will be unable to meet its obligation to settle outstanding amounts. The Bank's exposure to credit risk arises as a result of its lending operations and other transactions with counterparties giving rise to financial assets. Maximum exposure to credit risk of on- balance sheet items equal their carrying values.

For maximum exposure on off-balance sheet commitments refer to Note 5 – Liquidity risk.

Credit risks include: risks arising from transactions with counterparties, concentration risk, currency-induced credit risks and residual risks.

- Risks arising from transactions with counterparties are the loss risk related to default or non-fulfillment of contracts due to deterioration in the counterparty's credit quality;
- Concentration risk is the risk related to the quality deterioration due to large exposures provided to single borrowers or a group of connected borrowers, or loan concentration in certain economic industries;
- Currency-induced credit risks relate to risks arising from foreign currency-denominated loans in the Bank's portfolio;
- Residual risks result from applying credit risk-mitigation techniques, which could not satisfy expectation in relation to received collateral.

Credit Approval

The Bank strives to ensure a sound credit-granting process by establishing well-defined credit granting criteria and building up an efficient process for the comprehensive assessment of a borrower's risk profile.

The credit assessment process differs across segments, being further differentiated across various product types reflecting the different natures of these asset classes. Corporate, SME and larger retail and micro loans are assessed on an individual basis with thorough analysis of the borrower's creditworthiness and structure of the loan;

The Credit Committees are established by the decision of supervisory board and the choosing of members occurs by the following persons: General director, deputy managing director, director, risk manager.

The credit committee is responsible for overseeing loan requests and approving credit products. Credit risk managers (respective credit committee members) conduct detailed analysis of debtors and proposed credit risks. If the total liability exceeds equivalent to USD 750,000, final decision regarding the issuance of loan is made by the supervisory board, but if the total liability does not exceed USD 750,000, the decision is made by the credit committee.

Segmentation

Segmentation criteria are based on credit risk characteristics and expert judgment depending on the data availability and homogeneity of historical information. The set of instrument attributes used in the analysis can be reconsidered over time depending on the emergence of new information and sufficiency of accumulated data.

Segmentation of the loan portfolio consists of the following sub-segments:

- 1) Segment 1 – “Mortgage”;
- 2) Segment 2 – „Consumer loan”;
- 3) Segment 3,4 – “Corporate” and SME (Small and medium entities);

Credit Risk Monitoring

The Bank's risk management policies and processes are designed to identify and analyze risk in a timely manner, and monitor adherence to predefined limits by means of reliable and timely data. The Bank dedicates considerable resources to gain a clear and accurate understanding of the credit risk faced across various business segments.

Monitoring processes are tailored to the specifics of individual segments, as well as they encompass individual credit exposures, overall portfolio performance and external trends that may impact the portfolio's risk profile.

By comparing current data with historical figures and analyzing forecasts, the management believes that it is capable identifying risks and responding to them by amending its policies in a timely manner.

Credit Risk Mitigation

Credit decisions are based primarily on the borrower's repayment capacity and creditworthiness; in addition, the Bank uses credit risk mitigation tools such as collateral and guarantees to reduce the credit risk. The collateral management framework consists of a sound independent appraisal process, haircut system throughout the underwriting process, monitoring and revaluations.

Credit Risk Restructuring and Collection

A comprehensive portfolio supervision system is in place to identify weakened or problem credit exposures in a timely manner and to take prompt remedial actions. Dedicated restructuring units manage weakened borrowers across all business segments.

For the measurement of ECL, restructured borrowers may be classified either in Stage 2 or Stage 3. If overdue days after restructuring consists of more than 30 days, the loan is classified in stage 3. If overdue days consist of not less than 30 days, then the loan is classified in stage 2 and automatically gets the code that represents +31 Days on current overdue days. If the restructured borrower has completed the restructuring probation period of at least 1 year successfully, it'll be classified as stage 1 credit risk financial instrument and will no longer be classified as restructured.

Credit Quality

Depending on the type of financial asset the Bank may utilize different sources of asset credit quality information including credit scoring information from credit bureau and internally developed credit ratings.

Expected credit loss (ECL) measurement

ECL is a probability-weighted estimate of the present value of future cash shortfalls. An ECL measurement is unbiased and is determined by evaluating a range of possible outcomes. ECL measurement is based on four components used by the Bank: Probability of Default ("PD"), Exposure at Default ("EAD"), Loss Given Default ("LGD") and Discount Rate. The estimates consider forward looking information, that is, ECLs reflect probability weighted development of key macroeconomic variables that have an impact on credit risk.

All of the exposures that are not subject to individual impairment assessment (see Individual assessment of impairment) are assessed collectively.

The Bank uses a three-stage model for ECL measurement and classifies its borrowers across three stages: The Bank classifies its exposures as Stage 1 if no significant deterioration in credit quality occurred since initial recognition and the instrument was not credit-impaired when initially recognized. The exposure is classified to Stage 2 if the significant deterioration in credit quality was identified since initial recognition, but the financial instrument is not considered credit impaired. The exposures for which the credit-impaired indicators have been identified are classified as Stage 3 instruments.

The Expected Credit Loss (ECL) amount differs depending on exposure allocation to one of the Stages. In the case of Stage 1 instruments, the ECL represents that portion of the lifetime ECL that can be attributed to default events occurring within the next 12 months from the reporting date. In case of Stage 2 instruments, the ECL represents the lifetime ECL, i.e. credit losses that can be attributed to possible default events during the whole lifetime of a financial instrument. Generally, lifetime is set equal to the remaining contractual maturity of the financial instrument.

Factors such as existence of contractual repayment schedules, options for extension of repayment maturity and monitoring processes held by the Bank affect the lifetime determination. In case of Stage 3 instruments, default event has already incurred and the lifetime ECL is estimated based on the expected recoveries.

Definition of default

Definition of default, as used in IFRS 9 for impairment purposes, is consistent with the definition used for internal credit risk management and includes all financial instruments of the Bank.

The borrower is classified as defaulted if at least one of the following occurred:

- Any amount of contractual repayments is past due to more than 90 days;
- Distressed Restructuring (Cooling) - the exposure is more than 30 days past due after the 1st restructuring date;
- If restructuring was made without financial analysis;
- When NBG solvency Ratios are breached (PTI, DSCR, DEBT/EBITDA);

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- Qualitative SICR criteria, which signals impairment of financial instruments.

Moreover, the Bank may apply to other expert indicators of unlikeliness to pay (UTP) if there are any.

All general default criteria are applied to all financial instruments, regardless of its classification to product portfolios or client segments. In the case of UTP criterion, list of specific indicators may vary from one portfolio or segment to another in order to address the specific characteristics of the exposures or data availability constraints.

It should be noted that the Bank equates default and credit-impairment definitions so that all defaulted exposures are treated as credit-impaired and all credit-impaired exposures are treated as defaulted.

Distressed Restructuring (Cooling) - The Bank collects all the information related to all exposures active as at the reporting date, which are delinquent or restructured. In case financial instrument is more than 90 days past due or restructured and full financial analysis were not conducted, the financial instrument is moved to stage 2 if 6 consecutive payments are satisfied, and appropriate credit risk criteria are met. Additional 6 consecutive payments shall be made, in order stage 2 loans to move to stage 1. Analysis covers 6 + 6 consecutive months prior to the reporting days without overdue after restructuring or more than 90 days past due. If the impaired financial instrument successfully passes the probation (cooling) period (6+6 /only 6 months for instruments classified to Stage 3 / Stage 2), then it is allowed to move to stage 1. If the credit quality worsens (>30 overdue days) during the analysed cooling period at least once (or several times), probation period assessment restarts from that point and continues up to the reporting date.

The Bank applies a Probation (Cooling) period analysis procedure starting from the moment of impairment under the NBG regulation.

Significant Increase in Credit Risk (“SICR”)

For every financial instrument the Bank estimates if credit risk has increased significantly after the initial recognition (Sign of increasing credit risk – “SICR”). To recognize the sign, the Bank for each financial instrument is conducting historical analysis of different factors, including, the factors that are relevant for the specific financial instrument.

Recognizing SICR can be done by the following estimation methods:

- Increasing risk of default after the initial recognition (Changes in direct or external and internal rating);
- Factual or expecting significant change in operational results of the customer;
- Changes in approaches of the management of credit risk for the financial instruments;
- Facts featuring that the Bank is not allowing the current level of the risk according to the date of initial recognition of financial instrument, particularly:
 - a) The transaction would never have been done;
 - b) The transaction would have been done, but with the different conditions (for compensating the increased risk) and/or implementing uncommon processes (Involving the employee with higher authorization in the process of credit taking);

Group transfer (contamination principles) - Group transfer criteria is also a subject to significant increase in credit risk (SICR) and Default:

- If the exposure for a borrower is considered being in Stage 2 at the reporting date, then the entire exposures towards this borrower or group of borrowers are transferred to Stage 2 at the reporting date;
- If the group exposure for a borrower is considered as defaulted at the reporting date, then the entire exposure towards this borrower (or group of related borrowers) are transferred to Stage 3 at the reporting date.

The indicator of group exposure transfer to Stage 2 / Stage 3 is based on overdue days as well as any SICR indicators. Thus, the Bank assumes a 100% relationship between exposures within the same group unless it is otherwise shown through individual analysis. If different loans belonging to the same borrower or group of borrowers are assigned different credit risk categories, statistical or individual analysis shall be performed, demonstrating that the risk factors are not pervasive enough to cause SICR since initial recognition or impairment in other instruments with lower credit category.

