

**“UNIBANK COMMERCIAL BANK”
OPEN JOINT STOCK COMPANY**

**The International Financial Reporting Standards
Consolidated Financial Statements and Independent
Auditors’ Report**

For the Year Ended December 31, 2025

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

TABLE OF CONTENTS

	Page
STATEMENT OF MANAGEMENT’S RESPONSIBILITIES FOR THE PREPARATION AND APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025.....	2
INDEPENDENT AUDITORS’ REPORT.....	3
CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025:	
Consolidated statement of financial position	7
Consolidated statement of profit or loss and other comprehensive income.....	8
Consolidated statement of changes in equity.....	9
Consolidated statement of cash flows.....	10
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS:	
1. Organization	11
2. Material accounting policies	12
3. Critical accounting estimates and judgements in applying accounting policies	23
4. New accounting standards or amendments for 2025 and forthcoming requirements:.....	26
5. Restatements.....	27
6. Management of capital	29
7. Cash and cash equivalents	29
8. Due from other banks	30
9. Loans and advances to customers	31
10. Investment securities.....	41
11. Premises, equipment and intangible assets.....	43
12. Other financial assets	44
13. Other assets	45
14. Due to banks and other financial institutions.....	46
15. Customer accounts	46
16. Term borrowings.....	47
17. Lease liability	48
18. Other liabilities	49
19. Subordinated loans	50
20. Debt securities in issue	51
21. Share capital.....	52
22. Interest income and expense	53
23. (Charge)/recovery of expected credit losses.....	53
24. Fee and commission income and expense	54
25. Net gain from foreign currencies	54
26. Administrative and other operating expenses	54
27. Other income	55
28. Derivatives held for risk management.....	56
29. Income taxes	56
30. Earnings per share	58
31. Segment analysis	58
32. Financial risk management	61
33. Contingencies and commitments	79
34. Fair value of financial instruments	81
35. Related party transactions.....	82
36. Events after reporting period	83

STATEMENT OF MANAGEMENT'S RESPONSIBILITIES FOR THE PREPARATION AND APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

The following statement is made with a view to distinguishing respective responsibilities of the management and those of the independent auditors in relation to the consolidated financial statements of "Unibank Commercial Bank" OJSC (the "Bank") and its subsidiary (the "Group").

Management is responsible for the preparation of the consolidated financial statements that present fairly the consolidated financial position of the Group as at December 31, 2025, the consolidated results of its operations, cash flows and changes in equity for the year then ended, in accordance with International Financial Reporting Standards (IFRS Accounting Standards).

In preparing the consolidated financial statements, management is responsible for:

- Selecting suitable accounting principles and applying them consistently;
- Making judgements and estimates that are reasonable and prudent;
- Stating whether IFRS Accounting Standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- Preparing the consolidated financial statements on a going concern basis, unless it is inappropriate to presume that the Group will continue in business for the foreseeable future.

Management is also responsible for:

- Designing, implementing and maintaining an effective and sound system of internal controls, throughout the Group;
- Maintaining proper accounting records that disclose, with reasonable accuracy at any time, the consolidated financial position of the Group, and which enable them to ensure that the consolidated financial statements of the Group comply with IFRS Accounting Standards;
- Maintaining statutory accounting records in compliance with legislation and accounting standards of the Republic of Azerbaijan;
- Taking such steps as are reasonably available to them to safeguard the assets of the Group; and
- Detecting and preventing fraud, errors and other irregularities.

The consolidated financial statements for the year ended December 31, 2025 were authorized for issue on May 30, 2026 by the Management Board of the Group.

On behalf of the Executive Board:

Mr. Heybat Gadirov

Acting Chairman of the Management Board
Baku, the Republic of Azerbaijan

May 30, 2026



Mr. Faig Zeynalov

Chief Financial Officer
Baku, the Republic of Azerbaijan

May 30, 2026

INDEPENDENT AUDITOR'S REPORT

To the Shareholders and the Supervisory Board of "Unibank Commercial Bank" Open Joint Stock Company:

Opinion

We have audited the consolidated financial statements of "Unibank Commercial Bank" Open Joint Stock Company and its subsidiary (the "Group"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

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

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), as applicable to audits of financial statements of public interest entities. We have also 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.

Emphasis of matter - Restatement of corresponding figures

We draw attention to Note 5 to the consolidated financial statements, which describes the restatement of corresponding figures for the year ended December 31, 2024. Our opinion is not modified in respect of this matter.

Other Matters

The consolidated financial statements of the Group for the year ended December 31, 2024 were audited by another auditor who expressed an unmodified opinion on those statements on May 14, 2025.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
<p>Assessment of expected credit losses (ECL) allowance for loans to customers in accordance with IFRS 9, Financial Instruments.</p> <p>Measurement of ECL represents a critical accounting estimate that requires determining and applying appropriate methodologies, building and updating complex models, and producing significant data inputs.</p> <p>As at December 31, 2025, the Group recognized AZN 50,866 thousand ECL on loans to customers.</p> <p>The key judgements and estimates in determining the ECL allowance included:</p> <ul style="list-style-type: none"> - Modelling approach, model assumptions and judgements; - Incorporation of the forward-looking macroeconomic information in calculation of credit risk. <p>Note 2 “Basis of Preparation and Material Accounting Policy Information”, Note 3 “Critical Accounting Judgements and key sources of estimation uncertainties”, Note 9 “Loans and Advances to Customers” and Note 32 “Risk Management” to the financial statements provide detailed information on the expected credit loss allowance.</p>	<p>As part of our audit work, the following procedures were performed:</p> <p>We evaluated ECL methodology and model developed by the Group in accordance with the requirements of IFRS 9 to estimate ECL allowance for loans to customers and provision for credit-related commitments.</p> <p>We tested the design and operating effectiveness of the controls on lending and impairment procedures.</p> <p>We evaluated the underlying statistical models, key inputs and assumptions used by management, and assessed the incorporation of forward-looking information in the calculation of ECL allowance on a collective basis.</p> <p>On a sample basis, we re-performed calculations of allowances for ECL for individually significant loans, including reviewing the Group’s documented credit assessment of the borrowers, challenging assumptions underlying the ECL calculation, such as estimated future cash flows and the fair value of collateral.</p> <p>We evaluated management’s qualitative and quantitative assessments used in determining the significant increase in credit risk.</p> <p>Where appropriate, we involved IT and ECL specialists in performing the above procedures.</p> <p>We verified the accuracy and completeness of the Group’s IFRS 9 disclosures in relation to the ECL allowance for loans to customers and provisions for credit-related commitments.</p>

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

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated 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 Group'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 Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Jamal Hasanov.

Deloitte + Touche LLC

Baku, Azerbaijan
May 30, 2026



“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2025

(in thousands of Azerbaijan Manats)

	Notes	December 31, 2025	December 31, 2024 (restated*)
ASSETS			
Cash and cash equivalents	7	389,941	227,158
Due from other banks	8	35,074	36,179
Loans and advances to customers	9	1,280,497	1,127,107
Investment securities	10	71,853	74,932
Deferred tax asset	29	359	-
Premises and equipment	11	125,621	108,375
Intangible assets	11	24,878	23,960
Other financial assets	12	162,899	115,789
Other assets	13	28,662	35,125
TOTAL ASSETS		2,119,784	1,748,625
LIABILITIES AND EQUITY			
LIABILITIES			
Due to banks and other financial institutions	14	133,685	117,707
Customer accounts	15	1,418,595	1,198,133
Term borrowings	16	136,865	90,054
Derivative financial liabilities	20	1,771	1,079
Deferred income tax liabilities	29	-	4,499
Debt Securities in issue	20	72,447	68,176
Subordinated loans	19	31,453	-
Lease liability	17	8,834	9,563
Other liabilities	18	154,657	101,231
TOTAL LIABILITIES		1,958,307	1,590,447
EQUITY			
Equity attributable to owners of the Bank:			
Share capital	21	138,200	138,200
Share premium	21	484	484
Other reserves		144	144
Retained earnings		22,648	19,350
TOTAL EQUITY		161,476	158,178
TOTAL LIABILITIES AND EQUITY		2,119,783	1,748,625

*The comparative information has been restated as discussed in Note 5.

On behalf of the Executive Board:

Mr. Heybat Gadirov

Acting Chairman of the Management Board
Baku, the Republic of Azerbaijan

May 30, 2026



Mr. Faig Zeynalov

Chief Financial Officer
Baku, the Republic of Azerbaijan

May 30, 2026

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	Notes	Year ended December 31, 2025	Year ended December 31, 2024(restated*)
Interest income calculated using the effective interest method	22	244,267	227,826
Interest expense	22	(98,473)	(77,537)
Net interest income before expected credit losses on interest bearing assets	22	145,794	150,289
Expected credit losses on interest bearing assets	23	(45,650)	(45,571)
Net interest income		100,144	104,718
Fee and commission income	24	128,799	112,142
Fee and commission expense	24	(87,818)	(80,146)
Net gain from foreign currencies	25	11,080	12,779
Net loss from derivative financial instruments		(692)	(33)
Impairment loss on other (financial) assets	13	(11,700)	(1,390)
Recovery/(charge) of expected credit losses on guarantees and credit related commitments	23	35	683
Administrative and other operating expenses	26	(133,705)	(129,260)
Other operating income/(expense) net	27	1,422	(1,421)
Profit before income tax		7,565	18,072
Income tax expense	29	(2,235)	(4,137)
Profit for the year		5,330	13,935
OTHER COMPREHENSIVE INCOME			
Items that will be reclassified subsequently to profit or loss			
Fair value gain on debt investment securities	10	-	358
Income tax recorded directly in other comprehensive income	29	-	(72)
Other comprehensive income for the year		-	286
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		5,330	14,221
Earning per share basic and diluted	30	0.10	0.28

*The comparative information has been restated as discussed in Note 5.

On behalf of the Executive Board:

Mr. Heybat Gadirov
Acting Chairman of the Management Board
Baku, the Republic of Azerbaijan
May 30, 2026



Mr. Faig Zeynalov
Chief Financial Officer
Baku, the Republic of Azerbaijan
May 30, 2026

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY


CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED DECEMBER 31, 2025

(IN THOUSANDS OF AZERBAIJAN MANATS, UNLESS OTHERWISE INDICATED)


	Share capital	Share premium	Other reserves	(Accumulated deficit)/ Retained earnings	Total equity
January 1, 2024	138,200	484	(2,693)	9,480	145,471
Net profit for the year	-	-	-	13,935	13,935
Other comprehensive loss for the year (Note 10)	-	-	286	-	286
Debt Investments at FVOCI - transferred to profit or loss	-	-	2,551	-	2,551
Dividends declared (Note 21)	-	-	-	(4,065)	(4,065)
December 31, 2024 (restated*)	138,200	484	144	19,350	158,178
Net profit for the year	-	-	-	5,330	5,330
Dividends declared (Note 21)	-	-	-	(2,032)	(2,032)
December 31, 2025	138,200	484	144	22,648	161,476

*The comparative information has been restated as discussed in Note 5.

On behalf of the Executive Board:


Mr. Heybat Gadirov
 Acting Chairman of the Management Board
 Baku, the Republic of Azerbaijan
 May 30, 2026




Mr. Faig Zeynalov
 Chief Financial Officer
 Baku, the Republic of Azerbaijan
 May 30, 2026

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats)

	Notes	Year ended December 31, 2025	Year ended December 31, 2024(reclassified*)
CASH FLOWS FROM OPERATING ACTIVITIES:			
Interest received		253,496	232,538
Interest paid		(93,025)	(76,384)
Fees and commissions received		128,374	112,142
Fees and commissions paid		(87,818)	(80,146)
Net gain from foreign currencies		11,352	11,797
Other operating income received, net		6,136	1,172
Administrative and other operating expenses paid		(116,338)	(112,558)
Income tax paid		(8,938)	(7,048)
		<u>93,239</u>	<u>81,513</u>
Cash flows from operating activities before changes in operating assets and liabilities			
<i>(Increase)/decrease in operating assets:</i>			
Due from other banks		2,376	(12,748)
Loans and advances to customers		(199,946)	(181,012)
Other financial assets		(34,993)	(24,590)
Other assets		(18,315)	(150)
<i>Increase/(decrease) in operating liabilities:</i>			
Due to banks and other financial institutions		14,063	96,560
Customer accounts		211,552	(30,844)
Other liabilities		37,117	41,985
		<u>105,093</u>	<u>(29,286)</u>
Net cash provided from/(used in) operating activities			
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase of investment securities		(86,849)	(58,299)
Proceeds from investment securities		87,914	59,641
Acquisition of premises, equipment and intangible assets		(24,951)	(25,936)
Proceeds from disposal of premises and equipment		-	378
		<u>(23,886)</u>	<u>(24,216)</u>
Net cash used in investing activities			
CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds from term borrowings	16	68,386	20,654
Repayment of term borrowings	16	(22,394)	(24,182)
Proceeds from debt securities in issue	20	6,800	39,456
Repayment of debt securities in issue	20	(2,877)	(33,191)
Proceeds from subordinated loans	19	30,600	-
Repayment of principal portion of lease liabilities	17	(1,159)	(1,712)
Derivative financial assets	20	-	(516)
Dividends paid	21	(2,032)	(4,065)
		<u>76,924</u>	<u>(3,556)</u>
Net cash provided from/(used in) financing activities			
Effect of exchange rate changes on cash and cash equivalents		4,652	(2,749)
Net increase/(decrease) in cash and cash equivalents		162,783	(59,807)
Cash and cash equivalents at the beginning of the year	7	227,158	286,965
Cash and cash equivalents at the end of the year	7	<u>389,941</u>	<u>227,158</u>

On behalf of the Executive Board:

Mr. Heybat Gadirov
Acting Chairman of the Management Board
Baku, the Republic of Azerbaijan
May 30, 2026



Mr. Faig Zeynalov
Chief Financial Officer
Baku, the Republic of Azerbaijan
May 30, 2026

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

1. ORGANIZATION

These consolidated financial statements of the “Unibank Commercial Bank” OJSC (the “Bank”) and its subsidiary (together referred to as the “Group”) for the year ended December 31, 2025, have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

The Bank was incorporated and is domiciled in the Republic of Azerbaijan. The Bank is a joint stock company limited by shares and was set up in accordance with Azerbaijani regulations. As at December 31, 2025 the Bank is ultimately controlled by Mr. Eldar Garibov (December 31, 2024: Mr. Eldar Garibov). See Note 21.

On January 23, 2008, the Bank registered its fully owned subsidiary, Unicapital Open Joint Stock Company (“Unicapital”), with the Ministry of Justice of the Republic of Azerbaijan. Unicapital commenced its operations in February 2008. Major activities of Unicapital are trust management of stock portfolios and dealing in the stock market of the Republic of Azerbaijan.

During the year ended 31 December 2025, the Bank was designated as a systemically important bank by the Central Bank of Azerbaijan. As a result of this designation, the Bank became subject to additional regulatory requirements, including enhanced capital, liquidity, risk management and disclosure obligations, as prescribed by the regulator.

Principal activity of the Bank. The principal business activity of the Bank is commercial and retail banking operations within the Republic of Azerbaijan. The Bank has been operating under a full banking license issued by the Central Bank of the Republic of Azerbaijan (the “CBAR”) since 1992.

The Bank participates in the state deposit insurance scheme, which was introduced by the “Law on Deposit Insurance” dated December 29, 2006. The Azerbaijan Deposit Insurance Fund guarantees repayment of 100% of individual deposits meeting the following criteria:

According to the Law of the Republic of Azerbaijan on “Deposit Insurance”, insured deposit is the part of a protected deposit that will be compensated by the Deposit Insurance Fund in case of an insurance incident that occurred in the participant bank where a depositor is serviced. Starting from June 1, 2020, the maximum annual interest rate on protected deposits in the national currency is set at 12%, and in foreign currency - 2.5%. Starting from April 5, 2021, in case of an insurance incident each depositor is entitled to receive compensation from the Deposit Insurance Fund for the full amount of deposit agreement, but not exceeding AZN 100 thousand for individuals. For funds on bank accounts of entrepreneurs, the compensation amount is limited to AZN 20 thousand.

As at December 31, 2025 the Bank had 32 branches (December 31, 2024: 30 branches) within the Republic of Azerbaijan.

The Bank’s registered address is 79 Rashid Behbudov Street, AZ1014, Baku, the Republic of Azerbaijan.

Business environment

In 2025, the global economy demonstrated resilience, with stable business and consumer confidence despite economic uncertainties, price risks, and geopolitical tensions. The Composite Leading Indicator (CLI) trended upward, reflecting economic recovery, increased production, and higher investments, signaling future growth potential. However, the Purchasing Manager’s Index (PMI) showed mixed trends, rising early in the year but declining mid-year due to weakening production, falling new orders, and rising political uncertainties, peaked in 3rd quarter before declining in year end.

Despite these challenges, inflation trends improved significantly. Global inflation declined due to tight monetary policies, easing supply chain disruptions, and labor market recovery. Inflation in the US, Eurozone, Russia, Türkiye, decreased, leading central banks in advanced economies to reduce interest rates and adopt a more neutral policy stance. Global commodity prices were highly volatile in 2025 due to geopolitical risks, regional conflicts, and trade disruptions. The overall commodity price index rose 2.1%, gold and silver prices surged due to central bank demand and geopolitical uncertainties.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The ongoing tariff dispute, alongside broader political and economic uncertainty, continues to pose challenges for forecasting their long-term impact. These factors may continue to influence Azerbaijan's economy. The Bank's Management is closely monitoring developments in the current environment and taking precautionary actions as deemed necessary to ensure the Bank's business remains sustainable and grows in the near future.

Azerbaijani banks are mainly funded with customer deposits (excluding financial sector), which grew by 1.6% in 2025 and accounted for more than 76.8% of the banks' total liabilities.

2. MATERIAL ACCOUNTING POLICIES

The Group has consistently applied the following accounting policies to all periods presented in these consolidated financial statements.

Basis of preparation. These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards under the historical cost convention, as modified by the initial recognition of financial instruments based on fair value, financial instruments categorized at fair value through profit or loss (“FVTPL”) and at fair value through other comprehensive income (“FVOCI”), assets held for sale are measured at the lower of their carrying amount and fair value less costs to sell. These consolidated financial statements have been prepared assuming that the Group is a going concern and will continue in operation for the foreseeable future. The principal accounting policies applied in the preparation of these consolidated financial statements are set out below.

The preparation of consolidated financial statements in conformity with IFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 3.

Basis of consolidation.

i. Subsidiaries

‘Subsidiaries’ are entities controlled by the Group. The Group ‘controls’ an entity if it is exposed to or has rights to, and variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group reassesses whether it has control if there are changes to one or more of the elements of control. This includes circumstances in which protective rights held (e.g. those resulting from a lending relationship) become substantive and lead to the Group having power over an investee.

The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

ii. Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealized income and expenses (except for foreign currency transaction gains or losses) arising from intra-group transactions, are eliminated. Unrealized losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

Financial instruments - key measurement terms. Depending on their classification, financial instruments are carried at fair value or amortized cost as described below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The best evidence of fair value is the price in an active market. An active market is one in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

Fair value of financial instruments traded in an active market is measured as the product of the quoted price for the individual asset or liability and the number of instruments held by the entity. This is the case even if a market's normal daily trading volume is not sufficient to absorb the quantity held and placing orders to sell the position in a single transaction might affect the quoted price.

Valuation techniques such as discounted cash flow models or models based on recent arm's length transactions or consideration of financial data of the investees are used to measure fair value of certain financial instruments for which external market pricing information is not available. Fair value measurements are analyzed by level in the fair value hierarchy as follows: (i) level one are measurements at quoted prices (unadjusted) in active markets for identical assets or liabilities, (ii) level two measurements are valuations techniques with all material inputs observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices), and (iii) level three measurements are valuations not based on solely observable market data (that is, the measurement requires significant unobservable inputs). Transfers between levels of the fair value hierarchy are deemed to have occurred at the end of the reporting period. Refer to Note 34.

Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial instrument. An incremental cost is one that would not have been incurred if the transaction had not taken place.

Transaction costs include fees and commissions paid to agents (including employees acting as selling agents), advisors, brokers and dealers, levies by regulatory agencies and securities exchanges, and transfer taxes and duties. Transaction costs do not include debt premiums or discounts, financing costs or internal administrative or holding costs.

Amortized cost is the amount at which the financial instrument was recognized at initial recognition less any principal repayments, plus accrued interest, and for financial assets less any write-down for incurred impairment losses. Accrued interest includes amortization of transaction costs deferred at initial recognition and of any premium or discount to the maturity amount using the effective interest method. Accrued interest income and accrued interest expense, including both accrued coupon and amortized discount or premium (including fees deferred at origination, if any), are not presented separately and are included in the carrying values of the related items in the consolidated statement of financial position.

The effective interest method is a method of allocating interest income or interest expense over the relevant period, so as to achieve a constant periodic rate of interest (effective interest rate) on the carrying amount. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts (excluding future credit losses) through the expected life of the financial instrument or a shorter period, if appropriate, to the net carrying amount of the financial instrument. The effective interest rate discounts cash flows of variable interest instruments to the next interest repricing date, except for the premium or discount which reflects the credit spread over the floating rate specified in the instrument, or other variables that are not reset to market rates. Such premiums or discounts are amortized over the whole expected life of the instrument. The present value calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Initial recognition of financial instruments. Trading securities, derivatives and other financial instruments at fair value through profit or loss are initially recorded at fair value. All other financial instruments are initially recorded at fair value plus transaction costs. Fair value at initial recognition is best evidenced by the transaction price. A gain or loss on initial recognition is only recorded if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation technique whose inputs include only data from observable markets.

All purchases and sales of financial assets that require delivery within the time frame established by regulation or market convention (“regular way” purchases and sales) are recorded at trade date, which is the date on which the Group commits to deliver a financial asset. All other purchases are recognized when the entity becomes a party to the contractual provisions of the instrument.

Determination of the fair value of loans issued under government programs

The loans issued by the Group in accordance with the decrees of state authorities do not have similar financial instruments on the market, were provided within the framework of government programs and, due to their uniqueness, as well as the specifics of the state lending program itself and the category of borrowers, form a separate market segment. Therefore, management believes that contractual interest rates are market rates for such loans, and therefore the Group initially records loans at fair value, which is equal to the nominal value.

Determination of the fair value of financial liabilities raised under government programs

The Group's financial liabilities are initially recognized at fair value. In case of attracting financial liabilities with interest rates different from market ones in order to form related assets under government programs, the interest rates for which, taking into account the Group's margin, also do not correspond to market ones, their nominal value is recognized as the fair value of financial liabilities.

Where other liabilities are raised under terms that differ from market conditions, the fair value of the liabilities is determined using valuation techniques that discount the liabilities at an interest rate determined as the mid-market rate for similar liabilities at the date of initial recognition.

Classification of financial instruments. A financial asset is classified as measured at: amortized cost (“AC”), fair value through other comprehensive income (“FVOCI”) or fair value through profit or loss (“FVTPL”).

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

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

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

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

For debt financial assets measured at FVOCI, gains and losses are recognized in other comprehensive income, except for the following, which are recognized in profit or loss in the same manner as for financial assets measured at amortized cost:

- interest income using the effective interest method;
- ECL and reversals; and
- foreign exchange gains and losses.

When a debt financial asset measured at FVOCI is derecognized, the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

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

All other financial assets are classified as measured at FVTPL.

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

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

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

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

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

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

In making the assessment, the Group considers:

- contingent events that would change the amount and timing of cash flows;
- leverage features;
- prepayment and extension terms;
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse asset arrangements); and
- features that modify consideration of the time value of money - e.g. periodical reset of interest rates, which is not consistent with the interest payment period.

Reclassification of financial assets. Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Group changes its business model for managing financial assets. The reclassification has a prospective effect.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Financial assets impairment – credit loss allowance for ECL. The Group assesses, on a forward-looking basis, the expected credit losses (“ECL”) for debt instruments measured at AC and FVOCI and for the exposures arising from loan commitments and financial guarantee contracts. The Group measures ECL and recognizes 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.

Debt instruments measured at AC are presented in the consolidated statement of financial position net of the allowance for ECL. For loan commitments and financial guarantees, a separate provision for ECL is recognized as a liability in the consolidated statement of financial position. For debt instruments at FVOCI, changes in amortized cost, net of allowance for ECL, are recognized in profit or loss and other changes in carrying value are recognized in OCI as gains less losses on debt instruments at FVOCI.

The Group applies a three-stage model for impairment, based on changes in credit quality since initial recognition. 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”). If the Group identifies Significant Increase in Credit Risk (“SICR”) since initial recognition, the asset is transferred to Stage 2 and its ECL is measured based on a lifetime basis, that is, up until contractual maturity but considering expected prepayments, if any (“Lifetime ECL”). Refer to Note 32 for a description of how the Group determines when a SICR has occurred.

If the Group determines that a financial asset is credit-impaired, the asset is transferred to Stage 3 and its ECL is measured as a Lifetime ECL. The Group’s definition of credit impaired assets and definition of default is explained in Note 32. For financial assets that are purchased or originated credit-impaired (“POCI Assets”), the ECL is always measured as a Lifetime ECL. POCI assets are financial assets that are credit-impaired upon initial recognition, such as impaired loans acquired. Note 32 provides information about inputs, assumptions and estimation techniques used in measuring ECL, including an explanation of how the Group incorporates forward-looking information in the ECL models.

Presentation of allowance for ECL in the consolidated statement of financial position. Loss allowances for ECL are presented in the consolidated statement of financial position as follows:

- financial assets measured at amortized cost: as a deduction from the gross carrying amount of the assets;
- POCI assets: Impairment allowance is not created for POCI assets upon their initial recognition. Instead, the amount of lifetime expected credit losses is included into the effective interest rate calculation (the “EIR”);
- loan commitments and financial guarantee contracts: as a provision presented in other liabilities;
- where a financial instrument includes both a drawn and an undrawn component, and the Group cannot identify the ECL on the loan commitment component separately from those on the drawn component: the Group presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision; and
- debt instruments measured at FVOCI: no loss allowance is recognized in the consolidated statement of financial position because the carrying amount of these assets is their fair value. However, the loss allowance is recognized as part of fair value reserve.

Financial assets – write-off. Financial assets are written-off, in whole or in part, when the Group exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Group may write-off financial assets that are still subject to enforcement activity when the Group seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Recoveries of amounts previously written off are included in “Expected credit losses on interest bearing assets” in the statement of profit or loss and other comprehensive income.

Derecognition of financial assets. The Group derecognizes financial assets when (a) the assets are redeemed or the rights to cash flows from the assets otherwise expired or (b) the Group 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 asset in its entirety to an unrelated third party without needing to impose restrictions on the sale.

Derecognition of financial liabilities. The Group derecognizes financial liabilities when, and only when, the Group’s obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognized and the consideration paid and payable is recognized in profit and loss accounts.

Offset of financial assets and liabilities. 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 recognized amounts, and there is an intention to either settle on a net basis, or to realize the asset and settle the liability simultaneously. Such a right of set off (a) must not be contingent on a future event and (b) must be legally enforceable in all the following circumstances: (i) in the normal course of business, (ii) the event of default and (iii) the event of insolvency or bankruptcy.

Repurchase and reverse repurchase agreements. Securities sold under sale and repurchase (repo) agreements are accounted for as secured financing transactions, with the securities retained in the consolidated statement of financial position and the counterparty liability included in amounts payable under repo transactions within due to banks and other financial institutions or current accounts and deposits from customers, as appropriate. The difference between the sale and repurchase prices represents interest expense and is recognized in profit or loss over the term of the repo agreement using the effective interest method.

Securities purchased under agreements to resell (reverse repo) are recorded as amounts receivable under reverse repo transactions within due from banks or loans to customers, as appropriate.

The difference between the purchase and resale prices represents interest income and is recognized in profit or loss over the term of the repo agreement using the effective interest method.

If assets purchased under an agreement to resell are sold to third parties, the obligation to return securities is recorded as a trading liability and measured at fair value.

Derivative financial instruments. In the normal course of business, the Group enters into various derivative financial instruments including foreign currency forwards and cross currency swaps (back-to-back loans) in the foreign exchange and capital markets. The counterparties are mostly local banks.

The fair values are estimated based on quoted market prices or pricing models that take into account the current market and contractual prices of the underlying instruments and other factors. Derivatives are carried as assets when their fair value is positive and as liabilities when it is negative. The Group presents net interest payments on derivative financial instruments within the “Net gain from foreign currencies” line on a net basis. Gains and losses resulting from these instruments are included in the statement of profit or loss within net loss from derivative financial instruments.

Cash and cash equivalents. Cash and cash equivalents consist of cash on hand, unrestricted balances on corresponding accounts and term deposits with the Central Bank of the Republic of Azerbaijan (the “CBAR”) with original maturity of less or equal to 90 days, notes issued by the Central Bank of the Republic of Azerbaijan (the “CBAR”) up to 90 days and amounts due from credit institutions with original maturity of less or equal to 90 days and mandatory cash balances with the Central Bank of the Republic of Azerbaijan (the “CBAR”). Cash and cash equivalents are carried at amortized cost because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Due from other banks. Amounts due from banks are recorded when the Group advances money to counterparty banks. Amounts due from other banks are carried at AC when: (i) they are held for the purposes of collecting contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

Loans and advances to customers. Loans and advances to customers are recorded when the Group advances money to purchase or originate a loan due from a customer. Based on the business model and the cash flow characteristics, the Group classifies loans and advances to customers into one of the following measurement categories:

- (i) AC: loans that are held for collection of contractual cash flows and those cash flows represent SPPI and loans that are not voluntarily designated at FVTPL, and
- (ii) FVTPL: loans that do not meet the SPPI test or other criteria for AC or FVOCI are measured at FVTPL.

Impairment allowances are determined based on the forward-looking ECL models. Note 32 provides information about inputs, assumptions and estimation techniques used in measuring ECL, including an explanation of how the Group incorporates forward-looking information in the ECL models.

Credit related commitments. Financial guarantee contracts are contracts that require the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of a debt instrument. Such financial guarantees are given to banks, financial institutions and others on behalf of customers to secure loans, overdrafts and other banking facilities.

Financial guarantee contracts are initially measured at fair value and subsequently measured at the higher of:

- The amount of the loss allowance; and
- The premium received on initial recognition less income recognized in accordance with the principles of IFRS 15.

Loan commitments provided by the Group are measured as the amount of the loss allowance. The Group has not provided any commitment to provide loans at a below-market interest rate, or that can be settled net in cash or by delivering or issuing another financial instrument.

For loan commitments and financial guarantee contracts, the loss allowance is recognized as a provision.

However, for contracts that include both a loan and an undrawn commitment and the Group cannot separately identify the expected credit losses on the undrawn commitment component from those on the loan component, the expected credit losses on the undrawn commitment are recognized together with the loss allowance for the loan. To the extent that the combined expected credit losses exceed the gross carrying amount of the loan, the expected credit losses are recognized as a provision.

Equity instruments at FVOCI. On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in other comprehensive income. Such classification is determined on an instrument-by-instrument basis.

Gains and losses on these equity instruments are never recycled to profit or loss. Dividends are recognized in profit or loss as other income when the right of the payment has been established, except the Group benefits from such proceeds as recovery of part of the cost of the instrument, in which case, such gains are recorded in OCI. Equity instruments at FVOCI are not subject to an impairment assessment. Upon disposal of these instruments, the accumulated revaluation reserve is transferred to retained earnings.

Investments in debt securities. Based on the business model and the cash flow characteristics, the Group 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.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Debt securities are carried at FVOCI if they are held for collection of contractual cash flows and for selling, where those cash flows represent SPPI, and if they are not designated at FVTPL. Interest income from these assets is calculated using the effective interest method and recognized in profit or loss. An impairment allowance estimated using the expected credit loss model is recognized in profit or loss for the year. All other changes in the carrying value are recognized in OCI. When the debt security is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from OCI to profit or loss.

Investments in debt securities are carried at FVTPL if they do not meet the criteria for AC or FVOCI. The Group may also irrevocably designate investments in debt securities at FVTPL on initial recognition if applying this option significantly reduces an accounting mismatch between financial assets and liabilities being recognized or measured on different accounting bases.

Premises and equipment. Premises and equipment are stated at cost less accumulated depreciation and provision for impairment, where required. Costs of minor repairs and maintenance are expensed when incurred. Costs of replacing major parts or components of premises and equipment items are capitalized and the replaced part is retired.

Depreciation. Land and construction in progress are not depreciated. Depreciation on other items of premises and equipment is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives.

<u>2025 and 2024</u>	<u>Residual values</u>	<u>Useful lives in years</u>
Buildings	40%	50 years
Office and computer equipment	20%	5-6 years
Furniture, fixtures and other equipment	30%	5-8 years
Leasehold improvements	-	over the term of underlying lease
Right of use asset	-	over the term of underlying lease

Construction in progress is carried at cost, less any recognized impairment loss. Cost includes professional fees. Such construction in progress is classified to the appropriate categories of property and equipment when completed and ready for intended use.

Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

The residual value of an asset is the estimated amount that the Group would currently obtain from disposal of the asset less the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals determined by comparing proceeds with carrying amount are recognized in profit or loss for the year (within other operating income or expenses).

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in profit or loss.

Intangible assets

Intangible assets acquired separately. Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortization and accumulated impairment losses. Amortization is recognized on a straight-line basis over their estimated useful lives. The estimated useful lives of intangible assets are 10 years. The estimated useful life and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

Derecognition of intangible assets. An intangible asset is derecognized on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognized in profit or loss when the asset is derecognized.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Repossessed collateral. The Group obtains collateral in respect of customer liabilities where this is considered appropriate. The collateral normally takes the form of a lien over the customer's assets and gives the Group a claim on these assets for both existing and future customer liabilities.

In certain circumstances, assets are repossessed following the foreclosure on loans that are in default. Repossessed collateral is initially recognized at an amount equal to the carrying amount of a loan for which it was pledged. Repossessed assets are measured at the lower of carrying amount and fair value less costs to sell.

Lease. The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessee. The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets. The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term.

If the ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment.

Lease liabilities. At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate.

Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Due to banks. Amounts due to banks are recorded when money or other assets are advanced to the Group by counterparty banks. The non-derivative liability is carried at amortized cost. If the Group purchases its own debt, the liability is removed from the statement of financial position and the difference between the carrying amount of the liability and the consideration paid is included in gains or losses arising from retirement of debt.

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

Deposits, debt securities in issue, and subordinated liabilities. Deposits, debt securities in issue and subordinated liabilities are the Group's sources of debt funding.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The Group classifies capital instruments as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments.

Deposits, debt securities in issue and subordinated liabilities are initially measured at fair value minus incremental direct transaction costs. Subsequently, they are measured at their amortized cost under the effective interest method, except where the Group designates liabilities at FVTPL.

Amounts presented in the liability credit reserve are not subsequently transferred to profit or loss. When these instruments are derecognized, the related cumulative amount in the liability credit reserve is transferred to retained earnings.

Income taxes. Income taxes have been provided for in the consolidated financial statements in accordance with legislation enacted or substantively enacted by the end of the reporting period. The income tax charge/credit comprises current tax and deferred tax and is recognized in profit or loss for the year, except if it is recognized in other comprehensive income or directly in equity because it relates to transactions that are also recognized, in the same or a different period, in other comprehensive income or directly in equity.

Current tax is the amount expected to be paid to, or recovered from, the taxation authorities in respect of taxable profits or losses for the current and prior periods. Taxable profits or losses are based on estimates if the consolidated financial statements are authorized prior to filing relevant tax returns. Taxes other than on income are recorded within administrative and other operating expenses.

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

In determining the amount of current and deferred tax the Group takes into account the impact of uncertain tax positions and whether additional taxes, penalties and late-payment interest may be due.

The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience.

This assessment relies on estimates and assumptions and may involve a series of judgments about future events. New information may become available that causes the Group to change its judgment regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact the tax expense in the period that such a determination is made.

Share capital. Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds. Any excess of the fair value of consideration received over the par value of shares issued is recorded as share premium in equity.

Equity reserves. The reserves recorded in equity (other comprehensive income) on the Group's consolidated statement of financial position include “other reserve” which comprises changes in fair value of investment securities at FVOCI.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Income and expense recognition. Interest income and expense are recorded for debt instruments measured at amortized cost or at FVOCI on an accrual basis using the effective interest method. This method defers, as part of interest income or expense, all fees paid or received between the parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Fees integral to the effective interest rate include origination fees received or paid by the entity relating to the creation or acquisition of a financial asset or issuance of a financial liability, for example fees for evaluating creditworthiness, evaluating and recording guarantees or collateral, negotiating the terms of the instrument and for processing transaction documents. Commitment fees received by the Group to originate loans at market interest rates are integral to the effective interest rate if it is probable that the Group will enter into a specific lending arrangement and does not expect to sell the resulting loan shortly after origination. The Group does not designate loan commitments as financial liabilities at FVTPL.

For financial assets that are originated or purchased credit-impaired, the effective interest rate is the rate that discounts the expected cash flows (including the initial expected credit losses) to the fair value on initial recognition (normally represented by the purchase price). As a result, the effective interest is credit-adjusted.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial assets, except for:

- Financial assets that have become credit-impaired (Stage 3), for which interest revenue is calculated by applying the effective interest rate to their amortized cost (net of the expected credit loss (“ECL”) provision); and
- Financial assets that are purchased or originated credit-impaired, for which the original credit-adjusted effective interest rate is applied to the amortized cost.

Fee and commission income and expense.

The Group earns fee and commission income from a diverse range of services it provides to its customers. Fee income can be divided into the following two categories:

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

Fee income earned from services that are provided over a certain period is recognized over time, as the services are rendered, and the customer simultaneously receives and consumes the benefits provided by the Group’s performance. These fees include commission income on guarantees and letters of credit. Commission income arising from plastic card operations from payments made via POS terminals is recognized over time as services are provided to the seller, with income accrued throughout the service period.

Asset management fees relating to investment funds are recognized over the period in which services are rendered as the customer simultaneously receives and consumes the benefits as the Group performs, usually on a straight-line basis. The same principle is applied for wealth management, financial planning and custody services that are continually provided over an extended period of time.

Fee income from providing transaction services

Commissions and fees arising from negotiating or participating in the negotiation of a transaction for a third party, such as the acquisition of loans, shares or other securities or the purchase or sale of businesses, and which are earned when the Group satisfies the performance obligation are recorded upon the completion of the transaction. Portfolio and other management advisory and service fees are recognized based on the applicable service contracts, over the period in which the services are rendered as the customer simultaneously receives and consumes the benefits as the Group performs, usually on a straight-line basis.

Fees arising from plastic card (other than POS terminals) and settlement transactions are recognized at the point in time when the withdrawal or settlement operation is completed. Service fees related to cash transactions, including fees charged for withdrawals from ATMs of other banks, are recognized immediately upon completion of the transaction.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

All other fees, commissions and other income and expense items are generally recorded on an accrual basis over the period in which the services are rendered as the customer simultaneously receives and consumes the benefits as the Group performs, usually on a straight-line basis.

Foreign currency translation. The functional currency of the Group is the currency of the primary economic environment in which the Group operates. The functional and the presentation currency of the Group, is the national currency of the Republic of Azerbaijan, Azerbaijani Manats (“AZN”).

Monetary assets and liabilities are translated into the Group’s functional currency at the official exchange rate of the CBAR at the end of the respective reporting period. Foreign exchange gains and losses resulting from the settlement of transactions and from the translation of monetary assets and liabilities into the Group’s functional currency at year-end official exchange rates of the CBAR, are recognized in profit or loss for the year (as foreign exchange translation gains less losses). Translation at year-end rates does not apply to non-monetary items that are measured at historical cost. Non-monetary items measured at fair value in a foreign currency, including equity investments, are translated using the exchange rates at the date when the fair value was determined.

