

**«UNIBANK» OPEN
JOINT STOCK COMPANY**

**Interim Financial Statements for the
period ended 30 September 2026**



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Interim Statement of Profit or Loss and Other Comprehensive Income

	Nine months ended 30 September 2026 (unaudited)	Nine months ended 30 September 2025 (audited)	Three months ended 30 September 2026 (unaudited)	Three months ended 30 September 2025 (audited)
In thousand Armenian drams				
Interest and similar income	29,670,210	25,641,843	10,330,705	8,426,573
Interest and similar expense	(14,108,045)	(11,151,774)	(4,998,421)	(3,975,085)
Net interest income	15,562,165	14,490,069	5,332,284	4,451,488
Fee and commission income	3,664,386	3,957,712	1,375,468	1,787,270
Fee and commission expense	(1,223,765)	(1,121,950)	(415,077)	(438,688)
Net fee and commission income	2,440,621	2,835,762	960,391	1,348,582
Net trading income	5,167,103	4,585,873	2,177,106	1,490,159
Other operating income	652,515	2,129,732	113,335	1,499,724
Operating income	23,822,404	24,041,436	8,583,116	8,789,953
Net impairment losses on assets	(842,656)	(971,684)	(673,731)	(57,787)
General administrative expenses	(7,635,335)	(7,304,347)	(2,416,172)	(2,969,348)
Other operating expenses	(6,752,487)	(5,997,471)	(2,366,760)	(1,785,018)
Profit before income tax	8,591,926	9,767,934	3,126,453	3,977,800
Income tax expense	(1,546,549)	(1,818,192)	(562,772)	(775,968)
Profit for the period	7,045,377	7,949,742	2,563,681	3,201,832
Other comprehensive income for the period				
Net change in fair value of investment securities at FVOCI	(17,351)	(26,327)	-	-
Revaluation of non-current assets	(6,423)	7,766	-	-
Income tax related to components of other comprehensive income	4,279	3,341	-	-
Other comprehensive income for the period, net of tax	(19,495)	(15,220)	-	-
Total comprehensive income for the period	7,025,882	7,934,522	-	-

The interim financial statements were approved by management on 14 October 2026.

Chairman of the Management Board (Chief Executive Officer)

MESROP HAKOBYAN

Chief Accountant

GOHAR GRIGORYAN



Interim Statement of Financial Position

In thousand Armenian drams

	30 September 2026	31 December 2025
	(unaudited)	(audited)
Assets		
Cash and balances with the Central Bank of Armenia	26,103,366	43,107,570
Amounts due from banks and other financial institutions	50,654,214	32,126,203
Investment securities	24,998,183	15,386,328
Investment securities pledged under sale and repurchase agreements	4,187,805	9,280,499
Loans and borrowings to customers	294,070,150	264,557,191
Property and equipment	15,261,792	14,924,513
Intangible assets	4,381,068	3,730,630
Deferred tax asset	477,087	485,177
Current tax asset	1,100,153	1,035,590
Reposessed assets	1,631,315	1,592,107
Other assets	8,611,747	7,556,540
Total assets	431,476,880	393,782,348
Liabilities		
Deposits and balances from banks and other financial institutions	17,718,473	15,795,557
Amounts due to customers	311,184,595	271,106,891
Amounts payable under repurchase agreements	4,122,530	9,066,948
Other borrowed funds	9,645,282	18,105,978
Debt securities issued	33,988,365	25,718,962
Current tax liability	1,538,460	-
Lease liability	2,577,305	2,570,839
Other liabilities	2,807,446	1,222,909
Total liabilities	383,582,456	343,588,084
Equity		
Share capital	23,425,447	23,425,447
Share premium	14,179,227	14,179,227
Reserves:	3,240,083	2,768,751
Statutory general reserve	1,806,425	1,315,598
Revaluation reserves	1,433,658	1,453,153
Retained earnings	7,049,667	9,820,839
Total equity	47,894,424	50,194,264
Total liabilities and equity	431,476,880	393,782,348

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Chairman of the Management Board (Chief Executive Officer)

MESROP HAKOBYAN

Chief Accountant

GOHAR GRIGORYAN



Interim Statement of Changes in Equity

In thousand Armenian drams

	Share capital	Share premium	General reserve	Revaluation reserve for investment securities	Revaluation reserve for property and equipment	Retained earnings	Total
Balance as at 1 January 2025	22,425,447	11,279,227	904,203	34,927	1,406,805	8,186,670	44,237,279
Profit for the period	-	-	-	-	-	7,949,742	7,949,742
Other comprehensive income for the period	-	-	-	-	-	-	-
Adjustment to reserve on disposal of property and equipment	-	-	-	-	(26,327)	-	(26,327)
Net change in fair value of investment securities at FVOCI	-	-	-	7,766	-	-	7,766
Income tax related to components of other comprehensive income	-	-	-	(1,398)	4,739	-	3,341
Total comprehensive income for the period	-	-	-	6,368	(21,588)	7,949,742	7,934,522
Issue of share capital	1,000,000	2,900,000	-	-	-	-	3,900,000
Distribution to reserve	-	-	411,395	-	-	(411,395)	-
Dividends to shareholders	-	-	-	-	-	(7,777,340)	(7,777,340)
Total transactions with owners	1,000,000	2,900,000	411,395	-	-	(8,188,735)	(3,877,340)
Balance as at 30 September 2025	23,425,447	14,179,227	1,315,598	41,295	1,385,217	7,947,677	48,294,461
Balance as at 1 January 2026	23,425,447	14,179,227	1,315,598	56,005	1,397,148	9,820,840	50,194,265
Profit for the period	-	-	-	-	-	7,045,377	7,045,377
Other comprehensive income	-	-	-	-	-	-	-
Adjustment to reserve on disposal of property and equipment	-	-	-	-	(6,423)	-	(6,423)
Net change in fair value of investment securities at FVOCI	-	-	-	(17,351)	-	-	(17,351)
Income tax related to components of other comprehensive income	-	-	-	3,123	1,156	-	4,279
Total comprehensive income for the period	-	-	-	(14,228)	(5,267)	7,045,377	7,025,882
Issue of share capital	-	-	-	-	-	-	-
Distribution to reserve	-	-	490,827	-	-	(490,827)	-
Dividends to shareholders	-	-	-	-	-	(9,325,723)	(9,325,723)
Total transactions with owners	-	-	490,827	-	-	(9,816,550)	(9,325,723)
Balance as at 30 September 2026	23,425,447	14,179,227	1,806,425	41,777	1,391,881	7,049,667	47,894,424