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*(Georgian Lari)***Exposure at default (EAD)**

Default risk position parameter represents a total risk position that a bank is exposed to in the period that default is considered to happen. EAD parameter, used to measure expected credit loss, depends on time. The bank allows for use of different values of the parameter for different, future credit risk positions.

Exposure at default (EAD) parameter is used for all financial instruments at the 1st and 2nd stages (including non-defaulted purchases or impaired financial assets), regardless of specific characteristics, including the existence of predefined repayment schedule. In the case of financial instruments at the 3rd stage (and in case of assets purchased at default or impaired financial assets), single EAD parameter is used, which equals the current default risk position. The current default risk position represents the amount, that is calculated based on risk position balances as at reporting date.

Probability of default (PD)

Probability of default parameter describes the likelihood of a default of a facility over a particular time horizon. It provides an estimate of the likelihood that a borrower will be unable to meet its contractual debt obligations. The PD parameter is time-dependent (i.e. has a specific term structure) and is applied to all non-defaulted contracts.

The term probability of default is not unambiguous according to the prevailing market practice, therefore for the avoidance of doubt, the following definitions are introduced in addition to abovementioned:

- MPD - marginal probability of default, i.e. the probability that the performing contract defaults during particular time period and exactly in this time period provided that it has survived until the beginning of this period;
- PD - conditional probability of default, i.e. the probability that the performing contract defaults during particular period.

Two types of PDs are used for calculating ECLs: 12-month and lifetime PD. Lifetime PDs represent the estimated probability of a default occurring over the remaining life of the financial instrument and it is a sum of the 12 months marginal PDs over the life of the instrument. The Bank uses different statistical approaches such as the extrapolation of 12-month PDs based on migration matrixes, developing lifetime PD curves based on the historical default data and gradual convergence of long-term PD with the long-term default rate.

PD assessment approach is differentiated for different time horizons and is further adjusted due to expected influence of macroeconomic variables as forecasted for the period. Macroeconomic variables covered by these forecasts and which the Bank incorporated in its ECL assessment model include GDP growth, monetary policy interest rate, nominal effective foreign exchange rate and inflation rate.

The Bank considers these forecasts to represent its best estimate of the possible outcomes, based on reliable available information.

The table below summarizes the principal main macroeconomic indicators included in the economic scenarios used at 31 December 2025 for the years 2026 and 2027, for Georgia:

	2026	2027
GDP Growth		
Base scenario	4.9	5.1
Upside scenario	6.0	5.5
Downside scenario	2.0	4.0
Inflation rate		
Base scenario	3.5	2.8
Upside scenario	3.0	2.5
Downside scenario	8.0	5.5

Predicted relationships between the key indicators and default and loss rates on various portfolios of financial assets have been developed based on analyzing historical data over the past 5 years, for PD and LGD purposes, respectively. Based on this analysis, the Bank identified portfolio default key relationship with GDP growth.

PC estimation – Probability of conversion parameter describes the likelihood that the guarantee or letter of credit will be converted to a loan, i.e. will be considered defaulted, over a particular time horizon. The PC parameter is considered constant or time-dependent according to the available number of observations in the respective estimation sample. The Bank proceeds the historical data reliability on the yearly basis, where the PC calculation approach is specified. The PC estimation simplifications (e.g. constant parameter calculation) are specified by the Bank based on the reasonable and supportable grounding.

Since the fact of guarantee-to-loan conversion (i.e. the call upon guarantee or letter of credit and further conversion into a loan) is perceived as the trigger for Stage 3 classification of the corresponding loan PC parameter is applied to all uncalled guarantees and letters of credit.

Loss Given Default (LGD)

Loss given default is shown as a percentage of losses incurred after a borrower defaults, over total exposure at the time of the default.

In case of a default, the process of loss estimation is based on an assumption, that after default, the loan retains default status and is in the process of recover (non-cure assumption).

This assumption is based on a complete restoration in case of retail segment, however in case of corporate/small and medium business segments this can be additionally of differentiated as cash and cash equivalents and restoration of collateral.

The possibility of inclusion of restoration of collateral in loan default is dependent on availability of cash receiving procedures and historical data.

Non-defaulted loan position

LGD parameter, designed for sub-portfolios of homogeneous non-defaulted risk position is dependent on time, in other words it is characterized by a time structure. This gives Bank more flexibility in designing LGD parameter, since the parameter refers to the time section in which the default may occur.

Exposure on default

LGD parameter of a defaulted risk position is not subject to a time structure, due to the fact that the risk position is already in default. The following method is characterized by specific restoration methods. According to general LGD norms, macroeconomic factors are considered under following sections:

- Correction of restoration norms;
- Correction of restoration and restoration norms, and value of collateral of a secured portfolio;

Individual assessment of impairment

Reasonable threshold for defining individually significant financial assets is established by taking into consideration cumulative exposures by borrowers and groups of borrowers within portfolio. If the instrument is classified as Stage 1 credit risk category and its outstanding amount is more than 1% (in case of Stage 2 or Stage 3 exposures 0.5%) of the Tier 1 capital, the instrument can be considered as individually significant.

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ECL of individually significant financial instruments is estimated on a collective basis for instruments which belong to stage 1 or stage 2 credit risk category.

If an asset identified as individually significant is categorized as Stage 3 credit risk, all other exposures towards the borrower or group of borrowers is also assessed as individually significant.

Forecasted information

While estimating credit risk, bank considers forecasted, macroeconomic factors, based on analysis of various situations. These situations include most likely, worse than likely and better than likely outcomes, with respective probabilities.

The situations mentioned above take into account the macroeconomic factors, that are published by the national bank of Georgia. Macroeconomic forecasted information for impairment basis is used for the following purposes:

- 1) Determining financial instruments, for which credit risk has significantly increased after initial recognition (Is valid only in the cases, where the bank for specific instruments or groups of instruments accounts for ongoing significant economic changes);
- 2) Determining expected credit losses by assessing various possible conditions of economic environment;

While estimating a significant increase in credit risk, bank considers the probability of a default, which represents expected risk of default in case of different outcomes and compares the indicators to the values of the indicators at the initial recognition.

While analyzing expected credit risk, the Bank determines the parameters separately, for each different outcome and gets the final value for the expected credit risk, which is later used in the process of loss reserve as a weighted probability where the weights are represented by the probabilities for individual, various outcomes.

Credit quality per class of financial assets

The credit quality of financial assets is managed by the Bank internal credit ratings, as described above. The table below shows the credit quality by class of asset for loan-related lines in the statement of financial position, based on categories specified in the tables.

As at 31 December 2025	Stage	High grade	Standard grade	Sub-standard grade	Impaired	Total
Cash and cash equivalents (except cash on hand)		75,503,154	-	-	-	75,503,154
Mandatory cash balances with the NBG		57,872,209	-	-	-	57,872,209
Loans to customers:						
Business loans	Stage 1	128,654,368	-	22,195,906	-	150,850,274
Business loans	Stage 2	3,638,849	1,893,553	163,513	-	5,695,915
Business loans	Stage 3	2,625,124	45,677	-	8,712,421	11,383,222
Business loans Corporate	Stage 1	-	-	-	-	-
Business loans Corporate	Stage 2	2,691,671	-	-	-	2,691,671
Business loans Corporate	Stage 3	-	-	-	-	-
Credit Line	Stage 1	51,147,216	-	-	-	51,147,216
Credit Line	Stage 2	908,415	275,777	-	-	1,184,192
Credit Line	Stage 3	80,906	-	-	1,971,661	2,052,567
Mortgage loan	Stage 1	8,603,719	-	-	-	8,603,719
Mortgage loan	Stage 2	570,058	-	-	-	570,058
Mortgage loan	Stage 3	-	309,571	-	-	309,571
Consumer loans	Stage 1	12,881,578	-	50,107	-	12,931,685
Consumer loans	Stage 2	200,364	-	-	-	200,364
Consumer loans	Stage 3	176,631	-	52,926	6,277	235,834
Guarantees	Stage 1	59,703,688	-	673,775	-	60,377,463
Guarantees	Stage 2	676,689	-	110,446	-	787,135
Credit of Letter	Stage 1	2,951,696	-	-	-	2,951,696
		408,886,335	2,524,578	23,246,673	10,690,359	408,886,335

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As at 31 December 2024	Stage	High grade	Standard grade	Sub-standard grade	Impaired	Total
Cash and cash equivalents (except cash on hand)		47,829,743	-	-	-	47,829,743
Mandatory cash balances with the NBG		30,280,892	-	-	-	30,280,892
Loans to customers:						
Business loans	Stage 1	72,531,194	287,127	-	-	72,818,321
Business loans	Stage 2	15,820,895	-	1,846,779	-	17,667,674
Business loans	Stage 3	3,451,534	-	-	1,415,343	4,866,877
Business loans Corporate	Stage 1	-	-	-	-	-
Business loans Corporate	Stage 2	3,427,709	-	-	-	3,427,709
Business loans Corporate	Stage 3	-	-	-	-	-
Credit Line	Stage 1	37,843,804	-	-	-	37,843,804
Credit Line	Stage 2	8,589,236	-	-	-	8,589,236
Credit Line	Stage 3	-	-	-	132,692	132,692
Mortgage loan	Stage 1	9,502,838	-	-	-	9,502,838
Mortgage loan	Stage 2	453,144	-	145,612	-	598,756
Mortgage loan	Stage 3	350,960	-	-	442,723	793,684
Consumer loans	Stage 1	8,873,611	1,203	-	-	8,874,814
Consumer loans	Stage 2	668,120	-	-	-	668,120
Consumer loans	Stage 3	125,852	-	-	4,447	130,298
Guarantees	Stage 1	47,665,269	-	-	-	47,665,269
Guarantees	Stage 3	-	-	-	150,000	150,000
		287,414,801	288,330	1,992,391	2,145,205	291,840,727

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The credit risk assessment policy for financial assets has been determined by the Bank for balance sheet exposures as follows:

- A financial asset that is not past due at the reporting date is assessed as a financial asset with high grade;
- A financial asset that is less than 30 days past due at the reporting date is assessed as a financial asset with standard grade;
- A financial asset that is past due more than 30 days and less than 90 days past the reporting date is assessed as a financial asset with sub-standard grade.