Effects of exchange rate changes on non-monetary items measured at fair value in a foreign currency are recorded as part of the fair value gain or loss.

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

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
AZN/US Dollar 1	1.7000	1.7000
AZN/Euro 1	2.0022	1.7724

Earnings per share. Earnings per share are determined by dividing the profit or loss attributable to owners of the Group by the weighted average number of participating shares outstanding during the reporting year.

Staff costs and related contributions. Wages, salaries, contributions to the Republic of Azerbaijan state pension and social insurance funds, paid annual leave and sick leave, bonuses, and non-monetary benefits are accrued in the year in which the associated services are rendered by the employees of the Group. The Group has no legal or constructive obligation to make pension or similar benefit payments beyond the payments to the statutory defined contribution scheme.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS IN APPLYING ACCOUNTING POLICIES

The Group makes estimates and assumptions that affect the amounts recognized in the consolidated financial statements, and the carrying amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated and are based on management’s experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management also makes certain judgements, apart from those involving estimations, in the process of applying the accounting policies. Judgements that have the most significant effect on the amounts recognized in the consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

Measurement of ECL allowance. Measurement of ECLs is a significant estimate that involves determination of methodology, models and data inputs. Details of ECL measurement methodology are disclosed in Note 32. The following components have a major impact on credit loss allowance: definition of default, SICR, probability of default (“PD”), exposure at default (“EAD”), and loss given default (“LGD”), as well as models of macro-economic scenarios. The Group regularly reviews and validates the models and inputs to the models to reduce any differences between expected credit loss estimates and actual credit loss experience. For details of ECL measurement including incorporation of forward-looking information refer to Note 32.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Significant increase in credit risk (“SICR”). In order to determine whether there has been a significant increase in credit risk, the Group compares the risk of a default occurring over the life of a financial instrument at the end of the reporting date with the risk of default at the date of initial recognition. The assessment considers relative increase in credit risk rather than achieving a specific level of credit risk at the end of the reporting period. The Group considers all reasonable and supportable forward looking information available without undue cost and effort, which includes a range of factors, including behavioral aspects of particular customer portfolios. The Group identifies behavioral indicators of increases in credit risk prior to delinquency and incorporates appropriate forward looking information into the credit risk assessment, either at an individual instrument, or on a portfolio level. Refer to Note 32.

Modification of financial assets and financial liabilities

Financial assets

If the terms of a financial asset are modified, the Group evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different (referred to as ‘substantial modification’), then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized, and a new financial asset is recognized at fair value plus any eligible transaction costs. Any fees received as part of the modification are accounted for as follows:

- fees that are considered in determining the fair value of the new asset and fees that represent reimbursement of eligible transaction costs are included in the initial measurement of the asset; and
- other fees are included in profit or loss as part of the gain or loss on derecognition.

Changes in cash flows on existing financial assets or financial liabilities are not considered as modification, if they result from existing contractual terms, e.g. changes in interest rates initiated by the Group due to changes in the CBAR key rate, if the loan agreement entitles the Group to do so.

The Group performs a quantitative and qualitative evaluation of whether the modification is substantial, i.e. whether the cash flows of the original financial asset and the modified or replaced financial asset are substantially different. The Group assesses whether the modification is substantial based on quantitative and qualitative factors in the following order: qualitative factors, quantitative factors, combined effect of qualitative and quantitative factors. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset deemed to have expired. In making this evaluation the Group analogizes to the guidance on the derecognition of financial liabilities.

The Group concludes that the modification is substantial as a result of the following qualitative factors:

- change the currency of the financial asset;
- change in collateral or other credit enhancement;
- change of terms of financial asset that lead to non-compliance with the SPPI criterion (e.g. inclusion of conversion feature).

If cash flows are modified when the borrower is in financial difficulties, then the objective of the modification is usually to maximize recovery of the original contractual terms rather than to originate a new asset with substantially different terms. If the Group plans to modify a financial asset in a way that would result in forgiveness of cash flows, then it first considers whether a portion of the asset should be written off before the modification takes place (see above for write off policy). This approach impacts the result of the quantitative evaluation and means that the derecognition criteria are not usually met in such cases. The Group further performs qualitative evaluation of whether the modification is substantial.

If the modification of a financial asset measured at amortized cost or FVOCI does not result in derecognition of the financial asset, then the Group first recalculates the gross carrying amount of the financial asset using the original effective interest rate of the asset and recognizes the resulting adjustment as a modification gain or loss in profit or loss. For floating-rate financial assets, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Any costs or fees incurred and fees received as part of the modification adjust the gross carrying amount of the modified financial asset and are amortized over the remaining term of the modified financial asset.

If such a modification is carried out because of financial difficulties of the borrower (see Note 2), then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income calculated using the effective interest method.

For fixed-rate loans, where the borrower has an option to prepay the loan at par without significant penalty, the Group treats the modification of an interest rate to a current market rate using the guidance on floating-rate financial instruments. This means that the effective interest rate is adjusted prospectively.

Financial liabilities

The Group derecognizes a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognized in profit or loss. Consideration paid includes non-financial assets transferred, if any, and the assumption of liabilities, including the new modified financial liability.

Group performs a quantitative and qualitative evaluation of whether the modification is substantial considering qualitative factors, quantitative factors and combined effect of qualitative and quantitative factors. The Group concludes that the modification is substantial as a result of the following qualitative factors:

- change the currency of the financial liability;
- change in collateral or other credit enhancement;
- inclusion of conversion option;
- change in the subordination of the financial liability.

For the quantitative assessment the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability.

If the modification of a financial liability is not accounted for as derecognition, then the amortized cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognized in profit or loss. For floating-rate financial liabilities, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification.

Any costs and fees incurred are recognized as an adjustment to the carrying amount of the liability and amortized over the remaining term of the modified financial liability by re-computing the effective interest rate on the instrument.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

4. NEW ACCOUNTING STANDARDS OR AMENDMENTS FOR 2025 AND FORTHCOMING REQUIREMENTS

New and Amended International Financial Reporting Standards

a) Amendments that are mandatorily effective from 2025

Amendments to IAS 21 *Lack of Exchangeability*

The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not. Amendments are effective from annual reporting periods beginning on or after 1 January 2025.

The aforementioned standard, amendments and improvements do not have any significant effect on the Bank's financial position and performance.

b) New and revised IFRSs in issue but not yet effective

The Bank has not yet adopted the following standards and amendments and interpretations to the existing standards:

Standards and interpretations

IFRS 18	<i>Presentation and Disclosures in Financial Statements</i>
IFRS 19	<i>Subsidiaries without Public Accountability: Disclosures</i>
Amendments to IFRS 9 and IFRS 7	<i>Amendments IFRS 9 and IFRS 7 regarding the classification and measurement of financial instruments</i>
Amendments to IFRS 9 and IFRS 7	<i>Regarding power purchase arrangements</i>
Annual Improvements	<i>Annual Improvements to IFRS Accounting Standards - Volume 11</i>
Amendments to IFRS 19	<i>Subsidiaries without Public Accountability: Disclosures</i>
Amendments to IAS 21	<i>Translation to a Hyperinflationary Presentation</i>
	<i>Currency</i>
Amendments to IFRS S2	<i>Greenhouse Gas Emissions Disclosures</i>

IFRS 18 *Presentation and Disclosures in Financial Statements*

IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements. This standard is effective from annual reporting periods beginning on or after 1 January 2027.

IFRS 19 *Subsidiaries without Public Accountability: Disclosure*

IFRS 19 specifies the disclosure requirements an eligible subsidiary is permitted to apply instead of the disclosure requirements in other IFRS Accounting Standards. This standard is effective from annual reporting periods beginning on or after 1 January 2027.

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

The amendments address matters identified during the post-implementation review of the classification and measurement requirements of IFRS 9 *Financial Instruments*. Amendments are effective from annual reporting periods beginning on or after 1 January 2026.

Amendments to IFRS 9 and IFRS 7 *Power Purchase Arrangements*

The amendments aim at enabling entities to include information in their financial statements that in the IASB's view more faithfully represents contracts referencing nature-dependent electricity. Amendments are effective from annual reporting periods beginning on or after 1 January 2026.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Annual Improvements to IFRS Accounting Standards – Volume 11

The pronouncement comprises the following amendments:

- IFRS 1: Hedge accounting by a first-time adopter
- IFRS 7: Gain or loss on derecognition
- IFRS 7: Disclosure of deferred difference between fair value and transaction price
- IFRS 7: Introduction and credit risk disclosures
- IFRS 9: Lessee derecognition of lease liabilities
- IFRS 9: Transaction price
- IFRS 10: Determination of a ‘de facto agent’
- IAS 7: Cost method

Amendments are effective from annual reporting periods beginning on or after 1 January 2026.

Amendments to IFRS 19 *Subsidiaries without Public Accountability: Disclosures*

The amendments cover new or amended IFRS Accounting Standards issued between 28 February 2021 and 1 May 2024 that were not considered when IFRS 19 was first issued. Amendments are effective from annual reporting periods beginning on or after 1 January 2027.

Amendments to IAS 21 *Translation to a Hyperinflationary Presentation Currency*

The amendments clarify how companies should translate financial statements from a non-hyperinflationary currency into a hyperinflationary one. Amendments are effective from annual reporting periods beginning on or after 1 January 2027.

Amendments to IFRS S2 *Greenhouse Gas Emissions Disclosures*

The amendments to IFRS S2 aim at supporting entities applying IFRS S2 by reducing the complexity, risk of potential duplication of reporting and related costs of applying specific requirements in IFRS S2. Amendments are effective from annual reporting periods beginning on or after 1 January 2027.

The Bank evaluates the effects of these standards, amendments and improvements on the financial statements.

5. RESTATEMENTS

Correction of error affected statement of consolidated financial position

During 2025, management discovered that in the determination of fair values of repossessed collaterals as of modification date (December 31, 2024), were erroneously overstated. As a consequence, other assets, retained earnings and deferred tax liabilities have been overstated by AZN 3,305 thousand, AZN 2,644 thousand and AZN 661 thousand, respectively. The balances have been corrected by restating each of the affected consolidated financial statement line item for prior periods.

Respective other assets disclosure was corrected in Note 13 of these consolidated financial statements.

Reclassification

Certain other comparatives for the year ended December 31, 2024 have been reclassified in order to conform to the presentation for the current year. Such reclassifications were made to improve the quality of presentation and do not affect previously reported profit or equity balances.

Fee and commission income amounting to AZN 1,448 thousand, previously presented as Net gain from foreign currencies, is reclassified to fee and commission income.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Financial statement line item	As previously reported	Adjustments	As restated
Other assets	38,430	(3,305)	35,125
Total assets	1,751,930	(3,305)	1,748,625
Deferred tax liabilities	5,160	(661)	4,499
Total liabilities	1,591,108	(661)	1,590,447
Retained earnings	21,994	(2,644)	19,350
Total equity	160,822	(2,644)	158,178

The effect of the adjustments made to the disclosure Note 13 for the year ended December 31, 2024 is as follows.

Disclosure note item	As previously reported	Adjustments	As restated
Reposessed collateral	11,422	(4,696)	6,726
Other	1,131	1,391	2,522
Total other assets	38,430	(3,305)	35,125

The following table summarizes the impact of the above retrospective change on the Group's financial statements:

December 31, 2024

Consolidated Statement of Profit and Loss and Other Comprehensive Income	As previously reported	Reclassifications	Adjustments	As restated
Fee and commission income	110,694	1,448	-	112,142
Net gain from foreign currencies	14,227	(1,448)	-	12,779
Gain on remeasurement of other assets	1,915	-	(3,305)	(1,390)

The effect of the reclassifications made to the consolidated statement of cash flows for the year ended December 31, 2024 is as follows:

Financial statement line item	As previously reported	Reclassification amount	As restated
Fees and commissions received	110,694	1,448	112,142
Net gain from foreign currencies	13,245	(1,448)	11,797
Cash flows from operating activities before changes in operating assets and liabilities	81,513	-	81,513

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

6. MANAGEMENT OF CAPITAL

The objectives of management when managing the Bank's and Group's capital are (i) to comply with the capital requirements set by the CBAR and (ii) to safeguard the Group's ability to continue as a going concern.

Since 2025, the Bank has been designated as a systemically important financial institution by the Central Bank of Azerbaijan, and is therefore subject to more stringent regulatory capital requirements. Under the current prudential capital requirements set by the CBAR banks have to: (a) hold the minimum level of total statutory capital of AZN 50,000 thousand (December 31, 2024: AZN 50,000 thousand); (b) maintain a ratio of regulatory capital to risk weighted assets ("statutory capital ratio") at or above a prescribed minimum of 12.50% (December 31, 2024: 10%) and (c) maintain a ratio of Tier-1 capital to the risk-weighted assets (the 'Tier-1 capital ratio') at or above the prescribed minimum of 6.50% (December 31, 2024: 5%).

Management considers that the Bank was in compliance with the regulatory requirements as at December 31, 2025 and 2024. The calculation of capital adequacy based on the prudential reports prepared by the Bank in accordance with the prudential regulations set by the CBAR was as follows:

	December 31, 2025 (unaudited)	December 31, 2024 (unaudited)
Tier 1 capital	126,447	108,722
Tier 2 capital	104,266	69,161
Total capital	230,713	177,884
<i>Deductions</i>	<i>(591)</i>	<i>(986)</i>
Total capital after deductions	230,121	176,897
Risk weighted assets	1,627,072	1,351,372
Tier 1 capital adequacy ratio	7.44%	8.05%
Total capital adequacy ratio	14.14%	13.09%

7. CASH AND CASH EQUIVALENTS

	December 31, 2025	December 31, 2024
Cash on hand	90,868	71,701
Cash balances with the CBAR (including mandatory cash balances)	228,064	134,713
Correspondent accounts with other banks:		
- rated A- to A+ (Fitch Ratings)	60,951	7,506
- rated BBB- to BBB+ (Fitch Ratings)	1,821	2,845
- rated below BBB- (Fitch Ratings)	8,237	10,393
Total correspondent accounts with other banks	71,009	20,744
Total cash and cash equivalents	389,941	227,158

As at December 31, 2025 the Group had one bank (December 31, 2024: one bank), with balances exceeding 10% of total cash and cash equivalents. The gross value of these balances as at December 31, 2025 was AZN 228,064 thousand (December 31, 2024: AZN 134,713 thousand).

The most recently published international rating for the Republic of Azerbaijan is BBB- (Fitch Ratings) (2024: BBB- (Fitch Ratings)).

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

As at December 31, 2025, included in Cash balances with the CBAR are mandatory cash balances with CBAR totaling AZN 65,531 thousand (December 31, 2024: AZN 60,554 thousand). As at December 31, 2025, credit institutions are required to maintain a non-interest earning cash deposit (obligatory reserve) with the CBAR at 5% of the previous month average balances of certain liabilities in AZN and 6% of the previous month average balances of certain liabilities in foreign currencies respectively, attracted from customers by the credit institutions (2024: 5% and 6%, respectively). For the purpose of ECL measurement cash and cash equivalents balances are included in Stage 1. The ECL for these balances represents an insignificant amount, therefore the Group did not recognize any credit loss allowance for cash and cash equivalents.

8. DUE FROM OTHER BANKS

	December 31, 2025	December 31, 2024
Term placements with non-resident banks	31,652	36,179
Term placements with resident banks	3,422	-
Net due from other banks	35,074	36,179

As at December 31, 2025, AZN 24 thousand is accrued interest income included in due from other banks (December 31, 2024: AZN 11 thousand)

Amounts due from other banks are not collateralized. An analysis by credit quality of amounts due from other banks is as follows:

	December 31, 2025	December 31, 2024
Current and not impaired		
Rated A- to A+ (Fitch Ratings)	25,150	-
Rated BBB (Fitch Ratings)	6,502	20,590
Rated BBB- to BB- (Fitch Ratings)	3,422	15,589
Total due from other banks	35,074	36,179

As at December 31, 2025 the Group has three banks (December 31, 2024: four banks) with an outstanding balance exceeding 10% of total due from other banks. The gross value of these balances as at December 31, 2025 is AZN 35,073 thousand (December 31, 2024: AZN 36,179 thousand).

As at December 31, 2025, included in balances Due from banks are blocked guarantee deposits placed by the Group for its plastic cards operations totaling AZN 12,504 thousand (December 31, 2024: AZN 14,348 thousand).

As at December 31, 2025, AZN 12,646 thousand is the amount of deposit blocked against the Group's guarantees (December 31, 2024: AZN 13,152 thousand).

The Bank did not recognize any ECL allowance for the years ended December 31, 2025 and 2024.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

9. LOANS AND ADVANCES TO CUSTOMERS

	December 31, 2025	December 31, 2024
Cash consumer loans	443,835	389,689
Micro loans	323,089	215,635
Business loans	245,510	243,836
Credit cards	218,803	255,347
Purchase of apartments and mortgages	100,061	86,353
Purchase of motor vehicles	65	217
Gross loans and advances to customers	1,331,363	1,191,077
Less: Allowance for expected credit loss	(50,866)	(63,970)
Net loans and advances to customers	1,280,497	1,127,107

Economic sector risk concentrations within the customer loan portfolio are as follows:

	December 31, 2025		December 31, 2024	
	Amount	%	Amount	%
Retail loans				
Cash consumer loans	443,835	33.33%	389,689	32.72%
Credit cards	218,803	16.43%	255,347	21.44%
Purchase of apartments and mortgages	100,061	7.52%	86,353	7.25%
Purchase of motor vehicles	65	0.01%	217	0.02%
Total retail loans	762,764	57.29%	731,606	61.43%
Business loans				
Trade and services	162,050	12.17%	153,177	12.86%
Manufacturing	49,401	3.71%	57,022	4.79%
Agriculture	16,447	1.24%	15,418	1.29%
Construction	12,952	0.97%	14,321	1.20%
Financial services	3,091	0.23%	1,778	0.15%
Other	1,569	0.12%	2,120	0.18%
Total business loans	245,510	18.44%	243,836	20.47%
Micro loans				
Trade and services	166,677	12.52%	90,186	7.57%
Agriculture	134,722	10.12%	111,797	9.39%
Manufacturing	13,513	1.01%	9,946	0.84%
Construction	5,763	0.43%	2,824	0.24%
Other	2,414	0.19%	882	0.06%
Total micro loans	323,089	24.27%	215,635	18.10%
Gross loans and advances to customers	1,331,363	100.00%	1,191,077	100.00%

As at December 31, 2025, the Group had 48 borrowers (December 31, 2024: 37 borrowers) with the outstanding loan amount above AZN 1,000 thousand. The aggregate balance of these borrowers was AZN 114,474 thousand (December 31, 2024: AZN 85,831 thousand) or 8.7% (December 31, 2024: 7.2%) of the gross loan portfolio. For these loans, an ECL of AZN 2,658 thousand was attributed as at December 31, 2025 (December 31, 2024: AZN 2,953 thousand).

As at December 31, 2025, mortgage loans included AZN 81,582 thousand (December 31, 2024: AZN 72,582 thousand) under the program covered by the borrowing agreement with the Azerbaijan Mortgage Fund. AZN 2,056 thousand of these loans are awaiting the approval of the Azerbaijan Mortgage Fund to be included as part of this program and therefore for further funding under the borrowing agreement to be provided to the Group (December 31, 2024: nil).

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

As at December 31, 2025, accrued interest income included in loans and advances to customers amounted to AZN 14,409 thousand (December 31, 2024: AZN 12,366 thousand).