The interim financial statements were approved by management on 14 October 2026.

Chairman of the Management Board (Chief Executive Officer)

MESROP HAKOBYAN

Chief Accountant

GOHAR GRIGORYAN



Interim Statement of Cash Flows

In thousand Armenian drams

Cash flows from operating activities

Net cash flows before changes in operating assets and liabilities

	Nine months ended 30 September 2026 (unaudited)	Nine months ended 30 September 2025 (audited)
Interest receipts	16,978,672	16,034,955
Interest payments	27,707,871	23,723,772
Fee and commission receipts	(13,413,213)	(11,696,405)
Fee and commission payments	3,674,766	4,107,104
Net receipts from financial assets held for trading	(1,223,765)	(1,121,950)
Net receipts from foreign exchange transactions	2,177,736	1,672,653
Recoveries of assets previously written off	5,167,103	4,656,090
Salaries and other payments to employees	4,018,157	3,919,767
Other operating receipts and payments	(7,521,307)	(7,188,292)
	(3,608,676)	(2,037,784)

Cash flows from changes in operating assets and liabilities

(Increase)/decrease in operating assets	911,902	(20,244,876)
of which: loans and advances	(44,137,011)	(43,161,284)
securities held for trading and available for sale	(40,827,599)	(42,131,070)
finance lease receivables	(102,438)	21,026
other operating assets	(2,187,032)	(1,113,704)
Increase/(decrease) in operating liabilities	(1,019,942)	62,464
of which: amounts due to customers	45,048,913	22,916,408
other operating liabilities	48,046,186	21,423,286
	(2,997,273)	1,493,122

Net cash (used in) from operating activities before income tax paid

Income tax paid	17,890,574	(4,209,921)
	(594,882)	(2,222,306)

Cash flows from/(used in) operating activities

	17,295,692	(6,432,227)
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Cash flows from investing activities

(Increase)/decrease in investments held to maturity	(5,378,047)	8,283,833
(Increase)/decrease in deposits placed with other banks	(17,743,895)	4,941,087
Capital expenditure on property, equipment and intangible assets	(650,550)	(1,103,381)
Purchases of property, equipment and intangible assets	(1,244,545)	(2,862,584)
Proceeds from disposal of property, equipment and intangible assets	34,514	3,570,563
Net cash flows from other investing activities	(692,873)	(1,829,420)
	(25,675,396)	11,000,098

Cash flows from financing activities

Dividends paid	(9,325,723)	(7,777,340)
Increase/(decrease) in borrowings from the Central Bank of Armenia	(55,442)	(266,807)
Increase/(decrease) in borrowings from banks	(5,720,398)	-
Increase/(decrease) in debt securities issued	8,921,301	651,928
Proceeds from issue of share capital	-	3,900,000
Increase/(decrease) in lease liabilities	6,465	332,696
	(6,173,797)	(3,159,523)

Effect of changes in exchange rates on cash and cash equivalents

	(2,450,703)	816,090
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Net increase/(decrease) in cash and cash equivalents

	(17,004,204)	2,224,438
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Cash and cash equivalents at the beginning of the period

	43,107,570	51,966,052
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Cash and cash equivalents at the end of the period

	26,103,366	54,190,490
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The interim financial statements were approved by management on 14 October 2026.

Chairman of the Management Board (Chief Executive Officer)

MESROP HAKOBYAN

Chief Accountant



GOHAR GRIGORYAN

Notes and Disclosures

The accounting records of Unibank OJSC are maintained in accordance with the legislation of the Republic of Armenia, the Law of the Republic of Armenia “On Accounting”, the Charter of the Bank and other legal acts regulating accounting.

The published financial statements are prepared in accordance with International Accounting Standards. The financial statements have been prepared in compliance with the requirements of IAS.

The following off-balance sheet items are recorded by the Bank:

– guarantees issued	AMD 1,082,607 thousand
– unused portions of credit lines, credit cards and overdrafts granted	AMD 11,313,447 thousand

The number of employees of Unibank OJSC is 1,013, including 15 support staff.

The complete package of the financial statements (including the accompanying notes), as well as information on persons holding significant interests in the share capital of the Bank, on the Bank’s management, and on the loans, services and tariffs offered by the Bank, is available on the Bank’s website: www.unibank.am.