The credit risk assessment policy for financial assets has been determined by the Bank for balance sheet exposures as follows:

- Grading for Undrawn loan commitments for clients, who have loans or any other balance sheet exposures are in line with balance sheet grade. For other undrawn loan commitments, conditional undrawn loan commitments are considered to be High grade. Unconditional undrawn loan commitments are graded in line with clients' credibility monitored by the Bank's experts.
- Financial guarantees are considered High grade if the client performs under contractual conditions. If the client performs well under the contract, it is classified as standard grade, while poor performance is considered sub-standard and breach of contract impaired.

It is the Bank's policy to maintain accurate and consistent risk ratings across the credit portfolio. This facilitates focused management of the applicable risks and the comparison of credit exposures across all lines of business and products. The rating system is supported by a variety of financial analytics, combined with processed market information to provide the main inputs for the measurement of counterparty risk.

Financial guarantees and loan commitments are assessed and a provision for expected credit losses is calculated in similar manner as for loans.

For impairment allowance assessment purposes for undrawn exposures the Bank distinguishes between revocable and irrevocable loan commitments. For revocable commitments the Bank does not create impairment allowance. As for the irrevocable undisbursed exposures the Bank estimates utilization parameter (which represents expected limit utilization percentage conditional on the default event) in order to convert off-balance part of the exposure to on- balance.

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Market risk

Market risk is the risk that affect the overall performance of the financial market. The main types of market risks include interest rates risk, currency risk and their levels of volatility. The market risk related to the banking activities encompasses the risk of loss on equity holdings, and the interest rate and foreign exchange risk stemming from banking intermediation activities. The Bank is exposed to interest rate and foreign exchange risks in its banking books.

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.

The sensitivity of the statement of comprehensive income is the effect of the assumed changes in interest rates on the net interest income for one year, due to re-pricing or maturity period characteristics of financial instruments. The Bank is exposed to interest rate risk in case of material drop in interest rates from competitors on loan products or rise in the cost of funds due to macro and Bank specific events. The Bank's deposits and other received funds are at fixed interest rates. Sensitivity are done for issued loans

The simplified scenario of a 100-basis point symmetrical increase or decrease in all yield curves and positions of floating interest-bearing financial assets and financial liabilities outstanding as at 31 December 2025 and 2024 have the following impact:

Currency	Increase/(decrease) in basis points 2025	Sensitivity of net interest income 2025
GEL	100/(100)	513,951

Currency	Increase/(decrease) in basis points 2024	Sensitivity of net interest income 2024
GEL	100/(100)	542,740

Currency risk

Foreign exchange rate risk arises from the potential change in foreign currency exchange rates, which can affect the value of a financial instrument. This risk stems from the open currency positions created due to mismatches in foreign currency assets and liabilities. The NBG requires the Bank to monitor both balance-sheet and total aggregate (including off-balance sheet) open currency positions and to maintain the later one within 20% of the Bank's regulatory capital.

The Bank's compliance with such limits is monitored daily by the heads of the Treasury and Financial Risk Management Departments.

The Bank has approved Foreign Currency Risk Management Policy, which is intended to establish parameters for the Bank for the management of foreign currency exposures. The process of foreign currency risk management includes, but is not limited to:

- Selection of adequate methodology for foreign currency risk identification and quantitative measurement;
- Daily monitoring of the open foreign currency position;
- Minimizing currency risk through compliance with established limits;
- Revealing existing and anticipated negative tendencies of increased currency risk followed by the analysis of its causes and implications;
- Making recommendations on the currency risk management strategy;
- Determining the types and limits on instruments used in the foreign currency risk operations.

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The tables below indicate the currencies to which the Bank had significant exposure at 31 December on its monetary assets and liabilities. The analysis calculates the effect of a reasonably possible movement of the currency rate against the GEL, with all other variables held constant on the statements of comprehensive income (due to the fair value of currency sensitive monetary assets and liabilities).

Financial assets	GEL	USD	EUR	OTHER	31.12.2025
Cash and cash equivalents	41,415,188	31,231,047	14,285,389	17,641	86,949,265
Mandatory cash balances with the NBG	-	43,855,519	14,016,690	-	57,872,209
Loans to customers before allowance for impairment	89,381,908	129,810,776	28,663,604	-	247,856,288
Other financial assets	5,515,865	89,290	216,924	5,312	5,827,391
	136,312,961	204,986,632	57,182,607	22,953	398,505,153
Financial liabilities					
Customer accounts	48,232,880	125,028,673	10,180,838	58,005	183,500,396
Amounts due to credit institutions	-	73,588,404	47,143,110	11,429	120,742,943
Lease liabilities	1,129,927	171,395	-	-	1,301,322
Other financial liabilities	611,860	5,604,312	14,250	159,330	6,389,752
	49,974,667	204,392,784	57,338,198	228,764	311,934,413
Open balance position	86,338,294	593,848	(155,591)	(205,811)	

Financial assets	GEL	USD	EUR	OTHER	31.12.2024
Cash and cash equivalents	20,438,484	30,598,214	4,266,259	40,758	55,343,715
Mandatory cash balances with the NBG	-	27,700,329	2,580,563	-	30,280,892
Loans to customers before allowance for impairment	95,632,051	66,628,191	3,654,580	-	165,914,822
Other financial assets	155,440	617,854	10,255	240,030	1,023,579
	116,225,975	125,544,588	10,511,657	280,788	252,563,008
Financial liabilities					
Customer accounts	35,910,563	88,610,841	10,021,388	247,143	134,789,935
Amounts due to credit institutions	-	36,825,948	459	8,168	36,834,575
Lease liabilities	248,870	260,499	-	-	509,369
Other financial liabilities	791,420	288,225	34,500	23,584	1,137,729
	36,950,853	125,985,513	10,056,347	278,895	173,271,608
Open balance position	79,275,122	(440,925)	455,310	1,893	

Currency risk sensitivity analyze

The following table details the Bank's sensitivity to a 20% increase and decrease in the USD, EUR and other currencies against the GEL. 20% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the possible change in foreign currency exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the period for a 20% change in foreign currency rates.

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Impact on net profit and equity based on asset values:

31.12.2025	USD impact		EUR impact		Other currency impact	
	20%	-20%	20%	-20%	20%	-20%
Profit/(loss)	118,770	(118,770)	(31,118)	31,118	(41,162)	41,162
31.12.2024	USD impact		EUR impact		Other currency impact	
	20%	-20%	20%	-20%	20%	-20%
Profit/(loss)	(88,185)	88,185	91,062	(91,062)	379	(379)

Liquidity risk

The liquidity risk is the risk that the Bank either does not have sufficient financial resources available to meet all of its obligations and commitments as they fall due or can access those resources only at a high cost. The risk is managed by the Financial Risk Management and Treasury Departments and is monitored by the Asset-Liability Committee.

The Bank's approach to mitigate liquidity risk are procedures, policies, limits and daily management, that is in compliance with the risk appetite, risk and business strategy of the Bank.

The main liquidity risk mitigation techniques are building liquidity reserves, diversifying funding sources and extending financing maturities.

Statutory requirement

Approved and published on 15 May 2017 by the NBG (Decree N70/04), liquidity coverage ratio (LCR) regulation, became effective on 1 September 2017. The LCR is calculated following Basel III framework, however, higher run-off rates apply. The NBG requires all banks to maintain the LCR of 75.0% in GEL, and LCR of 100% in foreign currency and total LCR of 100% on a daily basis.

As at 31 December 2025, the Bank's total LCR 144,39% stood at % (2024: 133.7 %), the LCR in GEL was 175,39% (2024: 153.7%) and the LCR in foreign currency was 134,55% (2024: 128.3%).

Analysis by remaining contractual maturities

The tables below summarize the maturity profile of the Bank's financial liabilities as at 31 December 2025 and as at 31 December 2024 based on contractual undiscounted repayment obligations.

Repayments which are subject to notice are treated as if notice were to be given immediately. However, the Bank expects that many customers will not request repayment on the earliest date the Bank could be required to pay and the table does not reflect the expected cash flows indicated by the Bank's deposit retention history.