The following tables show the summary of reconciliations from the opening to the closing balances of gross loans and the loss allowance of loans to customers for the year ended December 31, 2025:

Gross carrying value	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
As at January 1, 2025	1,039,453	83,362	68,262	-	1,191,077
Transfer to Stage 1	23,331	(21 613)	(1 718)	-	-
Transfer to Stage 2	(41,476)	43 118	(1 372)	-	-
Transfer to Stage 3	(28,416)	(22,786)	51,202	-	-
New financial assets originated or purchased	808,547	21,682	13,192	-	843,421
Loans repaid	(582,227)	(37,997)	(24,157)	-	(644,381)
Recovery of loans previously written off	-	-	3,725	-	3,725
Amounts written off	-	-	(64,618)	-	(64,618)
Unwinding of discount on present value of ECLs	-	-	2,139	-	2,139
At December 31, 2025	1,218,942	65,766	46,655	-	1,331,363

Allowance for ECL of loans to customers	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
At January 1, 2025	(11,736)	(7,465)	(44,769)	-	(63,970)
Transfer to Stage 1	(2,300)	1,316	984	-	-
Transfer to Stage 2	910	(1,752)	842	-	-
Transfer to Stage 3	13,752	15,636	(29,388)	-	-
New financial assets originated or purchased	(11,441)	(1,500)	(8,307)	-	(21,248)
Net remeasurement	(5,499)	(9,929)	(8,974)	-	(24,402)
Recoveries of assets previously written off	-	-	(3,725)	-	(3,725)
Amounts written off	-	-	64,618	-	64,618
Unwinding of discount on present value of ECLs	-	-	(2,139)	-	(2,139)
At December 31, 2025	(16,314)	(3,694)	(30,858)	-	(50,866)

The following tables show the summary of reconciliations from the opening to the closing balances of gross loans and the loss allowance of loans to customers for the year ended December 31, 2024:

Gross carrying value	2024				Total
	Stage 1	Stage 2	Stage 3	POCI	
As at January 1, 2024	916,971	61,897	76,527	46	1,055,441
Transfer to Stage 1	6,804	(5,168)	(1,636)	-	-
Transfer to Stage 2	(27,307)	28,654	(1,347)	-	-
Transfer to Stage 3	(35,305)	(14,243)	49,548	-	-
New financial assets originated or purchased	688,736	25,923	14,477	-	729,136
Loans repaid	(510,446)	(13,701)	(21,611)	(46)	(545,804)
Recovery of loans previously written off	-	-	2,488	-	2,488
Amounts written off	-	-	(52,943)	-	(52,943)
Unwinding of discount on present value of ECLs	-	-	2,759	-	2,759
At December 31, 2024	1,039,453	83,362	68,262	-	1,191,077

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2024	(12,174)	(3,253)	(47,022)	-	(62,449)
Transfer to Stage 1	(146)	94	52	-	-
Transfer to Stage 2	1,628	(1,671)	43	-	-
Transfer to Stage 3	1,135	1,570	(2,705)	-	-
New financial assets originated or purchased	(9,682)	(2,900)	(8,501)	-	(21,083)
Net remeasurement	7,503	(1,305)	(34,333)	3,939	(24,196)
Recoveries of assets previously written off	-	-	(2,487)	(3,939)	(6,426)
Amounts written off	-	-	52,943	-	52,943
Unwinding of discount on present value of ECLs	-	-	(2,759)	-	(2,759)
At December 31, 2024	(11,736)	(7,465)	(44,769)	-	(63,970)

An analysis of changes in the gross carrying value and corresponding ECL in relation to business loans during the year ended December 31, 2025 is as follows:

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2025	223,235	15,156	5,445	-	243,836
Transfer to Stage 1	4,152	(3,953)	(199)	-	-
Transfer to Stage 2	(12,549)	12,722	(173)	-	-
Transfer to Stage 3	(3,270)	(1,451)	4,721	-	-
New financial assets originated or purchased	171,689	2,002	562	-	174,253
Loans repaid	(155,778)	(11,432)	(5,226)	-	(172,436)
Recovery of loans previously written off	-	-	1,814	-	1,814
Amounts written off	-	-	(2,003)	-	(2,003)
Unwinding of discount on present value of ECLs	-	-	46	-	46
At December 31, 2025	227,479	13,044	4,987	-	245,510

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2025	(2,212)	(579)	(2,597)	-	(5,388)
Transfer to Stage 1	(75)	59	16	-	-
Transfer to Stage 2	138	(220)	82	-	-
Transfer to Stage 3	395	62	(457)	-	-
New financial assets originated or purchased	(2,746)	(57)	(242)	-	(3,045)
Net remeasurement	989	367	434	-	1,790
Recoveries of assets previously written off	-	-	(1,814)	-	(1,814)
Amounts written-off	-	-	2,003	-	2,003
Unwinding of discount on present value of ECLs	-	-	(46)	-	(46)
At December 31, 2025	(3,511)	(368)	(2,621)	-	(6,500)

An analysis of changes in the gross carrying value and corresponding ECL in relation to business loans during the year ended December 31, 2024 is as follows:

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2024	131,748	19,768	12,348	-	163,864
Transfer to Stage 1	3,187	(3,187)	-	-	-
Transfer to Stage 2	(4,683)	4,698	(15)	-	-
Transfer to Stage 3	(2,200)	(5,894)	8,094	-	-
New financial assets originated or purchased	181,690	6,342	980	-	189,012
Loans repaid	(86,507)	(6,571)	(7,116)	-	(100,194)
Recovery of loans previously written off	-	-	824	-	824
Amounts written off	-	-	(9,701)	-	(9,701)
Unwinding of discount on present value of ECLs	-	-	31	-	31
At December 31, 2024	223,235	15,156	5,445	-	243,836

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	2024				Total
	Stage 1	Stage 2	Stage 3	POCI	
Allowance for ECL of loans to customers					
At January 1, 2024	(2,595)	(131)	(8,190)	-	(10,916)
Transfer to Stage 1	-	-	-	-	-
Transfer to Stage 2	2	(2)	-	-	-
Transfer to Stage 3	1	-	(1)	-	-
New financial assets originated or purchased	(2,171)	(319)	(136)	-	(2,626)
Net remeasurement	2,551	(127)	(3,116)	-	(692)
Recoveries of assets previously written -off	-	-	(824)	-	(824)
Amounts written off	-	-	9,701	-	9,701
Unwinding of discount on present value of ECLs	-	-	(31)	-	(31)
At December 31, 2024	(2,212)	(579)	(2,597)	-	(5,388)

An analysis of changes in the gross carrying value and corresponding ECL in relation to cash consumer loans during the year ended December 31, 2025 is as follows:

	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
Gross carrying value					
As at January 1, 2025	309,946	38,363	41,380	-	389,689
Transfer to Stage 1	8,752	(7,953)	(799)	-	-
Transfer to Stage 2	(15,948)	16,599	(651)	-	-
Transfer to Stage 3	(13,644)	(13,594)	27,238	-	-
New financial assets originated or purchased	281,006	16,437	10,762	-	308,205
Loans repaid	(183,934)	(17,138)	(10,526)	-	(211,598)
Recovery of loans previously written off	-	-	1,169	-	1,169
Amounts written off	-	-	(44,905)	-	(44,905)
Unwinding of discount on present value of ECLs	-	-	1,275	-	1,275
At December 31, 2025	386,178	32,714	24,943	-	443,835

	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
Allowance for ECL of loans to customers					
At January 1, 2025	(6,309)	(5,411)	(28,231)	-	(39,951)
Transfer to Stage 1	(1,470)	922	548	-	-
Transfer to Stage 2	562	(1,015)	453	-	-
Transfer to Stage 3	8,779	10,690	(19,469)	-	-
New financial assets originated or purchased	(3,801)	(1,290)	(7,063)	-	(12,154)
Net remeasurement	(2,959)	(6,242)	(5,838)	-	(15,039)
Recoveries of assets previously written -off	-	-	(1,169)	-	(1,169)
Amounts written off	-	-	44,905	-	44,905
Unwinding of discount on present value of ECLs	-	-	(1,275)	-	(1,275)
At December 31, 2025	(5,198)	(2,346)	(17,139)	-	(24,683)

An analysis of changes in the gross carrying value and corresponding ECL in relation to cash consumer loans during the year ended December 31, 2024 is as follows:

	2024				Total
	Stage 1	Stage 2	Stage 3	POCI	
Gross carrying value					
As at January 1, 2024	303,819	26,724	48,355	46	378,944
Transfer to Stage 1	2,290	(834)	(1,456)	-	-
Transfer to Stage 2	(8,245)	9,273	(1,028)	-	-
Transfer to Stage 3	(20,498)	(3,864)	24,362	-	-
New financial assets originated or purchased	232,914	11,907	10,752	-	255,573
Loans repaid	(200,334)	(4,843)	(8,671)	(46)	(213,894)
Recovery of loans previously written off	-	-	1,256	-	1,256
Amounts written off	-	-	(33,816)	-	(33,816)
Unwinding of discount on present value of ECLs	-	-	1,626	-	1,626
At December 31, 2024	309,946	38,363	41,380	-	389,689

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2024	(5,872)	(2,485)	(30,775)	-	(39,132)
Transfer to Stage 1	(69)	30	39	-	-
Transfer to Stage 2	346	(381)	35	-	-
Transfer to Stage 3	506	560	(1,066)	-	-
New financial assets originated or purchased	(5,188)	(2,220)	(6,865)	-	(14,273)
Net remeasurement	3,968	(915)	(20,533)	3,939	(13,541)
Recoveries of assets previously written off	-	-	(1,256)	(3,939)	(5,195)
Amounts written off	-	-	33,816	-	33,816
Unwinding of discount on present value of ECLs	-	-	(1,626)	-	(1,626)
At December 31, 2024	(6,309)	(5,411)	(28,231)	-	(39,951)

An analysis of changes in the gross carrying value and corresponding ECL in relation to credit cards loans during the year ended December 31, 2025 is as follows:

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2025	216,353	24,572	14,422	-	255,347
Transfer to Stage 1	9,026	(8,535)	(491)	-	-
Transfer to Stage 2	(9,091)	9,370	(279)	-	-
Transfer to Stage 3	(6,304)	(5,964)	12,268	-	-
New financial assets originated or purchased	66,490	1,430	706	-	68,626
Loans repaid	(82,932)	(6,279)	(4,595)	-	(93,806)
Recovery of loans previously written off	-	-	652	-	652
Amounts written off	-	-	(12,672)	-	(12,672)
Unwinding of discount on present value of ECLs	-	-	656	-	656
At December 31, 2025	193,542	14,594	10,667	-	218,803

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2025	(2,126)	(1,401)	(10,033)	-	(13,560)
Transfer to Stage 1	(684)	322	362	-	-
Transfer to Stage 2	175	(363)	188	-	-
Transfer to Stage 3	3,173	3,861	(7,034)	-	-
New financial assets originated or purchased	(893)	(127)	(431)	-	(1,451)
Net remeasurement	(2,803)	(3,220)	(2,146)	-	(8,169)
Recoveries of assets previously written off	-	-	(652)	-	(652)
Amounts written off	-	-	12,672	-	12,672
Unwinding of discount on present value of ECLs	-	-	(656)	-	(656)
At December 31, 2025	(3,158)	(928)	(7,729)	-	(11,815)

An analysis of changes in the gross carrying value and corresponding ECL in relation to credit cards loans during the year ended December 31, 2024 is as follows:

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2024	227,147	12,082	11,654	-	250,883
Transfer to Stage 1	1,073	(933)	(140)	-	-
Transfer to Stage 2	(12,843)	12,921	(78)	-	-
Transfer to Stage 3	(9,948)	(3,718)	13,666	-	-
New financial assets originated or purchased	89,793	5,266	934	-	95,993
Loans repaid	(78,869)	(1,046)	(5,092)	-	(85,007)
Recovery of loans previously written off	-	-	277	-	277
Amounts written off	-	-	(7,725)	-	(7,725)
Unwinding of discount on present value of ECLs	-	-	926	-	926
At December 31, 2024	216,353	24,572	14,422	-	255,347

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Allowance for ECL of loans to customers	2024				Total
	Stage 1	Stage 2	Stage 3	POCI	
At January 1, 2024	(1,829)	(532)	(6,094)	-	(8,455)
Transfer to Stage 1	(65)	55	10	-	-
Transfer to Stage 2	1,269	(1,277)	8	-	-
Transfer to Stage 3	598	997	(1,595)	-	-
New financial assets originated or purchased	(1,281)	(316)	(580)	-	(2,177)
Net remeasurement	(818)	(328)	(8,304)	-	(9,450)
Recoveries of assets previously written off	-	-	(277)	-	(277)
Amounts written off	-	-	7,725	-	7,725
Unwinding of discount on present value of ECLs	-	-	(926)	-	(926)
At December 31, 2024	(2,126)	(1,401)	(10,032)	-	(13,559)

An analysis of changes in the gross carrying value and corresponding ECL in relation to micro loans during the year ended December 31, 2025 is as follows:

Gross carrying value	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
As at January 1, 2025	206,461	3,141	6,033	-	215,635
Transfer to Stage 1	502	(401)	(101)	-	-
Transfer to Stage 2	(3,295)	3,353	(58)	-	-
Transfer to Stage 3	(5,198)	(1,606)	6,804	-	-
New financial assets originated or purchased	261,689	1,666	898	-	264,253
Loans repaid	(146,222)	(2,472)	(3,319)	-	(152,013)
Recovery of loans previously written off	-	-	90	-	90
Amounts written off	-	-	(5,038)	-	(5,038)
Unwinding of discount on present value of ECLs	-	-	162	-	162
At December 31, 2025	313,937	3,681	5,471	-	323,089

Allowance for ECL of loans to customers	2025				Total
	Stage 1	Stage 2	Stage 3	POCI	
At January 1, 2025	(1,030)	(43)	(3,606)	-	(4,679)
Transfer to Stage 1	(58)	5	53	-	-
Transfer to Stage 2	22	(56)	34	-	-
Transfer to Stage 3	1,405	1,020	(2,425)	-	-
New financial assets originated or purchased	(3,936)	(26)	(498)	-	(4,460)
Net remeasurement	(766)	(949)	(1,427)	-	(3,142)
Recoveries of assets previously written off	-	-	(90)	-	(90)
Amounts written off	-	-	5,038	-	5,038
Unwinding of discount on present value of ECLs	-	-	(162)	-	(162)
At December 31, 2025	(4,363)	(49)	(3,083)	-	(7,495)

An analysis of changes in the gross carrying value and corresponding ECL in relation to micro loans during the year ended December 31, 2024 is as follows:

Gross carrying value	2024				Total
	Stage 1	Stage 2	Stage 3	POCI	
As at January 1, 2024	168,270	2,210	3,375	-	173,855
Transfer to Stage 1	69	(29)	(40)	-	-
Transfer to Stage 2	(649)	671	(22)	-	-
Transfer to Stage 3	(2,346)	(493)	2,839	-	-
New financial assets originated or purchased	172,352	1,909	1,709	-	175,970
Loans repaid	(131,235)	(1,127)	(424)	-	(132,786)
Recovery of loans previously written off	-	-	121	-	121
Amounts written off	-	-	(1,701)	-	(1,701)
Unwinding of discount on present value of ECLs	-	-	176	-	176
At December 31, 2024	206,461	3,141	6,033	-	215,635

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2024	(1,692)	(29)	(1,648)	-	(3,369)
Transfer to Stage 1	(12)	9	3	-	-
Transfer to Stage 2	11	(11)	-	-	-
Transfer to Stage 3	30	13	(43)	-	-
New financial assets originated or purchased	(1,008)	(34)	(914)	-	(1,956)
Net remeasurement	1,641	9	(2,408)	-	(758)
Recoveries of assets previously written off	-	-	(121)	-	(121)
Amounts written off	-	-	1,701	-	1,701
Unwinding of discount on present value of ECLs	-	-	(176)	-	(176)
At December 31, 2024	(1,030)	(43)	(3,606)	-	(4,679)

An analysis of changes in the gross carrying value and corresponding ECL in relation to purchase of apartments and mortgages loans during the year ended December 31, 2025 is as follows:

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2025	83,323	2,093	937	-	86,353
Transfer to Stage 1	899	(771)	(128)	-	-
Transfer to Stage 2	(863)	1,074	(211)	-	-
Transfer to Stage 3	-	(171)	171	-	-
New financial assets originated or purchased	27,673	147	264	-	28,084
Loans repaid	(13,246)	(639)	(491)	-	(14,376)
At December 31, 2025	97,786	1,733	542	-	100,061

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2025	(59)	(31)	(278)	-	(368)
Transfer to Stage 1	(13)	8	5	-	-
Transfer to Stage 2	13	(98)	85	-	-
Transfer to Stage 3	-	3	(3)	-	-
New financial assets originated or purchased	(65)	-	(73)	-	(138)
Net remeasurement	40	115	3	-	158
At December 31, 2025	(84)	(3)	(263)	-	(348)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

An analysis of changes in the gross carrying value and corresponding ECL in relation to purchase of apartments and mortgage loans during the year ended December 31, 2024 is as follows:

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2024	85,431	1,113	795	-	87,339
Transfer to Stage 1	185	(185)	-	-	-
Transfer to Stage 2	(851)	1,055	(204)	-	-
Transfer to Stage 3	(267)	(273)	540	-	-
New financial assets originated or purchased	11,987	499	102	-	12,588
Loans repaid	(13,162)	(116)	(296)	-	(13,574)
At December 31, 2024	83,323	2,093	937	-	86,353

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2024	(171)	(76)	(315)	-	(562)
Transfer to Stage 1	-	-	-	-	-
Transfer to Stage 2	-	-	-	-	-
Transfer to Stage 3	-	-	-	-	-
New financial assets originated or purchased	(34)	(11)	(6)	-	(51)
Net remeasurement	146	56	43	-	245
At December 31, 2024	(59)	(31)	(278)	-	(368)

An analysis of changes in the gross carrying value and corresponding ECL in relation to purchase of motor vehicles loans during the year ended December 31, 2025 is as follows:

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2025	135	37	45	-	217
Loans repaid	(115)	(37)	-	-	(152)
At December 31, 2025	20	-	45	-	65

	2025				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2025	-	-	(25)	-	(25)
Net remeasurement	-	-	-	-	-
Recoveries of assets previously written off	-	-	-	-	-
At December 31, 2025	-	-	(25)	-	-

An analysis of changes in the gross carrying value and corresponding ECL in relation to purchase of motor vehicles loans during the year ended December 31, 2024 is as follows:

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Gross carrying value					
As at January 1, 2024	556	-	-	-	556
Transfer to Stage 2	(36)	36	-	-	-
Transfer to Stage 3	(46)	-	46	-	-
Loans repaid	(339)	1	(10)	-	(348)
Recovery of loans previously written off	-	-	9	-	9
At December 31, 2024	135	37	45	-	217

	2024				
	Stage 1	Stage 2	Stage 3	POCI	Total
Allowance for ECL of loans to customers					
At January 1, 2024	(15)	-	-	-	(15)
Net remeasurement	15	-	(16)	-	1
Recoveries of assets previously written off	-	-	(9)	-	(9)
At December 31, 2024	-	-	(25)	-	(25)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Analysis by credit quality of loans and advances to customers outstanding as at December 31, 2025 is as follows:

	Business loans	Cash consumer loans	Credit cards	Purchase of apartments and mortgages	Micro loans	Purchase of motor vehicles	Total
Stage 1 (12-months ECL)	227,479	368,178	193,542	97,786	313,937	20	1,218,537
Stage 2 (lifetime ECL)	13,044	32,714	14,594	1,733	3,681	-	65,766
- not past due	-	1,597	-	-	-	-	1,597
- less than 30 days overdue	-	12,372	-	-	-	-	12,372
- 30 to 90 days overdue	13,044	18,745	14,594	1,733	3,681	-	51,797
Stage 3 (lifetime ECL):	4,987	24,943	10,667	542	5,471	45	46,655
- not past due	-	3,124	-	-	-	-	3,124
- less than 30 days overdue	119	1,690	-	-	8	-	1,817
- 30 to 90 days overdue	105	1,338	-	47	27	-	1,517
- over 90 days overdue	4,763	18,791	10,667	495	5,436	45	40,197
Total gross loans and advances to customers	245,510	443,835	218,803	100,061	323,089	65	1,331,363
Less: Credit loss allowance	(6,500)	(24,683)	(11,815)	(349)	(7,495)	(24)	(50,866)
Total net loans and advances to customers	239,010	419,152	206,988	99,712	315,594	41	1,280,497

Analysis by credit quality of loans outstanding as at December 31, 2024 is as follows:

	Business loans	Cash consumer loans	Credit cards	Purchase of apartments and mortgages	Micro loans	Purchase of motor vehicles	Total
Stage 1 (12-months ECL)	223,235	309,946	216,353	83,323	206,461	135	1,039,453
Stage 2 (lifetime ECL)	15,156	38,363	24,572	2,093	3,141	37	83,362
- not past due	8,071	20,996	17,879	1,234	1,258	-	49,438
- less than 30 days overdue	3,254	7,405	2,117	605	804	37	14,222
- 30 to 90 days overdue	3,831	9,962	4,576	254	1,079	-	19,702
Stage 3 (lifetime ECL):	5,445	41,380	14,422	937	6,033	45	68,262
- not past due	284	2,577	1,336	128	366	-	4,691
- less than 30 days overdue	536	890	166	82	117	-	1,791
- 30 to 90 days overdue	782	1,110	588	255	280	-	3,015
- over 90 days overdue	3,843	36,803	12,332	472	5,270	45	58,765
Total gross loans and advances to customers	243,836	389,689	255,347	86,353	215,635	217	1,191,077
Less: Credit loss allowance	(5,388)	(39,951)	(13,559)	(369)	(4,679)	(24)	(63,970)
Total net loans and advances to customers	238,448	349,738	241,788	85,984	210,956	193	1,127,107

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The fair value of collateral in respect of Stage 3 loans and advances to customers excluding the effect of overcollateralization at December 31, 2025 was as follows:

	<u>Business loans</u>	<u>Cash consumer loans</u>	<u>Purchase of apartments and mortgages</u>	<u>Micro loans</u>	<u>Purchase of motor vehicles</u>	<u>Total</u>
Real estate	1,870	-	264	525	-	2,659
Personal transport	41	-	-	351	22	414
Bank deposits	-	494	-	-	-	494
Total	1,911	494	264	876	22	3,567

The Group considers fair value of realized collaterals for loss given default rate determination during collective impairment assessment of loan portfolio.