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	Weighted average EIR	Within one year	More than one year	Total 31.12.2025
Financial Assets				
Cash and cash equivalents	1.65%	20,154,749	-	20,154,749
Mandatory reserve with the NBG	0.35%	57,872,209	-	57,872,209
Loans to customers before ECL	9.82%	106,703,175	141,153,113	247,856,288
Total interest bearing financial assets		184,730,133	141,153,113	325,883,246
Cash and Cash equivalents		66,794,516	-	66,794,516
Other financial assets		5,827,391	-	5,827,391
Total non-interest bearing financial assets		72,621,907	-	72,621,907
Total Financial Assets		257,352,040	141,153,113	398,505,153
Financial liabilities				
Customer accounts	6.04%	132,297,415	836,717	133,134,132
Amounts due to credit institutions	4.97%	108,962,705	-	108,962,705
Amounts due to credit institutions (Overdraft)	25.38%	11,780,238	-	11,780,238
Lease liabilities (undiscounted)	10.84%	446,962	1,083,146	1,530,108
Total interest bearing financial liabilities		253,487,320	1,919,863	255,407,183
Customer accounts		50,366,264	-	50,366,264
Other financial liabilities		6,389,752	-	6,389,752
Total non-interest bearing financial liabilities		56,756,016	-	56,756,016
Total Financial Liabilities		310,243,336	1,919,863	312,163,199
Net liquidity position		(52,891,296)	139,233,250	86,341,954

As described in Note 25, the Bank prolonged the maturities of loans received from credit institutions amounting to GEL 16,284,797 until 2027. Furthermore, on May 13, 2026, the Bank received USD 30,000,000 from the parent company for the purpose of increasing share capital through the issuance of ordinary shares. As of the date of signing these financial statements, the share issuance procedures have not yet been completed. Considering the above, the net liquidity position as of December 31, 2025 does not indicate significant liquidity risk, and management does not expect the Bank to encounter difficulties in settling its financial liabilities as they fall due.

	Within one year	More than one year	Total 31.12.2025
Undrawn loan commitments	17,974,548	-	17,974,548
Guarantees	38,477,815	22,686,783	61,164,598
Letter of credit	2,951,696	-	2,951,696
Total potential future payments for financial obligations	59,404,059	22,686,783	82,090,842

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	Weighted average EIR	Within one year	More than one year	Total 31.12.2024
Financial Assets				
Cash and cash equivalents	3.71%	42,197,546	-	42,197,546
Mandatory reserve with the NBG	0.03%	30,280,892	-	30,280,892
Loans to customers before ECL	11.35%	73,933,385	91,981,437	165,914,822
Total interest bearing financial assets		146,411,823	91,981,437	238,393,260
Cash and cash equivalents		13,146,170	-	13,146,170
Other financial assets		1,023,579	-	1,023,579
Total non-interest bearing financial assets		14,169,749	-	14,169,749
Total Financial Assets		160,581,572	91,981,437	252,563,009
Financial liabilities				
Customer accounts	4.89%	74,646,731	5,786,040	80,432,771
Amounts due to credit institutions	5.48%	21,144,248	-	21,144,248
Amounts due to credit institutions (overdrafts)	30%	15,690,327	-	15,690,327
Lease liabilities (undiscounted)	10.84%	264,134	394,195	658,329
Total interest bearing financial liabilities		111,745,440	6,180,235	117,925,675
Customer accounts		54,357,164	-	54,357,164
Other financial liabilities		1,137,729	-	1,137,729
Total Non-interest bearing financial liabilities		55,494,893	-	55,494,893
Total Financial liabilities		167,240,333	6,180,235	173,420,568
Net liquidity position		(6,658,761)	85,801,202	79,142,441
		Within one year	More than one year	Total 31.12.2024
Undrawn loan commitments		6,450,259	-	6,450,259
Guarantees		26,790,103	21,025,166	47,815,269
Total potential future payments for financial obligations		33,240,362	21,025,166	54,265,528

Maturity analysis of assets and liabilities

Treasury Department manages the maturity analysis of assets and liabilities. Modeling of assets and liabilities is necessary where contractual maturity does not adequately reflect the liquidity risk position. The most significant example in this context for the Bank would be current and savings accounts from retail, corporate and municipal and other state entities. Although, contractually, current accounts are repayable on demand and savings accounts at short notice, the Bank's broad base of customers – numerically and by depositor type – helps protect against unexpected fluctuations in balances. Such accounts form a stable funding base for the Bank's operations and liquidity needs.

Term Deposits included in the customer accounts are classified based on remaining contractual maturities, according to the Georgian Civil Code, however, individuals have the right to withdraw their deposits prior to maturity if they partially or fully forfeit their right to accrued interest and the Bank is obliged to repay such deposits upon the depositor's demand. Based on the Bank's deposit retention history, the management does not expect that many customers will require repayment on the earliest possible date; accordingly, the table does not reflect the management's expectations as to actual cash outflows.

The maturity of liabilities is based on the earliest contractual maturity or first call. The portion of current and savings accounts is presented in more than one-year maturity range due to their stability.

Customer deposits diversification by number and type of depositors and the past experience of the Bank indicate that such accounts and deposits provide a long term and stable source of funding, and as a result they are allocated per expected time of the funds outflow in the table on the basis of the statistical data accumulated by the Bank during the previous periods and assumptions made regarding the "permanent" part of current account balances.

Operational risk

Operational risk is defined as the risk of a financial loss resulting from the inadequacy or failure of internal processes, systems or people, or from external events, whether deliberate, accidental or natural occurrences. External events include, but are not limited to fraud, floods, fire, earthquakes and terrorist or hacker attacks.

Credit or market events such as default or fluctuations in value do not fall in the scope of operational risk. Compliance risk is included under operational risk. Compliance risk is the potential that the Bank may incur regulatory sanctions, financial loss and/or reputational damage arising from its failure to comply with applicable laws, rules and regulations. The operational risk does not cover the reputational and strategic risk.

The overall objective of the operational risk management is to identify risks arising from inadequate or failed internal processes, people and systems or from external events and mitigate them where feasible and to the extent economically reasonable.

The Bank conducts the following activities for the reason to manage the operational risk:

- Accounting and reporting incidents;
- Estimation of risk and control
- Conducting and audit of information systems on a regular basis and testing penetrability
- Estimation of risks related to outsourced operations
- Plan of the business continuity and stress-tests

Compliance with Bank standards is supported by a program of periodic reviews undertaken by Internal Audit. The results of Internal Audit reviews are discussed with the management of respective business lines, with summaries submitted to the Audit Committee and Supervisory Board.

The key mitigation controls the Bank deploys stem from its Operational Risk Profile (ORP) and the RAs at the Supervisory Board. The Bank actively uses corporate insurance to mitigate its operational risks.

Fair value measurement hierarchy

IFRS standards requires certain disclosures which require the classification of financial assets and financial liabilities measured at fair value using a fair value hierarchy that reflects the significance of the inputs used in making the fair value measurement. The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices) (Level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

The level in the fair value hierarchy within which the financial asset or financial liability is categorised is determined on the basis of the lowest level input that is significant to the fair value measurement. Financial assets and financial liabilities are classified in their entirety into only one of the three levels.

All the financial instruments of the Bank are recognized with amortized costs.

For financial assets and liabilities that have a short-term maturity (less than 3 months), it is assumed that the carrying amounts approximate to their fair value. This assumption is also applied to demand deposits and current accounts without a maturity.

Cash and cash equivalents, Mandatory cash balances with the National Bank of Georgia, investment securities, lease liabilities are carried at amortized cost which approximates their current fair value.

Loans to customers – 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 of new instruments with similar credit risk and remaining maturity. Discount rates depend on currency, maturity of the instrument and credit risk of the counterparty.

Customer accounts - The estimated fair value of fixed interest rate instruments is based on estimated future cash outflows expected to be paid discounted at current interest rates of new instruments with similar credit risk and remaining maturity. Discount rates depend on currency and maturity of the instrument.

Other financial assets and liabilities – Other financial assets and liabilities are mainly represented by short-term receivables and payables, therefore the carrying amount is assumed to be reasonable estimate of their fair value.

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For the year ended 31 December 2025

(Georgian Lari)

Fair values analysed by level in the fair value hierarchy and carrying value of assets not measured at fair value are as follows:

	Level	2025		2024	
		Book value	Fair value	Book value	Fair value
Financial assets					
Loans to customers	3	242,322,838	242,322,838	161,901,212	161,901,212
Cash and cash equivalents	1	86,949,265	86,949,265	55,343,715	55,343,715
Mandatory cash balances with the NBG	2	57,872,209	57,872,209	30,280,892	30,280,892
Other financial assets	3	5,827,391	5,827,391	1,023,579	1,023,579
Financial liabilities					
Customer accounts	2	183,500,396	183,500,396	134,789,935	134,789,935
Amounts due to credit institutions	2	120,742,943	120,742,943	36,834,575	36,834,575
Lease liabilities	3	1,301,322	1,301,322	509,369	509,369
Other financial liabilities	3	6,389,752	6,389,752	1,137,729	1,137,729

6. Capital management

The Bank's capital management objectives consist of ensuring its solvency at all times, complying with the supervisory and internal capital requirements, and maintaining a prudent capital cushion in order to protect the Bank from known (and, to some extent, the unknown) risks.

The Bank's management of its total capital is based on the Internal Capital Adequacy Assessment Process (ICAAP), which represents its main capital management tool. Besides, as an additional capital management tool, the Bank maintains Recovery Plan which includes regulatory capital alert thresholds and recovery strategies.

The Bank maintains an actively managed capital base to cover risks inherent in the business. The adequacy of the Bank's capital is monitored using, among other measures, the ratios established by the NBG.

The Bank is in compliance with all internal and external capital requirements for the years 2025 and 2024.

NBG Basel III Capital adequacy ratio

On 18 December 2017, the NBG published and approved amendments in capital adequacy regulation (Decree N100/04), according to which the minimum capital requirement ratios have been revised whereas incorporated Pillar I model and set Capital Conservation, Systemic Risk and Countercyclical buffers (Pillar I Buffers).

At the end of March 2020, NBG introduced an updated supervisory plan for the Georgian banking sector. Following capital adequacy initiatives were introduced:

- Combined buffer – Banks are required to meet the countercyclical capital buffer rate of 0.25% by March 15, 2024; 0.5% by March 15, 2025; 0.75% by March 15, 2026; and 1% by March 15, 2027.
- Pillar 2 requirements:
 - Currency induced credit risk buffer (CICR) requirement reduced by two-thirds.
 - The phase-in of additional credit portfolio concentration risk buffer (HHI) and net GRAPE buffer requirements on Common Equity Tier 1 (CET1) and Tier 1 capital, planned at the end of March 2020, has been postponed indefinitely;
 - The possibility of fully or partially releasing the remaining requirements of Pillar 2 buffers (HHI, CICR, net GRAPE), if necessary, remains open.
- During the period the banks are allowed to partially or fully use the Pillar 2 and conservation buffers, the banks are restricted to make capital distribution in any form.

As at 31 December 2025 and 2024 Common Equity Tier 1 Capital (CET I), Tier I Capital (Tier I) and Total Capital ratios were set at 4.50%, 6.00% and 8.00% respectively in addition to which the Bank had to maintain Pillar I Buffers and Pillar II requirements.

Capital Conservation and Countercyclical buffers are set at 2,5% and 0.5% respectively (2024: 2,5% and 0.25% respectively respectively). Any adjustment of Pillar I Buffers is at NBG's discretion.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

On 18 December 2017, the NBG also published and approved Pillar II Requirements in addition to Pillar I Buffers. Pillar II Requirements include the following capital buffers: Unhedged Currency Induced Credit Risk (CICR), Net GRAPE, Credit Portfolio Concentration Risk and Net Stress-Test buffers.

As at 31 December 2025, the Bank had to maintain CICR buffer of 3.03% (As at 31 December 2024 - 0.79%), primary due to percentage share of foreign currency denominated loans to customers, Credit Portfolio Concentration Risk of 2.84 % (HHI Buffer) (2024: 2.31%), Net Grape of 2.9 % (2024: 3.0%), and Net Stress-Test buffer of 0.00% for 31 December 2025 and 2024.

As at 31 December 2025, under total Basel III requirements the Bank was required to maintain a minimum Total Capital adequacy ratio of 20.91% (2024: 18.13%) of the risk-weighted exposures (RWE), minimum Tier 1 Capital adequacy ratio of 16.71% (2024: 14.61%) of the RWE and Common Equity Tier 1 Capital adequacy ratio of 13.55% (2024: 11.95%) of the RWE computed based on the Bank's stand-alone financial statements prepared in accordance with the NBG requirements.

As of 31 December 2025 and 2024, the Bank maintained the minimum capital requirements in accordance with the capital adequacy regulation. The Bank's capital adequacy ratios, calculated in accordance with the Basel II/III requirements of the NBG, were as follows:

	<u>2025</u>	<u>2024</u>
Owner's capital	50,000,000	50,000,000
Retained earnings according to NBG regulations	39,082,427	31,968,061
Less: Intangible assets	(1,028,206)	(1,114,718)
Primary capital	88,054,221	80,853,343
Regulatory capital	88,054,221	80,853,343
Risk weighted assets according to the NBG regulations	405,842,589	274,080,671
Primary capital ratio (primary capital/RWA)	21.70%	29.50%
Regulatory capital ratio (Regulatory capital/RWA)	21.70%	29.50%

7. Cash and cash equivalents

	<u>31.12.2025</u>	<u>31.12.2024</u>
Overnight placements with NBG	37,872,085	1,936,346
Cash balances with NBG (other than mandatory reserve deposits)	4,824,216	3,751,758
Cash on hand	11,446,111	7,513,972
Overnight and term placements with other banks	28,922,431	40,261,200
Correspondent accounts with other banks	3,884,422	1,880,439
	86,949,265	55,343,715

Cash balances on bank accounts can be classified as risk free, considering that the banks where the Bank has current accounts are reliable and well-known Georgian credit institutions.

Qualitative information about cash and cash equivalents are provided in Note 5.

Credit rating of correspondent accounts and overnight placements up to 90 days with other banks is as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
BB	29,029,267	40,339,891
B	3,777,586	1,801,416
	32,806,853	42,141,307

The table contains ratings of Fitch Ratings international agency.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

*(Georgian Lari)***8. Mandatory cash balances with the National Bank of Georgia**

Mandatory cash balances with the National Bank of Georgia (“NBG”) represent amounts deposited with the NBG. Resident financial institutions are required to maintain an interest-earning obligatory reserve with the NBG, the amount of which depends on the level of funds attracted by the financial institutions.

Mandatory reserves in NBG amounts to GEL 57,872,209 as at 31 December 2025 (GEL 30,280,892 as at 31 December 2024). Qualitative information about mandatory reserves with the NBG are provided in Note 5.

9. Loans to customers

	31.12.2025	31.12.2024
Long-term Loans		
Trade and service sector	74,152,469	48,002,651
Individuals	13,797,204	17,507,464
Education sector	-	-
Energetical sector	301,422	635,759
Agricultural Sector	372,697	280,680
Construction sector	42,853,693	10,641,079
Mining and processing industry sector	2,463,164	3,773,948
Transportation and telecommunication sector	1,141,181	1,722,013
Other sectors	6,071,285	9,417,843
	141,153,115	91,981,437
Short-term Loans		
Trade and service sector	68,887,550	48,797,857
Construction sector	19,399,076	8,636,154
Mining and processing industry sector	802,023	888,170
Individuals	7,942,002	7,266,700
Energetical sector	288,081	592,384
Agricultural Sector	1,634,765	701,700
Transportation and telecommunication sector	717,822	803,644
Education sector	-	-
Other sectors	3,537,046	4,864,348
	103,208,365	72,550,957
Accrued interest	1,872,745	725,539
Overdue loans	644,168	227,343
Accrued penalties and fines	977,895	429,546
Total loans to customers before impairment	247,856,288	165,914,822
Allowance for impairment	(5,533,450)	(4,013,610)
Loans to customers at amortized cost	242,322,838	161,901,212

A reconciliation of the allowance for impairment of loans to customers was as follows:

	2025	2024
Balance as at 1 January:	(4,013,610)	(2,134,635)
Write off	470,726	567,031
Charge for the year	(1,990,566)	(2,446,006)
Balance as at 31 December:	(5,533,450)	(4,013,610)

Qualitative information about loans to customers are provided in Note 5.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_1 (Mortgage) during the year ended 31 December 2025 is as follows:

	stage 1	stage 2	stage 3	Total
Balance as at 31-12-2024	8,352,474	598,756	793,683	9,744,913
New loans originated	2,049,323	-	-	2,049,323
Transfer to Stage 1	(334,596)	-	-	(334,596)
Transfer to Stage 2	-	334,596	-	334,596
Transfer to Stage 3	-	-	-	-
Fully repaid or derecognised loans	(1,419,724)	(282,002)	(442,723)	(2,144,449)
Other repayments	-	-	-	-
Net change for the year	(1,100,503)	(81,292)	(41,389)	(1,223,184)
Balance as at 31-12-2025	7,546,974	570,058	309,571	8,426,603
Individually assessed	-	-	-	-
Collectively assessed	7,546,974	570,058	309,571	8,426,603
Balance as at 31-12-2025	7,546,974	570,058	309,571	8,426,603
	stage 1	stage 2	stage 3	Total
ECL as at 31-12-2024	148,167	53,697	236,328	438,192
New loans originated	27,626	-	-	27,626
Transfer to Stage 1	(13,181)	-	-	(13,181)
Transfer to Stage 2	-	13,181	-	13,181
Transfer to Stage 3	-	-	-	-
Fully repaid or derecognised loans	(10,263)	(28,464)	(157,789)	(196,516)
Other repayments	-	-	-	-
Net change for the year	(36,530)	(8,220)	53,974	9,224
ECL as at 31-12-2025	115,819	30,194	132,513	278,526
Individually assessed	-	-	-	-
Collectively assessed	115,819	30,194	132,513	278,526
ECL as at 31-12-2025	115,819	30,194	132,513	278,526

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For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_2 (Consumer loan) during the year ended 31 December 2025 is as follows:

	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
Balance as at 31-12-2024	8,874,813	668,120	130,298	9,673,231
New loans originated	9,061,230	-	-	9,061,230
Transfer to Stage 1	360,793	-	-	360,793
Transfer to Stage 2	(25,412)	(409,419)	-	(434,831)
Transfer to Stage 3	(94,661)	-	168,699	74,038
Fully repaid or derecognised loans	(3,657,055)	(3,064)	(10,365)	(3,670,484)
Net change for the year	(1,588,023)	(55,273)	(52,798)	(1,696,094)
Balance as at 31-12-2025	12,931,685	200,364	235,834	13,367,883
Individually assessed	-	-	129,025	129,025
Collectively assessed	12,931,685	200,364	106,809	13,238,858
Balance as at 31-12-2025	12,931,685	200,364	235,834	13,367,883
	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
ECL as at 31-12-2024	64,390	64,191	19,051	147,632
New loans originated	30,976	-	-	30,976
Transfer to Stage 1	32,446	-	-	32,446
Transfer to Stage 2	-	(42,485)	-	(42,485)
Transfer to Stage 3	-	-	10,039	10,039
Fully repaid or derecognised loans	(16,807)	(269)	(2,320)	(19,396)
Net change for the year	(54,784)	(9,809)	38,123	(26,470)
ECL as at 31-12-2025	56,221	11,628	64,893	132,742
Individually assessed	-	-	20,930	20,930
Collectively assessed	56,221	11,628	43,963	111,812
ECL as at 31-12-2025	56,221	11,628	64,893	132,742

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_3-4 (Corporate and SME (Small and medium entities)) during the year ended 31 December 2025 is as follows:

	stage 1	stage 2	stage 3	Total:
Balance as at 31-12-2024	111,812,489	29,684,619	4,999,568	146,496,676
New loans originated	148,132,438	4,123,232	4,162,441	156,418,111
Transfer to Stage 1	(345,508)	-	-	(345,508)
Transfer to Stage 2	-	(6,431,189)	-	(6,431,189)
Transfer to Stage 3	-	-	6,776,698	6,776,698
Fully repaid or derecognised loans	(43,379,559)	(15,664,353)	(3,169,981)	(62,213,893)
write off/reversal	-	-	-	-
Net change for the year	(13,165,625)	(2,140,531)	667,063	(14,639,093)
Balance as at 31-12-2025	203,054,235	9,571,778	13,435,789	226,061,802
Individually assessed	-	-	13,290,561	13,290,561
Collectively assessed	203,054,235	9,571,778	145,228	212,771,241
Balance as at 31-12-2025	203,054,235	9,571,778	13,435,789	226,061,802
	stage 1	stage 2	stage 3	Total
ECL as at 31-12-2024	792,016	1,204,623	1,431,145	3,427,784
New loans originated	1,258,840	92,011	1,295,480	2,646,331
Transfer to Stage 1	193,769	-	-	193,769
Transfer to Stage 2	-	(343,595)	-	(343,595)
Transfer to Stage 3	-	-	149,825	149,825
Fully repaid or derecognised loans	(363,376)	(619,170)	(1,166,132)	(2,148,678)
write off reversal	-	-	-	-
Net change for the year	(158,890)	(31,698)	1,387,332	1,196,744
ECL as at 31-12-2025	1,722,359	302,171	3,097,650	5,122,180
Individually assessed	-	-	3,087,357	3,087,357
Collectively assessed	1,722,359	302,171	10,293	2,034,823
ECL as at 31-12-2025	1,722,359	302,171	3,097,650	5,122,180

JSC ZIRAAT BANK GEORGIA

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_1 (Mortgage) during the year ended 31 December 2024 is as follows:

	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
Balance 31-12-2023	8,830,939	215,695	444,724	9,491,358
New loans originated	1,940,426	-	-	1,940,426
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(261,193)	465,784	(204,591)	-
Transfer to Stage 3	(574,053)	-	574,053	-
Fully repaid or derecognised loans	(647,633)	-	(87,357)	(734,990)
Net change for the year	(936,011)	(82,723)	66,854	(951,880)
Balance 31-12-2024	8,352,475	598,756	793,683	9,744,914
Individually assessed	-	-	232,231	232,231
Collectively assessed	8,352,475	598,756	561,452	9,512,683
Balance 31-12-2024	8,352,475	598,756	793,683	9,744,914
	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
ECL as at 31-12-2023	33,448	5,317	58,379	97,144
New loans originated	15,161	-	-	15,161
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(3,182)	22,749	(19,567)	-
Transfer to Stage 3	(4,935)	-	4,935	-
Fully repaid or derecognised loans	(1,838)	-	(24,200)	(26,038)
Net change for the year	109,512	25,631	216,782	351,925
ECL as at 31-12-2024	148,166	53,697	236,329	438,192
Individually assessed	-	-	110,685	110,685
Collectively assessed	148,166	53,697	125,644	327,507
ECL as at 31-12-2024	148,166	53,697	236,329	438,192

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For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_2 (Consumer loan) during the year ended 31 December 2024 is as follows:

	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total:</u>
Balance as at 31-12-2023	4,470,564	382,537	40,019	4,893,120
New loans originated	6,590,137	474,541	67,988	7,132,666
Transfer to Stage 1	9,046	(9,046)	-	-
Transfer to Stage 2	(5,574)	5,574	-	-
Transfer to Stage 3	(19,159)	(57,205)	76,364	-
Fully repaid or derecognised loans	(1,371,137)	(87,386)	(37,971)	(1,496,494)
Write offs	-	-	(2,048)	(2,048)
Net change for the year	(799,064)	(40,896)	(14,053)	(854,013)
Balance as at 31-12-2024	8,874,813	668,119	130,299	9,673,231
Individually assessed	-	-	-	-
Collectively assessed	8,874,813	668,119	130,299	9,673,231
Balance as at 31-12-2024	8,874,813	668,119	130,299	9,673,231
	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total:</u>
ECL as at 31-12-2023	15,681	14,966	14,194	44,841
New loans originated	37,305	45,321	15,331	97,957
Transfer to Stage 1	11	(11)	-	-
Transfer to Stage 2	(4)	4	-	-
Transfer to Stage 3	(204)	(2,178)	2,382	-
Fully repaid or derecognised loans	(4,366)	(3,473)	(12,146)	(19,985)
Write offs	-	-	(2,048)	(2,048)
Other repayments	-	-	-	-
Net change for the year	15,968	9,561	1,338	26,867
ECL as at 31-12-2024	64,391	64,190	19,051	147,632
Individually assessed	-	-	-	-
Collectively assessed	64,391	64,190	19,051	147,632
ECL as at 31-12-2024	64,391	64,190	19,051	147,632

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For the year ended 31 December 2025

(Georgian Lari)

An analysis of charges in the gross carrying value and corresponding ECL in relation to Segment_3-4 (Corporate and SME (Small and medium entities)) during the year ended 31 December 2024 is as follows:

	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
Balance 31-12-2023	92,176,352	22,657,454	3,910,836	118,744,642
New loans originated	80,978,506	20,781,956	3,202,488	104,962,950
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(3,803,741)	4,043,590	(239,849)	-
Transfer to Stage 3	(738,126)	(281,536)	1,019,662	-
Fully repaid or derecognised loans	(49,104,033)	(15,109,177)	(2,282,365)	(66,495,575)
write off reversal	113,782	-	(635,419)	(521,637)
Net change for the year	(7,810,251)	(2,407,668)	24,215	(10,193,704)
Balance 31-12-2024	111,812,489	29,684,619	4,999,568	146,496,676
Individually assessed	-	-	4,894,088	4,894,088
Collectively assessed	111,812,489	29,684,619	105,480	141,602,588
ბანკის 31-12-2024	111,812,489	29,684,619	4,999,568	146,496,676
	<u>stage 1</u>	<u>stage 2</u>	<u>stage 3</u>	<u>Total</u>
ECL 31-12-2023	296,058	377,340	1,319,251	1,992,649
New loans originated	488,057	826,373	808,883	2,123,313
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	(17,213)	64,448	(47,235)	-
Transfer to Stage 3	(4,846)	(4,951)	9,797	-
Fully repaid or derecognised loans	(140,615)	(241,384)	(373,854)	(755,853)
write off reversal	(18,347)	(929)	(635,419)	(654,695)
Net change for the year	188,922	183,726	349,722	722,370
ECL 31-12-2024	792,016	1,204,623	1,431,145	3,427,784
Individually assessed	-	-	1,393,607	1,393,607
Collectively assessed	792,016	1,204,623	37,538	2,034,177
ECL 31-12-2024	792,016	1,204,623	1,431,145	3,427,784

NOTES TO THE FINANCIAL STATEMENTS

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(Georgian Lari)

Concentration of loans to customers

As at 31 December 2025, the concentration of loans granted by the Company to ten largest third party borrowers comprised GEL 72,777,492 accounting for 29 % of the gross loan portfolio of the Company (2024: GEL 41,173,002 accounting for 25 % respectively). An allowance of GEL 334,658 (2024: GEL 458,224) was established against these loans.

The amount of collateral required depend on an assessment of the credit risk of the counterparty. The Bank keeps real estate property as collaterals for loans issued.

The effect of collaterals as at 31 December 2025 and 2024 can be presented as follows:

	Balance 31.12.2025	ECL	Collateral
Segment 1 – “Mortgage”	8,426,603	(278,526)	20,601,101
Segment 2 – „Consumer loan”	13,367,883	(132,742)	18,358,963
Segment 3,4 – “Corporate” and “SME” (Small and medium entities);	226,061,802	(5,122,182)	411,338,675
	247,856,288	(5,533,450)	450,298,739
	Balance 31.12.2024	ECL	Collateral
Segment 1 – “Mortgage”	9,744,914	(438,192)	17,822,483
Segment 2 – „Consumer loan”	9,673,232	(147,632)	15,381,380
Segment 3,4 – “Corporate” and “SME” (Small and medium entities);	146,496,676	(3,427,786)	335,801,944
	165,914,822	(4,013,610)	369,005,807

10. Other assets

	31.12.2025	31.12.2024
<i>Other financial assets</i>		
Settlements on foreign exchange operations	5,313,216	799,938
Other financial assets	514,175	223,641
total other financial assets	5,827,391	1,023,579
<i>non-financial assets</i>		
Advances	824,194	178,677
Seized property	1,098,986	302,210
Tax assets	-	774,810
Visa & MC	237,764	492,616
Total Non-financial assets	2,160,944	1,748,313
Total other assets	7,988,335	2,771,892

Settlements on foreign exchange operations represent receivables from spot exchange deals with resident commercial banks, which are gross settled within 2 business days after the reporting date.