Fair value of collateral in respect of Stage 3 loans and advances to customers excluding the effect of overcollateralization at December 31, 2024 was as follows:

	<u>Business loans</u>	<u>Cash consumer loans</u>	<u>Purchase of apartments and mortgages</u>	<u>Micro loans</u>	<u>Purchase of motor vehicles</u>	<u>Total</u>
Real estate	2,630	-	937	601	-	4,168
Personal transport	84	-	-	43	22	149
Movable property	-	10	-	-	-	10
Total	2,714	10	937	644	22	4,327

Currency, interest rate, geographical and liquidity analysis of loans and advances to customers are disclosed in Note 32. Refer to Note 34 for the estimated fair value of each class of amounts of loans and advances to customers. Information on related party balances is disclosed in Note 35.

When determining the amount of the expected credit losses on loans issued to customers as of December 31, 2025, on December 31, 2024, the Group's management made the following assumptions:

PD levels are determined for the relevant pools depending on the portfolio segmentation:

- the PD level for loans to individuals, for which loss allowance is based on of 12-month ECL, is 0% - 49.62% (December 31, 2024: 0.01% - 53.59%); for loans that are not credit-impaired and for which loss allowance is based on lifetime ECL, is 0% - 71.02% (December 31, 2024: 9.79% - 89.14%)
- the PD level for loans to a corporate, for which loss allowance is based on of 12-month ECL, is 0.01% – 18.75% (December 31, 2024: 0.01% – 14.00%); for loans that are not credit-impaired and for which loss allowance is based on lifetime ECL, is 0.04% – 41.8% (December 31, 2024: 1.47% – 31.51%).

LGD is determined individually for each loan:

The LGD level for loans that are not credit-impaired and impaired financial assets was from 0.01% to 100.00% (December 31, 2024: 0.01% to 100.00%). For loans that are not credit-impaired and impaired financial assets, the average life of collateral is determined from 12 to 48 months (31 December 2024: from 12 to 48 months).

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

10. INVESTMENT SECURITIES

	December 31, 2025	December 31, 2024
Corporate debt securities (FVOCI)	861	458
Corporate shares – unquoted (FVOCI)	532	926
Government securities of the Republic of Azerbaijan (FVOCI)	-	12,888
Government securities of the Republic of Azerbaijan (AC)	28 807	47,194
Corporate debt securities (AC)	41 720	13,533
Less allowance for credit loss	(67)	(67)
Total investment securities	71 853	74,932

As at December 31, 2025, accrued interest income included in investment securities amounted to AZN 1,042 thousand (December 31, 2024: AZN 1,563 thousand).

An analysis of changes in the gross carrying values and associated ECLs in relation to debt securities at FVOCI at December 31, 2025 and at December 31, 2024 is as follows:

Debt securities at FVOCI	2025	2024
Gross carrying value as at January 1	13,346	56,051
New assets originated or purchased (2025: 6.37% - 15.00% p.a, 2024: 4.37%-13.00% p.a)	5,320	4,257
Assets repaid or sold	(18,363)	(47,187)
Fair value changes	-	358
Foreign exchange and other movement	558	(133)
As at December 31	861	13,346

During 2025 amount of changes in the ECLs in relation to debt securities at FVOCI incurred was nil (2024: AZN 42 thousand).

An analysis of changes in the gross carrying values and associated ECLs in relation to debt securities at amortized cost at December 31, 2025 and at December 31, 2024 is as follows:

Debt securities at amortized cost	2025	2024
Gross carrying value as at January 1	60,727	19,092
New assets originated or purchased (2025: 3.50% - 15.00% p.a, 2024: 4.50% - 13.50% p.a)	81,529	54,042
Assets repaid	(69,551)	(12,454)
Foreign exchange and other movements	(2,178)	47
As at December 31	70,527	60,727
Debt securities at amortized cost	2025	2024
ECL allowance as at 1 January	(67)	(67)
New assets originated or purchased	(87)	(60)
Other movements	87	60
As at December 31	(67)	(67)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Details of corporate unquoted shares designated as FVOCI are:

Name	Nature of business	% of ownership	December 31, 2025	December 31, 2024
Azerbaijan Credit Bureau	Data processing	12.5	250	250
Baku Stock Exchange	Stock exchange	4.8	240	240
S.W.I.F.T SCRL	Telecommunication	3.4	42	36
“Milli Kart” LLC	Card processing	0.0	-	400
Total investment securities			532	926

During the year, the Bank’s shareholding in SWIFT increased as a result of higher transaction volumes and increased activity within the SWIFT network. The increase reflects the usage-based share allocation mechanism applied by SWIFT and does not represent an investment decision by the Bank.

As at 31 December 2024, the Bank held a 6.7% ownership interest in MilliKart LLC. Beginning in 2025, the Bank gradually reduced its shareholding, and in July 2025 fully disposed of its remaining interest.

All debt investment securities are in Stage 1 as at 31 December 2025 and 2024 respectively.

There were no transfers between stages in gross carrying values and ECL allowance on investment securities during the years ended December 31, 2025 and 2024.

Debt securities at FVOCI in the amount of AZN 18,363 thousand have reached maturity and have been fully repaid during the year ended 31 December 2025 (2024: AZN 46,830 thousand). No cumulative gain or loss was recognized within equity or transferred to the income statement (2024: AZN 2,755 thousand), and there is no change in fair value on these investments for the year ended 31 December 2025 (2024: AZN 358 thousand).

An analysis by credit quality of debt securities at FVOCI and amortized cost is as follows:

	December 31, 2025	December 31, 2024
Current and not impaired		
Rated AA- (Fitch Ratings)	25,928	3,417
Rated BBB+	29,570	-
Rated BB+ to BB- (Fitch Ratings)	15,823	61,796
Rated B+ to B- (Fitch Ratings)	-	8,793
Total investment securities	71,321	74,006

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025**

(in thousands of Azerbaijan Manats, unless otherwise indicated)

11. PREMISES, EQUIPMENT AND INTANGIBLE ASSETS

	Land and buildings	Office and computer equipment	Furniture, fixture and other equipment	Construction in progress	Leasehold improvements	Total premises and equipment	Intangible assets	Total
Net book value as at January 1, 2024	56,909	16,269	14,953	1,879	9,979	99,989	21,283	121,272
Additions	1,976	8,031	3,684	3,058	948	17,697	6,165	23,862
Transfers in/(out)	3,969	-	-	(3,969)	-	-	-	-
Disposals	(702)	(9)	(363)	-	-	(1,074)	-	(1,074)
Accumulated depreciation of disposals	390	7	299	-	-	696	-	696
Depreciation and amortization charge	(2,588)	(3,155)	(1,885)	-	(1,305)	(8,933)	(3,488)	(12,421)
Cost as at December 31, 2024	77,495	36,981	30,180	968	19,271	164,895	44,056	208,951
Accumulated depreciation/amortization as at December 31, 2024	(17,541)	(15,838)	(13,492)	-	(9,649)	(56,520)	(20,096)	(76,616)
Net book value as at December 31, 2024	59,954	21,143	16,688	968	9,622	108,375	23,960	132,335
Additions	2,013	23,156	3,271	313	1,717	30,470	5,443	35,913
Transfers in/(out)	703	-	-	(703)	-	-	-	-
Disposals	(522)	(4,371)	(161)	-	-	(5,054)	(2,543)	(7,597)
Accumulated depreciation of disposals	269	2,189	109	-	-	2,567	2,543	5,110
Depreciation and amortization charge	(2,946)	(4,299)	(2,170)	-	(1,318)	(10,733)	(4,526)	(15,259)
Cost as at December 31, 2025	79,689	55,766	33,290	578	20,988	190,311	46,956	237,267
Accumulated depreciation/amortization as at December 31, 2025	(20,818)	(17,951)	(15,553)	-	(10,967)	(64,689)	(22,079)	(86,768)
Net book value as at December 31, 2025	59,471	37,815	17,737	578	10,021	125,622	24,877	150,499

Construction in progress consists of construction and refurbishment of branch premises. Upon completion, assets are transferred to land and buildings.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Included in the disposal of office and computer equipment the amount of AZN 2,194 thousand, representing the carrying amount of assets derecognized following a fire incident at one of the Bank's office premises during the year.

Included in the carrying amount of the land and buildings category of premises and equipment the amount of AZN 8,461 thousand is the right-of-use assets for 28 branches area as at December 31, 2025 (December 31, 2024: AZN 9,520 thousand).

Intangible assets include software and licenses. Additions to intangible assets during the year ended December 31, 2025 included security software, corporate internet banking software, bank accounting software modules and other licenses in the amount of AZN 5,443 thousand (December 31, 2024: AZN 6,165 thousand).

As at December 31, 2025 included in the closing balance of premises and equipment were fully depreciated assets still in use with the total initial cost of AZN 18,249 thousand (December 31, 2024: AZN 18,212 thousand)

12. OTHER FINANCIAL ASSETS

	December 31, 2025	December 31, 2024
Receivables for credit and debit card transactions	84,094	23,917
Receivables from online payments	56,113	75,279
Claim receivables	28,854	8,646
Brokerage operations	3,035	2,071
Settlements on money transfer operations	2,385	5,566
Other financial assets	410	602
Less: Allowance for expected credit losses	(11,992)	(292)
	162,899	115,789

Receivables for credit and debit card transactions represent net funds receivable from other local banks for cash withdrawn from the Bank's ATMs by customers of other banks.

Included in claim receivables, is a receivable arising from a fraud-related incident involving unauthorized card-to-card transfer transactions.

The initial gross exposure amounted to AZN 11,686 thousand, of which AZN 2,096 thousand was recovered during the reporting period. The remaining balance of AZN 9,590 thousand has been recognized as a receivable with a corresponding loss allowance recognized in profit or loss due to uncertainty surrounding recoverability as at the reporting date.

Subsequent events relating to this matter are disclosed in Note 36.

As at December 31, 2025 and 2024, the Group did not have overdue other financial assets. All other financial assets are in Stage 1 and ECL is not material as for December 31, 2025 and 2024.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

13. OTHER ASSETS

	December 31, 2025	December 31, 2024(restated*)
Prepaid expenses	7,500	6,033
Repossessed collateral ¹	6,547	6,726
Advance to the Ministry of Taxes	6,021	3,199
Prepayment for equipment	6,002	15,941
Investment property	108	704
Others ²	2,484	2,522
Total other assets	28,662	35,125

¹Repossessed collaterals of comparative period were adjusted by AZN 4,696 thousand to reflect the correction of prior period error as stated in Note 5.

²Others of comparative period were adjusted by AZN 1,391 thousand to reflect the correction of prior period error as stated in Note 5.

The following table provides the reconciliation between the carrying amounts of investment property at the beginning and end of the period:

	<u>Investment property</u>
Cost	
Balance at January 1, 2024	1,286
Disposals	(521)
Balance at December 31, 2024	765
Depreciation	
Balance at January 1, 2024	(83)
Accumulated depreciation of disposal	31
Depreciation charge	(9)
Balance at December 31, 2024	(61)
Carrying amount at December 31, 2024	704
Cost	
Balance at January 1, 2025	765
Transfers to Investment Property	401
Transfers to Premises and Equipment	(764)
Disposals	(286)
Balance at December 31, 2025	116
Depreciation	
Balance at January 1, 2025	(61)
Accumulated depreciation of disposal	62
Depreciation charge	(9)
Balance at December 31, 2025	(8)
Carrying amount at December 31, 2025	108

As at December 31, 2025, investment property was carried at cost. Management believes that the fair value of investment property as at December 31, 2025 and 2024 approximated its carrying amount. The fair value of the Group's investment property is categorized into level 3 of the fair value hierarchy.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

14. DUE TO BANKS AND OTHER FINANCIAL INSTITUTIONS

	December 31, 2025	December 31, 2024
Short-term placements of other banks and financial institutions	108,515	93,071
Correspondent accounts and overnight placement of other banks	25,170	7,696
Payables under repurchase agreements with financial institutions	-	16,940
Total due to other banks	133,685	117,707

As at 31 December 2025, short-term placements of other banks and financial institutions included placements of resident banks bearing interest rates ranging from 6.8% to 10.8% per annum, with maturities up to the end of the first quarter of 2026 (31 December 2024: placements of resident banks with maturities up to the end of the first quarter of 2025).

As at December 31, 2025, there is AZN 704 thousand accrued interest expenses included in amounts due to banks and other financial institutions (December 31, 2024: 109 thousand).

As at December 31, 2025 the Group has 3 banks and other financial institutions (December 31, 2024: 2 banks) with outstanding balance exceeding 10% of total due to banks and other financial institutions. The gross value of this balance as at December 31, 2025 is 70,249 AZN thousand (December 31, 2024: AZN 85,047 thousand).

15. CUSTOMER ACCOUNTS

	December 31, 2025	December 31, 2024
Individuals		
- Term deposits	739,473	678,237
- Current/demand accounts	379,312	288,520
Other legal entities		
- Term deposits	108,181	51,736
- Current/settlement accounts	187,431	176,567
State and public organizations		
-Term deposits	2,150	-
- Current/settlement accounts	2,048	3,073
Total customer accounts	1,418,595	1,198,133

Economic sector concentrations within customer accounts are as follows:

	December 31, 2025		December 31, 2024	
	Amount	%	Amount	%
Individuals	1,118,786	78.87	966,756	80.69
Trade and Services	173,383	12.22	153,540	12.81
Finance	35,542	2.51	8,243	0.69
Manufacturing	34,554	2.44	22,096	1.84
Energy and mining	27,728	1.95	21,877	1.83
Construction	20,157	1.42	16,356	1.37
Communication and transport	2,797	0.20	6,399	0.53
Agriculture	245	0.02	74	0.01
Other	5,403	0.37	2,792	0.23
Total customer accounts	1,418,595	100.0	1,198,133	100.0

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

As at December 31, 2025 the Group had 107 customers (December 31, 2024: 75 customers) with balances above AZN 1,000 thousand. The aggregate balance of these customers was AZN 342,416 thousand (December 31, 2024: AZN 404,223 thousand) or 24% (December 31, 2024: 33%) of total customer accounts.

Included in customer accounts in the amount of AZN 18,008 thousand and AZN 15,434 thousand as at December 31, 2025 and 2024, respectively is accrued interest payable.

Included in customer accounts in the amount of 30,824 AZN thousand and AZN 33,518 thousand as at December 31, 2025 and 2024, respectively are deposits blocked as collateral for loans issued.

Included in customer accounts in the amount of 693,681 AZN thousand and AZN 973,316 thousand as at December 31, 2025 and 2024, respectively are deposits and current accounts secured by the Azerbaijan Deposit Insurance Fund.

16. TERM BORROWINGS

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Funds borrowed from resident banks and government organizations	93,567	90,054
Funds borrowed from foreign credit institutions	<u>43,298</u>	<u>-</u>
Total term borrowings	<u>136,685</u>	<u>90,054</u>

As at 31 December 2025 and 2024, included in loans received from local credit institutions are loans from the Entrepreneurship Development Fund of Azerbaijan Republic amounting to AZN 5,346 thousand and AZN 12,278 thousand, respectively. Under this program, funds made available to the Bank at an interest rate of 1% p.a. and the Bank further on lends these funds to eligible borrowers at rates not higher than 8% p.a. These loans have maturity periods up to 10 years.

As at 31 December 2025 and 2024, included in loans received from local credit institutions are loans from the Mortgage and Credit Guarantee Fund of the Republic of Azerbaijan amounting to AZN 80,740 thousand and AZN 74,020 thousand, respectively. Under this program, funds made available to the Bank at interest rates of 1-8% p.a. and the Bank further on lends these funds to eligible borrowers at rates not higher than 8% p.a. These loans have maturity periods from 3 to 30 years.

On February 1, 2020, the Group signed credit agreement with Agrarian Credit and Development Agency under the Ministry of Agriculture. At 31 December 2025, the outstanding balance was AZN 7,481 thousand (31 December 2024: AZN 3,756 thousand). Under this program, funds made available to the Bank at an interest rates of 2%-2.5% p.a. and the Bank further on lends these funds to eligible borrowers at rates of 7%-12% p.a. The loans are repayable within 3 years from issue date.

As at 31 December 2025, included loans received from foreign credit institutions is loan from the BlueOrchard Microfinance Fund amounting AZN 17,308 thousand.

As at 31 December 2025, included loans received from foreign credit institutions is loan from the European Bank for Reconstruction and Development amounting AZN 8,586 thousand.

As at 31 December 2025, included loans received from foreign credit institutions is loan from the Enabling Capital Luxembourg SA amounting AZN 17,404 thousand.

The Bank is obligated to comply with financial covenants in relation to loans received from foreign credit institutions. These covenants include capital adequacy ratios, portfolio quality, open currency position, open loan position and other financial performance ratios. The Bank's compliance with these covenants is disclosed in Note 32.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The Group management believes that there no other financial instruments comparable to the term borrowings received from Entrepreneurship Development Fund of Azerbaijan Republic, Azerbaijan Mortgage and Credit Guarantee Fund and Agrarian Credit and Development Agency under the Ministry of Agriculture. Accordingly, management considers these borrowings to represent a separate market segment, and their nominal value is recognized as fair value at initial recognition.

As at December 31, 2025, accrued interest payable included in term borrowings amounted to AZN 1,064 thousand (December 31, 2024: AZN 244 thousand).

A reconciliation of the opening and closing amounts of term borrowings with relevant cash and non-cash changes from financing activities is stated below:

	<u>2025</u>	<u>2024</u>
January 1	90,054	92,352
Cash flows		
Proceeds	68,386	20,654
Repayment	(22,394)	(24,182)
Interest paid	(3,240)	(2,489)
Non-cash changes		
Interest expense	4,059	3,719
December 31	136,865	90,054

17. LEASE LIABILITY

The Group leases part of its head office and some of its branches. The leases typically run for a period of five to ten years.