(***)-Repossessed assets represent non-financial non-movable assets obtained by the Bank through the enforcement of collateral related to loans and receivables granted to customers.

The Bank does not use repossessed assets in its own operations and intends to realisation them during short-term period.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

*(Georgian Lari)***11. Right-of-use assets and lease liabilities**

Right-of-use assets can be presented as follows:

Carrying value	Buildings
At 31-12-2023	1,980,421
Modification impact	24,885
Increase	240,601
At 31-12-2024	2,245,907
Modification impact	1,118,156
At 31-12-2025	3,364,063
Accumulated depreciation	
At 31-12-2023	(1,312,125)
Depreciation	(393,467)
At 31-12-2024	(1,705,592)
Depreciation	(345,320)
At 31-12-2025	(2,050,912)
Net Carrying value	
31-12-2023	668,296
31-12-2024	540,314
31-12-2025	1,313,151

The Bank has leased administrative office and service centers. Lease payments are in GEL as well as in USD. Incremental borrowing rate for the leases denominated in USD and GEL amounted to 8.02% and 11.75% - 13.00%, respectively.

Lease liabilities can be presented as follows:

	2025	2024
At 1 January	509,369	624,317
Change in estimate	1,123,178	265,486
Interest expense	113,219	41,413
Lease payments	(480,585)	(457,795)
VAT amount	22,699	28,219
Foreign exchange rate movements	13,442	7,729
At 31 December	1,301,322	509,369

Qualitative information about lease liabilities are provided in Note 5.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

*(Georgian Lari)***12. Property and equipment**

Historical cost	Land and Buildings	Leasehold improvements	Furniture and fittings	Computers and office equipment	Other	Total
At 31 December 2023	2,785,357	2,054,931	1,891,580	1,892,279	1,010,960	9,635,107
Additions	-	-	36,850	529,611	-	566,462
Disposals	-	-	(8,034)	(3,472)	(240)	(11,746)
At 31 December 2024	2,785,357	2,054,931	1,920,397	2,418,418	1,010,720	10,189,823
Additions	-	-	65,547	599,469	110,322	775,338
Disposals	-	-	(25,307)	(57,567)	-	(82,874)
At 31 December 2025	2,785,357	2,054,931	1,960,637	2,960,320	1,121,042	10,882,287
Accumulated depreciation						
At 31 December 2023	(294,628)	(1,789,734)	(1,601,917)	(1,233,583)	(617,117)	(5,536,979)
Depreciation charge	(41,632)	(200,081)	(132,054)	(274,496)	(126,354)	(774,617)
Disposals	-	-	396	3,396	112	3,904
At 31 December 2024	(336,260)	(1,989,815)	(1,733,575)	(1,504,683)	(743,359)	(6,307,692)
Depreciation charge	(41,518)	(59,866)	(123,693)	(448,340)	(121,713)	(795,130)
Disposals	-	-	24,363	57,516	-	81,879
At 31 December 2025	(377,778)	(2,049,681)	(1,832,905)	(1,895,507)	(865,072)	(7,020,943)
Net book value						
31.12.2023	2,490,729	265,197	289,663	658,696	393,843	4,098,128
31.12.2024	2,449,097	65,116	186,822	913,735	267,361	3,882,131
31.12.2025	2,407,579	5,250	127,732	1,064,813	255,970	3,861,344

Some of the property and equipment with the historical cost of GEL 4,834,675 as at 31 December 2025 (31 December 2024: GEL 3,746,243) are fully depreciated but still used by the Bank

Property plant and equipment are not pledged as collateral.

13. Intangible assets

Historical cost	Licenses and software
At 31 December 2023	1,756,740
Additions	428,929
Disposals	-
At 31 December 2024	2,185,669
Additions	220,247
Disposals	(113,033)
At 31 December 2025	2,292,883
Accumulated depreciation	
At 31 December 2023	(885,734)
Amortization	(185,216)
Disposals	-
At 31 December 2024	(1,070,950)
Amortization	(306,759)
Disposals	113,032
At 31 December 2025	(1,264,677)
Net book value	
31.12.2023	871,006
31.12.2024	1,114,718
31.12.2025	1,028,206

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

14. Amounts due to credit institutions

Amounts due to credit institutions represents:

	31.12.2025	31.12.2024
Overdrafts	11,780,238	15,690,327
Deposits	108,962,705	21,144,248
	120,742,943	36,834,575

Qualitative information about amounts due to credit institutions are provided in Note 5.

15. Customer accounts

	31.12.2025	31.12.2024
Current accounts	50,366,264	54,357,164
Deposits	133,134,132	80,432,771
	183,500,396	134,789,935
Held as security against guarantees issued (Note 23)	3,263,614	6,422,619

As at 31 December 2025, amounts due to customers of GEL74,221,504 (41%) were due to the ten largest customers (31 December 2024: GEL40,060,017 (30%)).

Customer accounts include accounts with the following types of customers:

	31.12.2025	31.12.2024
Legal entities	135,442,806	89,147,126
Individuals	48,057,590	45,642,809
	183,500,396	134,789,935

Customer accounts by economic sector are as follows:

	31.12.2025		31.12.2024	
	Amount	%	Amount	%
Trade	77,324,883	42%	61,604,391	46%
Individuals	46,995,625	26%	45,620,653	34%
Real estate constructions	40,439,911	22%	12,987,328	10%
Transportation	5,219,666	3%	7,007	-
Education	4,035,469	2%	5,376,545	4%
Energy	3,768,558	2%	-	-
Mining	907,615	1%	1,707,492	1%
Other	3,746,704	2%	6,835,994	5%
	182,438,431	100%	134,139,410	100%
Interest payable	1,061,965		650,525	
	183,500,396		134,789,935	

Qualitative information about customer accounts are provided in Note 5.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

*(Georgian Lari)***16. Other liabilities**

	<u>31.12.2025</u>	<u>31.12.2024</u>
<i>Other financial liabilities</i>		
Settlement of foreign exchange operations	5,309,347	803,178
Bonuses	144,090	130,462
Other financial liabilities	936,315	204,089
total other financial liabilities	<u>6,389,752</u>	<u>1,137,729</u>
<i>Other non-financial liabilities</i>		
Visa & MC	235,702	476,440
Tax Liabilities	364,918	2,462
Advance received	56,688	54,365
Total other non-financial liabilities	<u>657,308</u>	<u>533,267</u>
Total other liabilities	<u>7,047,060</u>	<u>1,670,996</u>

17. Share Capital

As at 31 December 2025 and 2024, the authorised share capital of the Bank comprised 50,000,000 ordinary shares. All of them were issued and fully paid as at 31 December 2025 and 2024. Each share has nominal value of GEL1.

18. Interest income and expenses

Interest income	<u>2025</u>	<u>2024</u>
Loans to customers	23,460,603	16,910,944
NBG and credit institutions	2,362,655	1,797,826
Investment security	-	254,459
	<u>25,823,258</u>	<u>18,963,229</u>
Interest expense	<u>2025</u>	<u>2024</u>
Deposits from non-resident banks	(3,641,284)	(1,999,903)
Deposits from legal entities	(3,461,652)	(1,714,524)
Deposits from individuals	(1,661,704)	(1,090,197)
Financial liabilities measured at amortized cost	(113,219)	(41,413)
Deposits from resident banks	(79,562)	-
	<u>(8,957,421)</u>	<u>(4,846,038)</u>

19. Fee and commission income, net

Fee and commission income	<u>2025</u>	<u>2024</u>
Customer current accounts commissions	615,269	802,448
Income from guarantees issued	1,064,397	794,832
Cash operations	257,231	337,492
Cash collections and transportation	126,900	115,200
	<u>2,063,797</u>	<u>2,049,972</u>
Fee and commission expense		
Settlements operations	(1,264,446)	(913,570)
Commission expense related to international operations	(491,546)	(518,005)
Cash operations, collection and transportation	(408,814)	(250,812)
Nostro accounts commissions	(24,268)	(20,890)
	<u>(2,189,074)</u>	<u>(1,703,277)</u>
Fee and commission income, net	<u>(125,277)</u>	<u>346,695</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

*(Georgian Lari)***20. General and administrative expenses**

	2025	2024
Employee salary and other benefit	4,622,015	4,177,807
Depreciation and amortization	1,447,210	1,353,300
Software license and support expenses	525,785	491,688
Security expenses	383,866	337,164
Utilities	238,999	235,701
Professional services*	146,031	218,037
Communication expenses	89,059	83,542
Representative expenses	129,468	108,012
Taxes other than income tax	69,189	63,839
Transaction insurance	83,562	82,830
Property insurance	48,124	44,867
Short-term and low value rent expenses	10,771	12,559
Other expenses	792,605	630,236
	8,586,684	7,839,582

(*) – In 2025 Professional services contain audit of financial statements expenses with the amounts of GEL 42,863 (2024: GEL 47,618).