The Group also leases areas for its ATMs with a period of one to ten years. The areas for ATMs are not exactly defined in contracts and the Group cannot control the economic benefits from the use of those spaces, i.e. does not have right to direct the use of the identified asset.

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Lease liabilities (current)	2,167	1,961
Lease liabilities (non-current)	6,667	7,607
Total lease liabilities	8,834	9,568

Future minimum lease payments as at December 31, 2025 were as follows:

	<u>Minimum lease payments due</u>		
	<u>Within one year</u>	<u>One to ten years</u>	<u>Total</u>
Lease payments	2,545	8,241	10,786
Finance charges	(378)	(1,574)	(1,952)
Net present value as at December 31, 2025	2,167	6,667	8,834

Future minimum lease payments as at December 31, 2024 were as follows:

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	Minimum lease payments due		Total
	Within one year	One to ten years	
Lease payments	2,365	9,341	11,706
Finance charges	(404)	(1,734)	(2,138)
Net present value as at December 31, 2024	1,961	7,607	9,568

A reconciliation of the opening and closing amounts of lease liabilities with relevant cash and non-cash changes from financing activities is stated below:

	2025	2024
Balance at January 1	9,568	10,137
Changes from financing cash flows		
Repayment of principal portion of lease liability	(1,559)	(1,712)
Other changes		
Interest expense	641	105
Interest paid	(919)	(648)
New leases	1,173	758
Modification	200	109
Remeasurement	(99)	1,108
Derecognition	(171)	(289)
Balance at December 31	8,834	9,568

Extension options

Some leases of office premises and branches contain extension options exercisable by the Group up to one year before the end of non-cancellable contract period. Where practicable, the Group seeks to include extension options in new leases to provide operational flexibility. The extension options held are exercisable only by the Group and not by lessors. The Group assesses at lease commencement date whether it is reasonably certain to exercise the extension options. The Group reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant changes in circumstances within its control.

18. OTHER LIABILITIES

	December 31, 2025	December 31, 2024
Other financial liabilities:		
Debit or credit card payables	104,003	74,842
Items in course of settlement	7,768	4,341
Others	3,373	345
Total other financial liabilities	115,144	79,528
Other non-financial liabilities:		
Deferred income	11,475	-
Payables to employees	8,277	5,692
Taxes payable	10,541	10,660
Provision for guarantees and similar commitments	893	928
Others	8,327	4,423
Total other non-financial liabilities	39,513	21,703
Total other liabilities	154,657	101,231

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

An analysis of changes in ECL allowance on guarantees and similar commitments during the year ended December 31, 2025 is as follows:

	<u>Stage 1</u>	<u>Total</u>
ECL allowance as at January 1, 2025	(928)	(928)
Recovery of expected credit losses and derecognition	35	35
As at December 31, 2025	<u>(893)</u>	<u>(893)</u>

An analysis of changes in ECL allowance on guarantees and similar commitments during the year ended December 31, 2024 is as follows:

	<u>Stage 1</u>	<u>Total</u>
ECL allowance as at January 1, 2024	(1,611)	(1,611)
Expense of expected credit losses and derecognition	683	683
As at December 31, 2024	<u>(928)</u>	<u>(928)</u>

19. SUBORDINATED LOANS

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Term loans	31,453	-
Total debt securities in issue	<u>31,453</u>	<u>-</u>

During 2025 subordinated loans with maturity on September 5, 2031 and September 30, 2031 from two financial institutions obtained (2024:nil).

A reconciliation of the opening and closing amounts of subordinated loans with relevant cash and non-cash changes from financing activities is stated below:

	<u>2025</u>
January 1,	-
Cash flows	
Issued	30,600
Non-cash changes	
Interest expense	853
December 31,	<u>31,453</u>

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

20. DEBT SECURITIES IN ISSUE

	December 31, 2025	December 31, 2024
Debt securities in issue	17,669	20,434
Subordinated debt securities issued	54,778	47,742
Total debt securities in issue	72,447	68,176

On October 26, 2021, the Group issued subordinated debt securities in the amount of USD 15,000 thousand. The debt securities bear annual interest rates of 6% and mature on October 26, 2027.

On November 30, 2022, the Group issued subordinated debt securities in the amount of USD 15,000 thousands which bear annual interest rates of 8%, and mature at 30 November 2028.

On October 22 and December 26, 2024, the Group issued debt securities in the amount of AZN 20,000 thousand and subordinated debt securities in the amount of USD 11,000 thousand. The debt securities and subordinated debt securities bear annual interest rates of 11.5% and 8%, and mature at 22 October 2027 and 26 December 2030, respectively.

On May 29 2025, the Group issued subordinated debt securities in the amount of USD 4,000 thousand which bear annual interest rate of 8%, and mature at 29 December, 2031.

As at December 31, 2025, accrued interest payable included in subordinated debt amounted to AZN 736 thousand (December 31, 2024: AZN 744 thousand).

The repayment of Group's subordinated debt ranks after all other creditors in case of liquidation of the Group.

A reconciliation of the opening and closing amounts of debt securities in issue with relevant cash and non-cash changes from financing activities is stated below:

	2025	2024
January 1,	68,176	61,248
Cash flows		
Issued	6,800	39,456
Repurchase/repayment	(2,877)	(33,191)
Interest paid	(4,977)	(4,128)
Non-cash changes		
Interest expense	5,325	4,791
December 31,	72,447	68,176

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

A reconciliation of the opening and closing amounts of derivate financial liabilities in issue with relevant cash and non-cash changes from financing activities is stated below:

	<u>Derivative liabilities</u>
Balance at the beginning of the year, 1 January 2025	(1,079)
Purchases during the year	(1,311)
Repayment	607
Change in fair value of derivative financial instruments	12
Balance at the end of the year, 31 December 2025	<u>(1,771)</u>
	<u>Derivative liabilities</u>
	(1,562)
Purchases during the year	(423)
Repayment	221
Change in fair value of derivative financial instruments	685
Balance at the end of the year, 31 December 2024	<u>(1,079)</u>

21. SHARE CAPITAL

	<u>Number of outstanding ordinary shares</u>	<u>Ordinary shares</u>	<u>Share premium</u>	<u>Total</u>
As at December 31, 2024	50,808,968	138,200	484	138,684
As at December 31, 2025	<u>50,808,968</u>	<u>138,200</u>	<u>484</u>	<u>138,684</u>

The nominal value of the registered amount of the Bank's issued share capital as at December 31, 2025 is AZN 138,200 thousand (December 31, 2024: AZN 138,200 thousand).

The shareholders of the Bank as at December 31, 2025 and 2024 were as follows:

No	Shareholders	<u>December 31, 2025, % (rounded up to one hundred decimal)</u>	<u>December 31, 2024, % (rounded up to one hundred decimal)</u>
1	Mr. Eldar Garibov	94.08	94.08
2	Other minor individual shareholders	5.92	5.92

Share premium represents the excess of contributions received over the nominal value of shares issued.

Mr. Eldar Garibov remains to be ultimate controlling party of the Group.

As at December 31, 2025 all ordinary shares have a nominal value of AZN 2.72 per share (December 31, 2024: AZN 2.72 per share) and rank equally. Each share carries one vote.

The following dividends were declared and paid by the Group for the year ended 31 December.

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
AZN 0.04 per ordinary share (2024: AZN 0.08)	2,032	4,065

Dividends payable is restricted to the maximum retained earnings of the Group, which are determined according to the legislation of the Republic of Azerbaijan. Banks are not allowed to pay dividends if net assets are less than share capital.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

22. INTEREST INCOME AND EXPENSE

	Year ended December 31, 2025	Year ended December 31, 2024
Interest income on financial assets calculated the effective interest method comprises:		
- Loans and advances to customers	233,358	215,926
- Due from other banks and correspondent accounts	7,063	5,823
- Investment securities	3,846	6,077
Total interest income	244,267	227,826
Interest expense on financial liabilities recorded at amortized cost comprises:		
- Term deposits of individuals	(70,725)	(61,201)
- Term borrowings, due to banks and other financial institutions	(13,981)	(8,154)
- Term deposits of legal entities	(6,956)	(3,284)
- Debt securities in issue	(6,178)	(4,792)
- Lease liability	(633)	(106)
Total interest expense	(98,473)	(77,537)
Net interest income	145,794	150,289

23. (CHARGE)/RECOVERY OF EXPECTED CREDIT LOSSES

The table below shows the ECL (charge)/recovery on financial instruments recorded in the statement of profit or loss and other comprehensive income for the year ended December 31, 2025:

	Note	Stage 1	Stage 2	Stage 3	POCI	Total
- Loans and advances to customers	9	(16,940)	(11,429)	(17,281)	-	(45,650)
- Other financial assets	12	-	-	(11,992)	-	(11,992)
Charge of credit loss allowance on financial assets		(16,940)	(11,429)	(29,273)	-	(57,642)
- Unused credit lines and guarantees	33	35	-	-	-	35
Total credit loss allowance charge		(16,905)	(11,429)	(29,273)	-	(57,607)

The table below shows the ECL (charge)/recovery on financial instruments recorded in the statement of profit or loss and other comprehensive income for the year ended December 31, 2024:

	Note	Stage 1	Stage 2	Stage 3	POCI	Total
- Loans and advances to customers	9	(2,179)	(4,205)	(42,834)	3,939	(45,279)
- Other financial assets	12	-	-	(292)	-	(292)
Charge of credit loss allowance on financial assets		(2,179)	(4,205)	(43,126)	3,939	(45,571)
- Unused credit lines and guarantees	33	683	-	-	-	683
Total credit loss allowance charge		(1,496)	(4,205)	(43,126)	3,939	(44,888)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

24. FEE AND COMMISSION INCOME AND EXPENSE

	Year ended December 31, 2025	Year ended December 31, 2024 (reclassified*)
Fee and commission income:		
Plastic cards operations	100,696	88,889
Settlement transactions	10,427	10,432
Brokerage operations	4,478	3,878
Cash transactions	4,232	3,458
Guarantees and letters of credit issued	2,093	975
Foreign currency exchange commission ¹	1,513	1,448
Others	5,360	3,062
Total fee and commission income	128,799	112,142
Fee and commission expense:		
Plastic cards operations	(67,524)	(59,018)
Cash transactions	(12,702)	(14,299)
Centralized credit registry	(5,551)	(4,948)
Settlement transactions	(1,532)	(1,582)
Guarantees and letters of credit	(187)	(115)
Others	(322)	(184)
Total fee and commission expense	(87,818)	(80,146)
Net fee and commission income	40,981	31,996

In 2025, the Bank entered into a long-term agreement with an international payment system. Service fees paid to the international payment system are reflected in Plastic cards operations expense line, and any rebates, incentives and other amounts received in exchange for the services provided to the international payment system are reflected in corresponding income lines above on gross basis. The Bank is currently in commercial negotiations with the international payment system to amend and clarify the terms of the agreement in respect of attributing compensation received or receivable to past and future performance obligations, which may significantly impact the timing of recognition of revenue currently deferred under Other non-financial liabilities line in the statement of financial position (Note 18).

¹Foreign currency exchange commission of AZN 1,448 thousand presented within “Fee and commission income” in the prior year’s consolidated financial statements is presented within “Net gain from foreign currencies” to conform to the presentation for the current year.

25. NET GAIN FROM FOREIGN CURRENCIES

	Year ended December 31, 2025	Year ended December 31, 2024 (reclassified*)
Gains less losses from trading in foreign currencies ²	15,546	15,056
Net result from foreign currency derivatives	(4,194)	(3,259)
Foreign exchange translation (losses)/gains, net	(272)	982
Total net gain from foreign currencies	11,080	12,779

²Foreign currency exchange commission of AZN 1,448 thousand presented within “Fee and commission income” in the prior year’s consolidated financial statements is presented within “Net gain from foreign currencies” to conform to the presentation for the current year.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

26. ADMINISTRATIVE AND OTHER OPERATING EXPENSES

	Year ended December 31, 2025	Year ended December 31, 2024
Staff costs	(76,927)	(71,766)
Depreciation on premises and equipment	(10,733)	(8,933)
Expenses for insurance of customer deposits	(6,799)	(6,625)
Computer Software costs	(6,174)	(5,244)
Advertising	(5,494)	(9,636)
Professional fees	(5,415)	(6,173)
Amortization of intangible assets	(4,526)	(3,488)
Communication expenses	(4,035)	(3,598)
Repair and maintenance expenses	(1,695)	(1,396)
Utility expenses	(1,660)	(1,383)
Rent expenses	(1,655)	(1,478)
Security expenses	(1,228)	(1,212)
Representation expenses	(1,089)	(1,204)
Expenses related to plastic cards operations	(939)	(1,331)
Taxes other than income tax	(843)	(842)
Publishing and stationery expenses	(500)	(353)
Insurance expenses	(399)	(353)
Other expenses	(3,594)	(4,245)
Total administrative and other operating expenses	(133,705)	(129,260)

Included in staff costs for the year ended December 31, 2025 are obligatory payments to the State Social Protection Fund of the Republic of Azerbaijan in the amount of AZN 9,214 thousand (2024: AZN 8,625 thousand).

For the year ended December 31, 2025 AZN 217 thousand (2024: AZN 268 thousand) audit fee included in professional fees.

27. OTHER INCOME

	Year ended December 31, 2025	Year ended December 31, 2024
Dividends on equity securities measured at FVOCI	1,761	950
Net gain on sale of repossessed collateral	555	558
Other income	961	364
Total other operating income	3,237	1,872
Loss on disposal of investment property	(194)	(362)
Fair value loss on investment securities	(4)	(2,551)
Other expenses	(1,617)	(380)
Total other operating expense	(1,815)	(3,293)
Net other operating income	1,422	(1,421)

Included in other expenses for the year ended December 31, 2025 is loss of AZN 2,194 thousand arising from disposal of office equipment damaged in a fire incident during the year.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

28. DERIVATIVES HELD FOR RISK MANAGEMENT

The Group uses cross-currency interest rate swaps to economically hedge the interest rate risks in respect of the benchmark interest rate and foreign currency risks (mainly USD and EUR) from its issuance of floating-rate notes denominated in foreign currencies.

At December 31, 2025 and December 31, 2024, the Group held the following instruments to exposures to changes in interest rates and foreign currency.

	Maturity 2025		Maturity 2024	
	Less than 1 year	1-5 years	Less than 1 year	1-5 years
Interest rate/foreign currency risk				
Cross-currency swaps (AZN:USD)				
Nominal amount (in thousands of AZN)	49,300	34,000	34,000	62,900
Average AZN:USD exchange rate	1.700	1.700	1.700	1.700
Average fixed interest rate	4.7%	5.2%	4.2%	4.2%

29. INCOME TAXES

(a) Components of income tax expense

Income tax expense comprises the following:

	Year ended December 31, 2025	Year ended December 31, 2024
Current income tax charge	(7,093)	(7,234)
Deferred income tax credit	4,858	3,097
Income tax expense for the year	(2,235)	(4,137)

(b) Reconciliation between the tax expense and profit or loss multiplied by applicable tax rate

The income tax rate applicable to the majority of the Group's income is 20%. A reconciliation between the expected and the actual taxation charge is provided below.

	Year ended December 31, 2025	Year ended December 31, 2024
Profit before income tax	7,565	18,072
Theoretical tax benefit at statutory rate (20%)	(1,513)	(3,614)
Use of prior year tax losses	-	(56)
Tax effect of non-deductible items	(722)	(467)
Income tax expense for the year	(2,235)	(4,137)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

(c) *Deferred taxes analyzed by type of temporary difference*

Differences between IFRS Accounting Standards and Azerbaijan statutory taxation regulations give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases.

The tax effect of the movements in these temporary differences is detailed below and is recorded at the rate of 20%.

	January 1, 2025	Charged to profit or loss	December 31, 2025
Tax effect of deductible/(taxable) temporary differences			
Other liabilities	1,658	612	2,270
Lease liability	(542)	(353)	(895)
Loans and advances to customers	(3,430)	3,688	258
Premises, equipment and intangible assets	(2,523)	(45)	(2,568)
Other assets	200	818	1,018
Derivative financial liabilities	331	138	469
Due to banks and other financial institutions	488	-	488
Other temporary differences	(681)	-	(681)
Net deferred income tax asset/ (liability)	(4,499)	4,858	359

	January 1, 2024	Charged to profit or loss	Charged to other comprehensive income	December 31, 2024
Tax effect of deductible/(taxable) temporary differences				
Other liabilities	882	776	-	1,658
Lease liability	(109)	(433)	-	(542)
Loans and advances to customers	(5,363)	1,933	-	(3,430)
Premises, equipment and intangible assets	(2,451)	(72)	-	(2,523)
Other assets	(644)	844	-	200
Investment securities	271	(199)	(72)	-
Derivative financial liabilities	324	7	-	331
Due to banks and other financial institutions	247	241	-	488
Other temporary differences	(681)	-	-	(681)
Net deferred income tax liability	(7,524)	3,097	(72)	(4,499)

In the context of the Group’s current structure and Azerbaijan tax legislation, tax losses and current tax assets of different group companies may not be offset against current tax liabilities and taxable profits of other group companies and, accordingly, taxes may accrue even where there is a tax loss. Therefore, deferred tax assets and liabilities are offset only when they relate to the same taxable entity and the same taxation authority.

The composition of the total net deferred tax asset of the Group after offsetting within the individual entities comprising the Group is, as follows:

	December 31, 2025	December 31, 2024
Deferred income tax asset/(liability)	359	(4,499)
Total net deferred income tax asset/(liability)	359	(4,499)

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

30. EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the profit attributable to equity holders of the Group by the weighted average number of ordinary shares in issue during the period, excluding treasury shares.

The Group has no dilutive potential ordinary shares, therefore, the diluted earnings per share equal the basic earnings per share.

	Note	Year ended December 31, 2025	Year ended December 31, 2024
Profit for the year attributable to ordinary shareholders		5,330	13,935
Weighted average number of ordinary shares in issue (thousands)	21	50,809	50,809
Basic and diluted earnings per ordinary share (expressed in AZN per share)		0.10	0.27

31. SEGMENT ANALYSIS

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocates resources and assesses the performance for the entity. The functions of CODM are performed by the Board of Directors of the Group.

(a) *Description of products and services from which each reportable segment derives its revenue*

The Group is organized on the basis of main business segments:

- Retail – representing private banking services, private customer current accounts, savings, deposits, credit and debit cards, consumer loans and mortgages. These accounts are managed by responsible persons of Retail Banking Department;
- Business – representing loan and other credit facilities, current accounts, deposits, overdrafts of business customers managed by responsible persons of Micro Clients Department and SME and Corporate Departments. Customers of this segment are legal entities and entrepreneurs;
- Treasury – representing treasury operations and trading of securities.

(b) *Factors that management used to identify the reportable segments*

The Group's segments are strategic business units that focus on different customers. They are managed separately because each business unit requires different marketing strategies and service level.

Segment financial information reviewed by the CODM includes the results and the statement of financial position of the Group's subsidiaries. Ongoing review of these subsidiary entities is delegated to the local management teams, but the CODM performs regular review on a consolidated basis. The CODM obtains financial statements of the Group's subsidiaries. Such financial information overlaps with segment analysis provided internally to the CODM.

Management therefore applied the core principle of IFRS 8, *Operating Segments*, in determining which of the overlapping financial information sets should form the basis of operating segments. Management considered that information on subsidiary entities is available when required in concluding that segments include details of the subsidiaries.

(c) *Measurement of operating segment profit or loss, assets and liabilities*

The CODM reviews financial information prepared based on the IFRS Accounting Standards.