21. Income tax expenses

	2025	2024
Current tax	1,446,418	1,045,675
Deferred tax	11,000	(57,167)
	1,457,418	988,508
	2025	2024
Profit before tax	8,649,760	5,692,863
Applicable tax rate	20%	20%
Theoretical income tax	1,729,952	1,138,573
Effect of permanent differences*	(272,534)	(150,065)
	1,457,418	988,508

Deferred income tax liabilities and its movement can be presented as follows:

Effect of temporary differences	31.12.2023	Recognized in profit/loss	31.12.2024	Recognized in profit/loss	31.12.2025
Property and equipment	(12,880)	15,325	2,445	(2,542)	(97)
Intangible assets	(15,555)	379	(15,177)	23,579	8,402
Loans to customers	-	38,858	38,858	(36,263)	2,595
Impairment provision for guarantees issued	-	-	-	403	403
Leases	(8,797)	2,607	(6,189)	3,823	(2,366)
Tax assets/(liabilities)	(37,232)	57,169	19,937	(11,000)	8,937
Net tax assets/(liabilities)	(37,232)	57,169	19,937	(11,000)	8,937

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

On 27 December 2022, the Georgian Law on Amendments to the Tax Code of Georgia was published, which will be effective from January 1, 2023. These changes have the following impact on the company: prior to these changes, the tax legislation of Georgia stated that banking institutions, credit unions, microfinance organizations, and lending entities would be subject to the new (Estonian) profit tax regime from January 1, 2023. The amendment of 27 December 2022 determined that these entities will no longer be subject to Estonian profit tax regime, and in the future, they will be taxed according to the old method. This means that they will be taxed based on the differences between their total income and the deductible amounts determined by the Code of Georgia (Article 97, Section 12).

Additionally, a new Section 4 was added to Article 98 of the Tax Code of Georgia, which determines the rate of profit tax. This means that the taxable profit of a banking institution, credit union, microfinance organization, or lending entity will be taxed at 20 percent.

Beside the fact that taxation will occur in accordance with so-called old profit tax regime, the income and expenses determined by the Georgian Tax Code for the financial sector were changed, in particular, Article 141 of Georgian Tax Code, which defines the moment of receipt of income by the accrual method, a new section 5 was added, which determined that from the 1st January 2023, the banking institution, credit unions and microfinance organizations must recognize interest accrued on loans as revenue in accordance with International Financial Reporting Standards (IFRS). As for the deduction of reserves on loans to customers, according to the revised Article 109 of the Georgian Tax Code, from the 1st January 2023, the aforementioned Companies will deduct reserves for expected credit losses according to the International Financial Reporting Standards (IFRS), instead of the rule established by the National Bank of Georgia.

The tax rate for banks for profits other than on state securities was 20% for 2025 and 2024.

(*) - Effect of permanent differences is mostly comprised of Interest income accrued on state securities and the NBG deposits. The tax rate for interest income on state securities and the NBG deposits is 0%.

22. Transactions with related parties

Related parties or transactions with related parties, as defined by IAS 24 “Related party disclosures”, represent:

- a. Parties that directly, or indirectly through one or more intermediaries: control, or are controlled by, or are under common control with, the Bank (this includes parents, subsidiaries and fellow subsidiaries); have an interest in the Bank that gives them significant influence over the Bank; and that have joint control over the Bank;
- b. Members of key management personnel of the Bank or its parent;
- c. Close members of the family of any individuals referred to in (a) or (b);
- d. Parties that are entities controlled, jointly controlled or significantly influenced by, or for which significant voting power in such entity resides with, directly or indirectly, any individual referred to in (c) or (b);

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form. Details of transactions between the Bank and other related parties are disclosed below:

31.12.2025	Companies under same ownership	Key management	Shareholder
Assets			
Deposits placed	-	-	3,777,586
Loans issued	-	145,189	-
Liabilities			
Amounts due to credit institutions	59,839,576		60,903,367
Customer accounts		1,559,967	
2025			
Interest income	-	20,374	-
Short term employee benefits	-	(898,856)	-
Interest expense	(2,247,648)	-	(1,953,553)

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

(Georgian Lari)

31.12.2024	Companies under same ownership	Key management	Shareholder
Assets			
Deposits placed	2,384,100	-	1,925,018
Loans issued	-	252,881	-
Liabilities			
Amounts due to credit institutions	36,834,575	-	-
Customer accounts	-	216,763	-
2024	Companies under same ownership	Key management	Shareholder
Interest income	-	14,004	5,285
Short term employee benefits	-	(830,257)	-
Interest expense	(721,971)	-	(75,070)

Loans issued to related parties are long-term and carry average interest rates ranging from 6.50% to 10.50% (2024: long-term, with average interest rates ranging from 6.00% to 11.00%).

Expected credit losses on loans issued to related parties amounted to GEL 592 as of 31 December 2025 (31 December 2024: GEL 387).

Deposits received from related parties are short-term and carry average interest rates ranging from 4.20% to 6.50% (as of 31 December 2024: short-term, with average interest rates ranging from 4.50% to 6.75%).

Liabilities to credit institutions include an overdraft on the parent company's nostro account, which is short-term in nature.

Liabilities to key management personnel include current and term deposits of key management personnel. The term deposits are mainly short-term and carry average interest rates ranging from 5.10% to 11.00% (as of 31 December 2024, there were no term deposits).

23. Commitments and contingencies

Legal cases - As at 31 December 2025 and 2024 the Bank has no legal actions and complaints. Management seeks both internal and external professional advices and believes that the ultimate liability, if any, arising from actions or complaints will not have a material adverse effect on the financial condition or the results of future operations of the Bank. Related to above mentioned no provision is accrued in the financial statements.

Taxes - Georgian tax legislation in particular may give rise to varying interpretations and amendments. In addition, as management's interpretation of tax legislation may differ from that of the tax authorities, transactions may be challenged by the tax authorities, and as a result the Bank may be assessed additional taxes, penalties and interest. The Bank believes that it has already made all tax payments, and therefore no allowance has been made in the financial statements. Tax years remain open to review by the tax authorities for three years.

Operating environment – Emerging markets such as Georgia are subject to different risks than more developed markets, including economic, political and social, and legal and legislative risks. Laws and regulations affecting businesses in Georgia continue to change rapidly, tax and regulatory frameworks are subject to varying interpretations. The future economic direction of Georgia is heavily influenced by the fiscal and monetary policies adopted by the government, together with developments in the legal, regulatory, and political environment.

Management report - In accordance with the Law on accounting, reporting and auditing (article 7) the Bank has an obligation to prepare and submit Management Report to the State Regulatory Authority, together with Independent Auditors' Report no later than 1 October of the year following the reporting period. The Bank has not fulfilled this obligation at the date of issue of the financial statements.

Credit related commitments and financial guarantees - The primary purpose of these instruments is to ensure that funds are available to a customer as required. Financial guarantees represent the irrevocable assurances that the Bank will make payments in the event that a customer cannot meet its obligations to third parties, carry the same credit risk as loans.

NOTES TO THE FINANCIAL STATEMENTS

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(Georgian Lari)

Commitments to extend credit represent unused portions of authorisations to prolong credit in the form of loans or guarantees. With respect to credit risk on commitments to extend credit, the Bank is potentially exposed to a loss in an amount equal to the total unused commitments. However, the likely amount of loss is lower than the total unused commitments since most commitments to extend credit are contingent upon customers maintaining specific credit standards. The Bank monitors the term to maturity of credit related commitments because longer-term commitments generally have a greater degree of credit risk than shorter-term ones.

	<u>2025</u>	<u>2024</u>
Credit related commitments		
Guarantees	61,164,598	47,815,269
Letter of Credit	2,951,696	-
Undrawn loan commitments	17,974,548	6,450,259
Commitments and contingencies (before deducting collateral)	<u>82,090,842</u>	<u>54,265,528</u>
Less – cash held as security against guarantees issued (Note 14)	(3,263,614)	(6,422,619)
Commitments and contingencies	<u>78,827,228</u>	<u>47,842,909</u>

24. Changes in prior year presentation

During the year, the Bank refined the presentation of certain year-end foreign currency transactions to align with the requirements of IAS 32. Unsettled spot transactions are now presented on a gross basis as separate financial assets and liabilities.

This refinement affects presentation only and has no impact on profit or loss, total equity or retained earnings. Comparative figures have been presented accordingly

Impact on Statement of Financial Position

	<u>31.12.2024 (Previously reported)</u>	<u>Increase / (Decrease)</u>	<u>31.12.2024 adjusted</u>
other assets	1,971,954	799,938	2,771,892
other liabilities	871,058	799,938	1,670,996
net assets/equity	no change	no change	-

As the change had no impact on equity at the beginning of the earliest comparative period, the Bank has not presented a third statement of financial position in accordance with IAS 1.

25. Events after the reporting period

On 13 May 2026, the Bank received USD 30,000,000 from the parent company for the purpose of capital increase through the issuance of ordinary shares. As of the date of signing of the financial statements, the share issuance procedures have not yet been completed.

Maturities of loans obtained from credit institutions were prolonged to March 2027 and May 2027, with outstanding balances of GEL 11,524,247.60 and GEL 4,760,550, respectively.