The CODM evaluates performance of each segment based on profit before tax.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

(d) Information about reportable segment profit or loss, assets and liabilities

Segment information for the main reportable business segments of the Group for the years ended December 31, 2025 and 2024 is set out below:

	<u>Retail</u>	<u>Business</u>	<u>Treasury</u>	<u>Eliminations</u>	<u>Total Group</u>
Year ended December 31, 2025					
Interest income	141,123	92,235	10,909	-	244,267
Fee and commission income	106,256	18,206	4,750	(413)	128,799
Total revenues	247,379	110,441	15,659	(413)	373,066
Interest expense	(54,246)	(33,288)	(10,939)	-	(98,473)
Fee and commission expense	(80,111)	(6,999)	(1,121)	413	(87,818)
Gain on remeasurement of other assets	-	987	-	-	987
Expected credit losses	(36,793)	(8,857)	-	-	(45,650)
Expected credit losses for guarantees and credit related commitments	35	-	-	-	35
Administrative and other operating expenses	(75,929)	(40,337)	(2,177)	-	(118,443)
Segment results	335	9,260	1,422	-	11,017
Year ended December 31, 2024					
Interest income	144,786	71,140	11,900	-	227,826
Fee and commission income	95,409	14,310	1,248	(273)	110,694
Total revenues	240,195	85,450	13,148	(273)	338,520
Interest expense	(44,809)	(24,469)	(8,259)	-	(77,537)
Fee and commission expense	(73,317)	(5,520)	(1,582)	273	(80,146)
Gain on remeasurement of other assets	-	(1,390)	-	-	(1,390)
Expected credit losses	(39,539)	(6,032)	-	-	(45,571)
Expected credit losses for guarantees and credit related commitments	683	-	-	-	683
Administrative and other operating expenses	(77,683)	(36,264)	(2,829)	-	(116,776)
Segment results	5,530	11,775	478	-	17,783

Total reportable segment assets and liabilities as at December 31, 2025 and 2024 are presented in the following table:

	<u>Retail</u>	<u>Business</u>	<u>Treasury</u>	<u>Eliminations</u>	<u>Total Group as at December 31, 2025</u>
Total reportable segment assets	965,393	719,605	90,927	1,440	1,777,365
Total reportable segment liabilities	(982,410)	(732,290)	(92,530)	12,414	(1,794,816)
Capital expenditure paid	14,841	10,110	-	-	24,951
	<u>Retail</u>	<u>Business</u>	<u>Treasury</u>	<u>Eliminations</u>	<u>Total Group as at December 31, 2024</u>
Total reportable segment assets	841,245	528,271	86,177	9,683	1,465,376
Total reportable segment liabilities	(857,255)	(538,325)	(87,817)	8,248	(1,475,149)
Capital expenditure paid	16,524	9,412	-	-	25,936

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Reconciliation of reportable segment revenues, profit or loss, assets and liabilities

A reconciliation of adjusted profit before tax to total profit before income tax is provided as follows:

	<u>2025</u>	<u>2024</u>
Adjusted profit before income tax for reportable segments	11,017	17,783
Gain from foreign currencies	11,080	14,227
Other operating income, net	1422	(1,421)
Depreciation of premises and equipment and investment property	(10,733)	(8,933)
Amortization of intangible assets	(4,526)	(3,488)
Net losses from derivative financial instruments	(692)	(34)
Tax penalties	(3)	(62)
Profit before income tax	<u>7,565</u>	<u>18,072</u>

The adjustments are attributable to the following:

- Gains/(losses) arising from trading in foreign currencies are not allocated to the segments.
- The Group does not allocate depreciation and amortization to the segments.
- The Group does not allocate other operating loss and other non-operating income to segments.

Reportable segments' assets are reconciled to total assets as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Total reportable segment assets	1,777,365	1,465,376
Premises, equipment and intangible assets	150,499	132,335
Other financial assets	162,899	115,789
Other assets	28,662	35,125
Deferred income tax assets	359	-
Total consolidated assets	<u>2,119,784</u>	<u>1,748,625</u>

The adjustments are attributable to the following:

- Income taxes, other assets and other financial assets are not allocated between the reporting segments for internal management reporting.
- Premises, equipment and intangible assets are not allocated between the reporting segments for internal management reporting.

Reportable segments' liabilities are reconciled to total liabilities as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Total reportable segment liabilities	1,794,816	1,475,149
Other financial liabilities	115,144	79,528
Other non-financial liabilities	39,513	21,703
Lease liability	8,834	9,568
Deferred income tax liabilities	-	4,499
Total consolidated liabilities	<u>1,958,307</u>	<u>1,590,447</u>

The adjustments are attributable to the following:

- Current income tax liability, other financial liabilities and other liabilities are not allocated between the reportable segments for internal management reporting.
- Deferred income tax liability is not calculated for the purpose of internal management reporting.

The Group does not report the geographical segment based on the fact that the substantially all of its operating are carries out in the Republic of Azerbaijan.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

(e) **Analysis of revenues by products and services**

The Group's revenues are analyzed by products and services in Note 22 (interest income) and Note 24 (fee and commission income).

32. **FINANCIAL RISK MANAGEMENT**

The risk management function within the Group is carried out in respect of financial risks, operational risks and legal risks. Financial risk comprises market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. The operational and legal risk management functions are intended to ensure proper functioning of internal policies and procedures to minimize operational and legal risks.

The Group has exposure to financial risks which include credit, liquidity, market and operational risks. The taking of risk is integral to the Group's business.

The Group's risk management function's aim is to achieve an appropriate balance between risk and return and to minimize potential adverse effects on the Group's financial performance.

Risk management framework

The risk management function is an integral part of the Group's internal control system and is centralized. The Group's risk management policies and approaches aim to identify, analyze, mitigate and manage the risks faced by the Group. This is accomplished through setting appropriate risk limits and controls, continuously monitoring risk levels and the adherence to limits and procedures and ensuring that business processes are correctly formulated and maintained.

Risk Management policies and procedures are reviewed regularly to reflect changes in market conditions, products and services offered and to ensure that “best practices” are implemented. The Group, as part of its risk culture, emphasizes integrity, management and employee standards in order to maintain and continuously improve upon a conservative control environment.

Risk management bodies and governance

Risk management policy, assessment, approval, monitoring and controls are conducted by a number of specialized bodies within the Group. The Group has established executive bodies, committees and departments which conform to Azerbaijani law, the Central Bank of the Republic of Azerbaijan regulations and the best industry practices.

The Supervisory Board of the Group has overall responsibility for the oversight of the risk management framework, overseeing the management of key risks and reviewing and approving risk management policies as well as several key risk limit approval authorities, including significantly large exposures, economic and product sector limits. It also delegates certain authority levels to the Executive Board and the Credit Committee.

Established by, appointed by and reporting directly to the Supervisory Board are the Executive Board, the Executive Committee, the Risk Management Committee (“RMC”), the Audit Committee (“AC”), the Internal Audit Department and the Credit Committee.

The Executive Board is responsible for the implementation and monitoring of risk mitigation measures and ensuring that the Group operates within the established risk parameters. The Member of the Executive Board responsible for risk management along with the Risk Management Department which reports to him are responsible for the overall risk management functions, ensuring the implementation of common principles and methods for identifying, measuring, mitigating, managing and reporting both financial and non-financial risks.

The Risk Management Committee is chaired by the Member of the Executive Board responsible for risk management. This Committee is responsible for establishing risk management methodologies and ensuring that the risk appetite of the Group is correctly reflected in the strategic and business plans of the Group. It is the main forum for discussing and recommending changes in all risk approaches and procedures to the Executive and Supervisory Boards. It ensures that the Risk Management Department, the Credit Committee, as well as the Executive Board, address all potential risks facing the Group and report on these issues to the Supervisory Board.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The Audit Committee is responsible for overseeing and monitoring the internal control framework of the Group and for assessing the adequacy of risk management policies and procedures, as an integral part of the internal control system of the Group. The Chairman of the AC, an independent professional auditor, and the other two Committee members are representatives of two of the shareholders. The AC members cannot be employees or part of the management structure of the Group. They provide recommendations to the Executive Board, the Risk Management Committee and the Supervisory Board on development of the framework, as well as their views on, the quality of risk management and compliance with established policies, procedures and limits. The AC supervises the work of the Internal Audit, which reports directly to the AC. The Internal Audit's working plans, schedule of audits and its reports, including non-planned audits, are closely reviewed and approved by the AC.

Implementation plans based on Internal Audit's and the AC's recommendations, including status reports, are approved by the Executive Board and reported to the Executive Board, the Supervisory Board and the General Meeting of the Shareholders.

The Credit Committee consists of five members. They are nominated by the Risk Management Committee and the Executive Board and elected by the Supervisory Board. The Credit Committee manages and approves or recommends for approval counterparty credit risk exposures within its credit approval authority for corporate, retail and financial sector entities. It also continuously reviews and makes recommendations as to analysis methodology and portfolio quality, including overall structure, diversification and pricing. The Credit Committee is one of the bodies which ensures adherence to all approval and authority limits and high standards for risk analysis and assessments.

RMC is responsible for the management and optimization of the Group's asset and liability structure. It is an integral part of the risk management process that focuses on various market risks, including liquidity, foreign currency and interest rate risks. RMC's functions include making recommendations for approval of strategies, policies and limits associated with the aforementioned risks. It is responsible for providing timely and reliable information and reports regarding these risk areas. RMC assists in setting pricing policies and funding strategies. It is also responsible, along with other risk management and controlling units of the Group, for ensuring that Treasury and other relevant units work with the parameters set by RMC, the Executive Board and the Supervisory Board.

Credit risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty fails to meet its contractual obligations when due. The major portion of credit risk arises from the Group's loans and advances to customers and banks and other on and off-balance sheet credit exposures. For risk reporting purposes, the

Group considers and consolidates all elements of credit risk exposures such as individual customer and counterparty default risk and industry risk.

The general credit risk approval structure, for corporate legal entities, private individuals and financial organizations, is as follows:

For secured business loans:

- The Chairman of the Supervisory Board together with The Credit Committee reviews and approves limits up to a maximum limit of 15% of Tier1 capital and meets on a regular basis;
- The Risk Management, Director of the Corporate Banking Services Department, Director of the Micro business Department and Director of the Problem Business Loans Management Department reviews and approves limits up to a maximum limit of AZN 250 thousand.

For secured retail loans:

- The Chairman of the Supervisory Board reviews and approves limits up to a maximum limit of 15% of the Tier1 capital and meets on a regular basis;
- The Risk Management, Retail Banking Services Department and the Problem Retail Loans Management Department reviews and approves limits up to a maximum limit of AZN 250 thousand.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

For unsecured business loans:

- The Supervisory Board reviews and approves limits up to a maximum limit of 10% of the Tier1 capital and meets on a regular basis;
- The Chairman of the Supervisory Board together with The Credit Committee reviews and approves limits up to a maximum limit of 6% of Tier1 capital and meets on a regular basis;
- The Risk Management, Director of the Corporate Banking Services Department, Director of the Micro business Department and Director of the Problem Business Loans Management Department reviews and approves limits up to a maximum limit of AZN 20 thousand.

For unsecured retail loans:

- The Supervisory Board reviews and approves up to a maximum limit of 10% of the Tier1 capital and meets on a regular basis;
- The Chairman of the Supervisory Board together with The Credit Committee reviews and approves limits up to a maximum limit of 6% of Tier1 capital and meets on a regular basis;
- The Risk Management, Retail Banking Services Department and the Problem Retail Loans Management Department reviews and approves limits up to a maximum limit of AZN 20 thousand.

The Supervisory Board also approves general limits so as to control and manage risk diversification:

- Portfolio limits: corporate loans, retail loans and interbank exposures as percentages of the total portfolio;
- Portfolio limits: secured facilities and unsecured facilities as percentages of the total portfolios and as a percentage of the retail portfolio; and
- Economic sector and product exposures: as a percentage of the corporate and retail portfolios.

The Executive Board also approves limits and authority levels for exposures, as follows:

- By branch;
- By collateral type and loan to value ratios;
- By individual authority.

As at December 31, 2025 and 2024, the breakdown of the loan portfolio by economic and product sectors is provided in Note 9.

Credit risk management

Credit risk policy is developed by the Risk Management Committee and Executive Board in line with the risk profile and strategic plans of the Group. It is approved by the Supervisory Board.

This policy establishes:

- Procedures for generating, analyzing, reviewing and approving counterparty risk exposures;
- The methodology for the credit assessment of counterparties;
- The methodology for the credit rating of counterparties;
- The methodology for the evaluation and control of collateral;
- Credit documentation requirements;
- Loan administration procedures;
- Procedures for the ongoing monitoring of credit exposures;
- Environmental policy; and
- Loan loss provisioning policy.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Loan/credit requests are originated and generated by client managers and credit inspectors. Credit applications within approved authority limits are approved by the relevant business generating units. The copies of the approved requests are submitted to the Risk Management Department for prior-control, including being assigned a rating and input into a monitoring schedule. Risk exposure requests above these limits are sent to the Credit Group of the Risk Management Department. The Credit Group performs a secondary analysis and issues a report, rating and opinion. If the credit request is below a certain authorized limit and receives a positive opinion from Risk Management, and is signed off by the appropriate individuals, then the request is considered approved. If the opinion of risk management is negative then the request is sent to the Credit Committee for adjudication. If approved and the transaction is in an amount higher than the competence of the Credit Committee then it is sent to the Executive Board for approval. Large transactions, as defined above, have to be submitted to the Supervisory Board for approval.

Consumer lending is built based on the scoring model. The model is empirical, which is created according to the statistic information.

The model consists of 7 score groups, where the first level is the lowest value of PD, and the last level is the highest one. Depending on the level, the credit amount and the interest rates are provided for the consumer lending.

Credit risk for off-balance sheet financial instruments is defined as the possibility of sustaining a loss as a result of a party to a financial instrument failing to perform in accordance with the terms of the contract. The Group uses the same credit policies in entering into conditional obligations as it does for on-balance sheet financial instruments through established credit approvals, risk control limits and monitoring procedures.

Credit assessments are done on a portfolio basis concentrating on amount and term limits, approval procedures, target groups, types of product, default statistics, loan/value ratios (if applicable), and pricing.

Expected credit loss (ECL) measurement – definitions

The ECL model is forward looking model. The need to incorporate forward-looking information means that application of the standard will require considerable judgment as to how changes in macroeconomic factors will affect ECLs.

Discount Rate – a tool to discount an expected loss to the present value at the reporting date. The discount rate represents the effective interest rate (EIR) for the financial instrument or an approximation thereof. The discount period is considered to be three years.

Lifetime period – PD needs to take into account whole life of a given facility. A common simplifying assumption is that the Hazard Rate (Credit Curve) of the credit risk process has a flat Term Structure, which means that the Marginal Default Probability on any given future year is the same as the first year.

Lifetime ECL – losses that result from all possible default events over the remaining lifetime period of the financial instrument.

12-month ECL – One-year probability of default (PD) can be seen as a snapshot of lifetime PD. Two main reasons suggest treating one-year and lifetime separately. Firstly, banks have been developing one-year PD models over the last two decades for Basel II regulatory requirements. Secondly, a building-block-structure split in one-year and lifetime PD facilitates the learning process. A pervasive concept in measuring ECL in accordance with IFRS 9 is that it should consider forward-looking information.

Credit Conversion Factor (CCF) – a coefficient that shows that the probability of conversion of an off-balance sheet amounts to exposure on the balance within a defined period. It can be calculated for a 12-month or lifetime period. Based on the analysis performed, the Group considers that 12-month and lifetime CCFs are the same.

Purchased or originated credit impaired (POCI) financial assets – financial assets that are credit-impaired upon initial recognition.

Low credit risk financial assets – assets that have an investment grade defined by external rating agencies or corresponding internal rating, debt instruments issued by Azerbaijan Republic and nominated in AZN, loans to companies owned by Azerbaijan Republic and nominated in AZN. The presumption, being that there have been significant increases in credit risk since initial recognition when financial assets are more than 30 days past due, has not been rebutted.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Default and credit-impaired asset – a loan is in default, meaning fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

- the borrower is more than 90 days past due on its contractual payments;
- restructured credits which have delay days in probation period. (Have not passed probation period);
- the borrower has the external rating below Caa2;
- other information available on borrower bankruptcy or default.

Default and credit-impaired asset – a bank exposure is in default, meaning fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

- 90 days past due;
- the borrower has the external rating below Caa2;
- other information available on borrower bankruptcy or default.

The Credit Committee decides on recognition of the borrower as credit-impaired one based on the unlikelihood-to-pay criteria listed below:

- the borrower is insolvent;
- it is becoming likely that the borrower will enter bankruptcy;
- If the borrower dies
- Other criteria reflecting difficulties with successful fulfilling of obligations by the borrower.

An instrument is considered to no longer be in default (i.e. to have cured) when it no longer meets any of the default criteria for a consecutive period of six months.

Significant increase in credit risk (SICR) – the SICR assessment is performed on an individual basis and on a portfolio basis. For loans issued to legal entities and individuals, debt securities accounted for at AC or at FVOCI, SICR is assessed on an individual basis by monitoring the triggers stated below. The criteria used to identify a SICR are monitored and reviewed periodically for appropriateness by the Group’s Risk Management Committee.

The Group considers a financial instrument to have experienced a SICR when one or more of the following quantitative, qualitative or backstop criteria have been met.

For loans issued to legal entities and bonds issued by the legal entities:

- 31-90 days past due;
- Restructured and 6-30 days past due;
- Monitoring suggests borrower has financial difficulties.

For interbank operations and bonds issued by the banks:

- Deteriorating change in external rating;
- Monitoring suggests borrower has financial difficulties.

For loans to individuals:

- 31-60 days past due;
- Restructured and 6-30 days past due;

If there is evidence that the SICR criteria are no longer met and this has lasted at least 6 month, the instrument will be transferred back to Stage 1. If an exposure has been transferred to Stage 2 Based on a qualitative indicator, the Group monitors whether that indicator continues to exist or has changed.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

ECL measurement – description of estimation techniques

General principle

For non-POCI financial assets, ECLs are generally measured based on the risk of default over one of two different time periods, depending on whether the credit risk of the borrower has increased significantly since initial recognition. This approach can be summarized in a three-stage model for ECL measurement:

Stage 1: a financial instrument that is not credit-impaired on initial recognition and its credit risk has not increased significantly since initial recognition; loss allowance is based on 12-month ECLs.

Stage 2: if a SICR since initial recognition is identified, the financial instrument is moved to Stage 2 but not yet deemed to be credit-impaired; loss allowance is based on lifetime ECLs.

Stage 3: if the financial instrument is credit-impaired, the financial instrument is then moved to Stage 3 and loss allowance is based on lifetime ECLs.

ECL for POCI financial assets is always measured on a lifetime basis (Stage 3), so at the reporting date, the Bank only recognizes the cumulative changes in lifetime expected credit losses.

The Group can carry out three separate approaches for ECL measurement:

- assessment on an individual basis;
- assessment on a portfolio basis;
- assessment based on external ratings.

The Group performs an assessment on an individual basis for the following types of loans issued to legal entities: loans with unique credit risk characteristics, individually significant loans and credit-impaired loans.

The Group performs an assessment on a portfolio basis for the following types of assets: loans and credit-related commitments issued to legal entities (standard lending, specialized lending, loans to leasing companies, etc.), retail loans and loans issued to SMEs. This approach incorporates aggregating the portfolio into homogeneous segments based on borrower-specific information.

The Group performs assessments on external ratings for the following types of loans: interbank loans, debt securities issued by the banks, legal entities and sovereigns, loans issued to sovereigns.

Principles of assessment on individual basis – ECL assessments on an individual basis are done by weighting the estimates of credit losses for different possible outcomes against the probabilities of each outcome. The Group defines at least two possible outcomes for each loan, one of which leads to credit loss in spite of the probability of such a scenario. Individual assessment is based on expert judgement, supported by historical data and empirically derived model PDs. These estimates are regularly tested in order to decrease the difference between estimates and actual losses.

Principles of assessment on portfolio basis – to assess the staging of exposure and to measure a loss allowance on a collective basis, the Group combines its exposures into segments on the basis of shared credit risk characteristics, such as that exposures to risk within a group are homogeneous.

Examples of shared characteristics include: type of customer (such as income producing real estate or leasing companies), product type (such as credit cards or cash loans), credit risk rating and date of initial recognition.

The different segments reflect differences in credit risk parameters such as PD and LGD. The appropriateness of groupings is monitored and reviewed on a periodic basis by the Risk Management Committee.

In general, ECL is the multiplication of the following credit risk parameters: EAD, PD and LGD (definitions of the parameters are provided above). The general approach used for ECL calculation is stated below. It could be applied for products assessed on a portfolio basis and for products for which the bank has credit risk ratings assessment based on borrower-specific information.

The ECL is determined by predicting credit risk parameters (EAD, PD and LGD) for the next 12 months or instrument lifetime. These three components are multiplied together and adjusted for the likelihood of survival (i.e. the exposure has been repaid or defaulted in an earlier period).

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The brief principles of calculating the credit risk parameters are as following.

The EADs are determined based on the expected payment profile, which varies by product type:

- for amortizing products and bullet repayment loans, EAD is based on the contractual repayments owed by the borrower over a 12-month or lifetime basis.
- for revolving products, the EAD is predicted by taking the current drawn balance and adding a credit conversion factor that accounts for the expected drawdown of the remaining limit by the time of default.

Two types of PDs are used for calculating ECLs: 12-month and lifetime PD:

- 12-month PDs – the estimated probability of a default occurring within the next 12 months (or over the remaining life of the financial instrument if less than 12 months). This parameter is used to calculate 12-month ECLs. An assessment of a 12-month PD is based on the latest available historic default data and adjusted for forward-looking information when appropriate. Data is divided into window periods of six months and the calculated PD's are forward-looking.
- Lifetime PDs – the estimated probability of a default occurring over the remaining life of the financial instrument. This parameter is used to calculate lifetime ECLs for Stage 2 exposures. An assessment of a Lifetime PD is based on the latest available historic default data and adjusted for forward looking information when appropriate. Data is divided into window periods of six months and the calculated PD's are forward-looking.

To calculate Lifetime PD, the Group uses different statistical approaches depending on the segment and product type, such as the extrapolation of 12-month PDs based on migration matrixes and developing lifetime PD curves based on the historical default data. For lifetime PD calculations, the Group uses historical default data and the extrapolation of trends for longer periods during which default data was not available.

LGD represents the Group's expectation of the extent of loss on a defaulted exposure. LGD varies by the product, overdue days and the availability of collateral or other credit support.

The 12-month and lifetime LGDs are determined based on the factors that impact the expected recoveries after a default event.

The approach to LGD measurement can be divided into three possible approaches:

- measurement of LGD based on the specific characteristics of the collateral;
- calculation of LGD on a portfolio basis based on recovery statistics;
- individually defined LGD depending on different factors and scenarios.

For loans secured by real estate the Group calculates LGD based on specific characteristics of the collateral, such as projected collateral values, historical discounts on sales and other factors.

For particular segments of the corporate, retail and corporate bonds LGD is calculated on a collective basis based on the latest available recovery statistics.

Forward-looking information

The Group has developed several approaches to building macroeconomic models; however, the calculation of ECL does not incorporate any macroeconomic adjustments. PD models generate one-year PD estimates that are not calibrated or adjusted for forward-looking information, as analysis did not identify a statistically significant correlation between PDs and forward-looking macroeconomic variables.

ECL measurement for off-balance sheet financial instruments

CCF for undrawn credit lines of legal entities, credit cards issued to individuals and financial guarantees is defined based on statistical analysis of exposure at default.

Principles of assessment based on external ratings – the principles of ECL calculations based on external ratings are the same as for their assessment on a portfolio basis. Since the clients have defined the external credit rating, credit risk parameters (PD) could be taken from the default and recovery statistics published by international rating agencies.

The Group has used a behavioural scoring model for macro-economic variables of credit loss calculation of loan portfolio.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The assessment of SICR is performed using the Lifetime PD for retail borrowers and 12-month PD for other financial assets, along with qualitative and backstop indicators. This determines whether the whole financial instrument is in Stage 1, Stage 2, or Stage 3 and hence whether a 12-month or lifetime ECL should be recorded. Following this assessment, the Bank measures ECL as either a probability-weighted 12-month ECL (Stage 1), or a probability weighted lifetime ECL (Stages 2 and 3). These probability-weighted ECLs are determined by running the relevant ECL model.

As with any economic forecast, the projections and likelihoods of occurrence are subject to a high degree of inherent uncertainty, and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes and has analysed the nonlinearities and asymmetries within the Group’s different portfolios to establish that the chosen scenarios are appropriately representative of the range of possible scenarios.

Validation

The Group regularly reviews its methodology and assumptions to reduce any difference between the estimates and the actual loss of credit. Such validation is performed at least once a year. The results of validation the ECL measurement methodology are communicated to the Group management and further steps for tuning models and assumptions are defined after discussions between authorized persons.

Collateral and other credit enhancements

Exposure to credit risk is also assessed and managed, in part, by obtaining, controlling and monitoring collateral in the form of mortgage interests over property, pledge of assets and securities and other collateral including deposits, corporate and personal guarantees.

While collateral is an important mitigating factor in assessing the credit risk, it is the Group’s policy to establish that loans are within the customer’s capacity to repay rather to rely solely on security. Collateral is considered as a secondary source of repayment. In limited cases, depending on the customer’s standing or on the type of product or amounts, the facilities may be unsecured. The Group has in place various limits on the unsecured portions of its risk portfolio.

The principal types of collateral accepted by the Group are as follows:

- Commercial real estate;
- Residential real estate;
- Corporate capital assets;
- Corporate liquid assets;
- Transport vehicles;
- Term deposits;
- Other, including precious metals.

Strict appraisal, documentation and, where applicable, registration procedures are in place for all forms of collaterals. Loan to values ratios are approved by the Executive Board and controlled by the Risk Management Department. The loan to value limits as of December 31, 2025 and December 31, 2024 are as follows:

Type of collateral	Ratio of loan amount to liquid value of collateral
Real estate	up to 80%
Machinery, equipment	up to 50%
Vehicles, transport	up to 70%

As supplement collateral the Bank may accept personal guarantees.

An exclusion from the collateral guidelines requires high level authorization of the Executive Board.

The Monitoring Group is responsible for establishing a schedule of monitoring events, fulfilling this plan and notifying the appropriate parties if the monitoring results are unsatisfactory and recommending a plan of action. The Monitoring Group physically monitors all transactions above an established amount plus does selected checks of transactions below this amount. All transactions above a certain amount are first monitored either before or at least within one month of disbursement. Following this, risk exposures are monitored according to a schedule.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The Statistical Group of the Risk Management Department is charged with compiling and reporting on all counterparty credit risk issues, including compliance with all limits, risk concentrations, portfolio trends, past due and default statistics, loan loss reserves and collateral statistics. Besides regular monthly reporting, they also compile reports on adherence to selected credit procedures.

Related party lending

The Central Bank of the Republic of Azerbaijan has strict definitions regarding the category of “related parties”. Mainly, these are corporate entities owned/controlled by the shareholders or the private individuals themselves or immediate family members. Also included are individuals with senior management/authority positions in the Group. The largest loan per related party private individual may not be more than 3% of the consolidated capital of the Group. Per related corporate entity, the limit is 10%. The overall limit for related party risk exposure is 20%. Pricing and other terms and conditions must be done on an arms-length basis.

Allowance for loan losses – provisioning policy

The Group establishes an allowance for loan losses that represents its estimate of losses incurred in its risk exposures.

In its IFRS reporting, the Group utilizes the methodology which complies with IFRS 9.

Maximum exposure to credit risk

The Group’s maximum exposure to on balance sheet credit risk is generally reflected in the carrying amounts of financial assets on the consolidated statement of financial position. The impact of possible netting-off of assets and liabilities to reduce potential credit exposure is not significant.

The maximum credit risk for off-balance items, mainly letters of credit and guarantees, represents the gross amount of the commitment. The Group’s maximum exposure to off-balance credit risk is disclosed in Note 33.

Credit risk for off-balance sheet financial instruments is defined as the possibility of sustaining a loss as a result of another party to a financial instrument failing to perform in accordance with the terms of the contract. The Group uses the same credit policies in making conditional obligations as it does for on-balance sheet financial instruments through established credit approvals, risk control limits and monitoring procedures.

Currency risk

The Group is exposed to effects of fluctuation in the prevailing local/foreign currency exchange rates on its financial position. Currency risk is the risk that movements in foreign exchange rates will affect the Group’s income or the value of its portfolios of financial instruments.

The main element in the Group’s risk policy regarding foreign currency risk is that there is no conscious effort to take a trading position in any currency. Limited open positions occur as a natural consequence of business operations only. The Group uses every effort to match its assets and liabilities by currency.

Exposure to foreign exchange risk faced by the Bank is also limited by the Central Bank of the Republic of Azerbaijan statutory requirements.

The foreign exchange exposures are managed by the Risk Management Department, who issue daily reports, reviewed and controlled by the Treasury Department. The table below summarizes the Group’s exposure to foreign currency exchange rate risk at the end of the reporting period:

	December 31, 2025			
	Monetary assets	Monetary liabilities	SWAP agreements	Net position
AZN	1,604,050	(1,547,042)	(81,159)	(24,151)
USD	288,888	(326,921)	83,300	45,267
EUR	40,183	(35,919)	-	4,264
Other	7,143	(7,141)	-	2
Total	1,940,264	(1,917,023)	2,141	25,382

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

	December 31, 2024			
	Monetary assets	Monetary liabilities	SWAP agreements	Net position
AZN	1,386,125	(1,248,267)	(96,495)	41,363
USD	141,218	(261,964)	96,900	(23,846)
EUR	46,442	(45,669)	-	773
Other	7,380	(7,266)	-	114
Total	1,581,165	(1,563,166)	405	18,404

The above analysis includes only monetary assets and liabilities. Investments in equities and non-monetary assets are not considered to give rise to any material currency risk.

The Group has extended loans and advances denominated in foreign currencies. Depending on the revenue stream and cost structure of the borrower, the possible appreciation of the currencies in which loans and advances have been extended against the Azerbaijani Manat may adversely affect the borrower's repayment ability and therefore increase the potential of future loan losses.

The following table presents sensitivities of profit and loss to reasonably possible changes in exchange rates applied at the end of the reporting period, with all other variables held constant:

	December 31, 2025	December 31, 2024
US Dollars strengthening by 50% (2024: 50%)	18,106	(9,538)
US Dollars weakening by 50% (2024: 50%)	(18,106)	9,538
Euro strengthening by 50% (2024: 50%)	1,706	309
Euro weakening by 50% (2024: 50%)	(1,706)	(309)
Other currency strengthening by 50% (2024: 50%)	1	46
Other currency weakening by 50% (2024: 50%)	(1)	(46)

Other than as a result of any impact on the Group's profit or loss, there is no other impact on the Group's equity as a result of such changes in exchange rates.

The exposure was calculated only for monetary balances denominated in currencies other than the functional currency of the respective entity of the Group.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group is exposed to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. Interest margins may increase as a result of such changes but may also reduce or create losses in the event that unexpected movements occur.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Interest rate gap analysis

Interest rate risk is managed principally through monitoring interest rate gaps. A summary of the interest gap position for major financial instruments is as follows:

	Less than 1 month	1-6 months	6-12 months	Over 1 year	Non-interest bearing	Carrying amount
December 31, 2025						
ASSETS						
Cash and cash equivalents	34,000	-	-	-	355,941	389,941
Due from other banks	-	3,978	2,841	3,048	25,207	35,074
Loans and advances to customers	54,987	289,813	311,814	611,045	12,838	1,280,497
Investment securities	1,763	15,143	30,703	23,202	1,042	71,853
Other financial assets	-	-	-	-	162,899	162,899
Total financial assets	90,750	308,934	345,358	637,295	557,927	1,940,264
LIABILITIES						
Due to banks and other financial institutions	(49,400)	(58,411)	-	-	(25,874)	(133,685)
Customer accounts	(384,075)	(297,824)	(337,257)	(158,565)	(240,874)	(1,418,595)
Term borrowings	(11)	(1,542)	(3,217)	(131,031)	(1,064)	(136,865)
Debt securities in issue	-	-	-	(71,711)	(736)	(72,447)
Subordinated loans	853	-	-	(30,600)	-	(31,453)
Lease liability	(176)	(878)	(1,054)	(6,726)	-	(8,834)
Other financial liabilities	-	-	-	-	(115,144)	(115,144)
Total financial liabilities:	(434,515)	(358,655)	(341,528)	(398,633)	(383,692)	(1,917,023)
	(343,765)	(49,721)	3,830	238,662	174,235	23,242
December 31, 2024						
ASSETS						
Cash and cash equivalents	22,000	-	-	-	205,158	227,158
Due from other banks	1,188	655	2,553	4,222	27,561	36,179
Loans and advances to customers	45,922	261,955	287,252	522,015	9,963	1,127,107
Investment securities	2,038	26,416	25,443	19,464	1,571	74,932
Other financial assets	-	-	-	-	115,789	115,789
Total financial assets	71,148	289,026	315,248	545,701	360,042	1,581,165
LIABILITIES						
Due to banks and other financial institutions	(80,326)	(29,601)	-	-	(7,780)	(117,707)
Customer accounts	(327,386)	(228,728)	(273,235)	(120,732)	(248,052)	(1,198,133)
Term borrowings	-	(2,202)	(2,092)	(85,515)	(245)	(90,054)
Debt securities in issue	-	-	-	(67,432)	(744)	(68,176)
Lease liability	(156)	(781)	(938)	(7,693)	-	(9,568)
Other financial liabilities	-	-	-	-	(79,528)	(79,528)
Total financial liabilities:	(407,868)	(261,312)	(276,265)	(281,372)	(336,349)	(1,563,166)
	(336,720)	27,714	38,983	264,329	23,693	17,999

The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. Interest margins may increase as a result of such changes but may reduce or create losses in the event that unexpected movements arise. Management monitors on a daily basis and sets limits on the level of mismatch of interest rate repricing that may be undertaken.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

At present, the Group manages its interest rate risk by matching, where possible, its maturity and/or repricing positions. RMC is responsible for presenting interest rate movement reports and forecasts. At present, through the Group’s matching policies and high interest rate margins, potential interest rate risk is not considered to be significant.

RMC and the Asset - Liability Committee (“ALCO”) are responsible for the management and optimization of the Group’s asset and liability structure. It is an integral part of the risk management process that focuses on various market risks, including liquidity, foreign currency and interest rate risks. RMC’s functions include making recommendations for approval of strategies, policies and limits associated with the aforementioned risks. It is responsible for providing timely and reliable information and reports regarding these risk areas. RMC assists in setting pricing policies and funding strategies. It is also responsible, along with other risk management and controlling units of the Group, for ensuring that Treasury and other relevant units work with the parameters set by RMC, the Executive Board and the Supervisory Board.

The Group monitors interest rates for its financial instruments. The table below summarizes interest rates based on reports reviewed by key management personnel:

	December 31, 2025			December 31, 2024		
	USD	AZN	EUR	USD	AZN	EUR
Assets						
Cash and cash equivalents	-	6.7	-	-	6.5	-
Due from other banks	3.3	-	1.9	-	-	3.0
Loans and advances to customers	6.6	19.8	6.9	6.1	19.5	5.6
Investment securities	7.7	6.3	-	6.3	8.1	-
Liabilities						
Due to other banks and financial institutions	2.0	8.6	6.1	-	7.5	-
Customer accounts	3.6	10.7	0.5	3.1	10.3	0.5
Term borrowings	7.8	3.9	-	-	2.9	-
Debt securities in issue	7.7	11.5	-	7.6	11.5	-
Subordinated loans	10.7	-	-	-	-	-
Lease liability	-	8.8	-	-	8.6	-

The sign “-“ in the table above means that the Group does not have the respective assets or liabilities in corresponding currency.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Geographical risk concentrations

The geographical concentration of the Group’s financial assets and liabilities at December 31, 2025 is set out below:

	The Republic of Azerbaijan	OECD countries	Other non-OECD countries	Total
FINANCIAL ASSETS:				
Cash and cash equivalents	321,213	61,315	7,413	389,941
Due from other banks	3,422	19,126	12,526	35,074
Loans and advances to customers	1,272,559	2,061	5,877	1,280,497
Investment securities	48,897	22,956	-	71,853
Other financial assets	162,899	-	-	162,899
TOTAL FINANCIAL ASSETS	1,808,990	105,458	25,816	1,940,264
FINANCIAL LIABILITIES:				
Due to banks and other financial institutions	(95,262)	(10,093)	(28,330)	(133,685)
Customer accounts	(1,293,987)	(41,384)	(83,224)	(1,418,595)
Term borrowings	(93,567)	(43,298)	-	(136,865)
Debt securities in issue	(72,447)	-	-	(72,447)
Subordinated loans	-	(31,453)	-	(31,453)
Lease liability	(8,834)	-	-	(8,834)
Other financial liabilities	(115,144)	-	-	(115,144)
TOTAL FINANCIAL LIABILITIES	(1,679,241)	(126,228)	(111,554)	(1,917,023)
NET POSITION	129,749	(20,770)	(85,738)	23,241
CREDIT RELATED COMMITMENTS	391,129	-	-	391,129

Assets, liabilities and credit related commitments have generally been based on the country in which the counterparty is located. Balances with the Republic of Azerbaijan counterparties actually outstanding to/from offshore companies of these the Republic of Azerbaijan counterparties are allocated to the caption “the Republic of Azerbaijan”. Cash on hand and premises and equipment have been allocated based on the country in which they are physically held.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The geographical concentration of the Group's financial assets and liabilities at December 31, 2024 is set out below:

	The Republic of Azerbaijan	OECD countries	Other non-OECD countries	Total
FINANCIAL ASSETS:				
Cash and cash equivalents	210,269	9,192	7,697	227,158
Due from other banks	-	22,799	13,380	36,179
Loans and advances to customers	1,123,331	1,453	2,323	1,127,107
Investment securities	71,514	3,418	-	74,932
Other financial assets	115,789	-	-	115,789
TOTAL FINANCIAL ASSETS	1,520,903	36,862	23,400	1,581,165
FINANCIAL LIABILITIES:				
Due to banks and other financial institutions	(102,424)	(2,311)	(12,972)	(117,707)
Customer accounts	(1,109,226)	(28,964)	(59,943)	(1,198,133)
Term borrowings	(90,054)	-	-	(90,054)
Debt securities in issue	(68,176)	-	-	(68,176)
Lease liability	(9,568)	-	-	(9,568)
Other financial liabilities	(79,528)	-	-	(79,528)
TOTAL FINANCIAL LIABILITIES	(1,458,976)	(31,275)	(72,915)	(1,563,166)
NET POSITION	61,927	5,587	(49,515)	17,999
CREDIT RELATED COMMITMENTS	357,129	-	-	357,129

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting obligations arising from its financial obligations. It refers to the availability of sufficient funds to meet deposit withdrawals and other financial commitments associated with financial instruments as they actually fall due. Liquidity risk exists when the maturities of assets and liabilities do not match. The matching and/or controlled mismatching of the maturities and interest rates of assets and liabilities is fundamental to the management of financial institutions.

In order to manage liquidity risk, the Group performs daily monitoring of future expected cash flows on clients' and banking operations, which is part of the assets/liabilities management process. The Executive Board and Supervisory Board set limits on the minimum proportion of maturing funds available to meet deposit withdrawals and on the minimum level of interbank and other borrowing facilities that should be in place to cover withdrawals under both normal and stressed conditions. They also set parameters for the risk diversification of the liability base.

The Central Bank of the Republic of Azerbaijan has established minimum liquidity requirements. The liquidity position is assessed and managed by the Bank primarily on a standalone basis, in compliance with the minimum Liquidity Coverage Ratio (LCR) of 80% set by the CBAR, which has been applied starting from 2024. As at December 31, 2025, the Bank's LCR was 147.3%, reflecting its strong liquidity position.

The Central Bank of the Republic of Azerbaijan has in place minimum levels of liquidity required. The liquidity position is assessed and managed by the Bank primarily on a standalone basis, based on minimum liquidity ratio of 30% established by the CBAR.

As at December 31, 2025 and 2024, these ratios were as follows:

	2025 (%) Unaudited	2024 (%) Unaudited
Instant Liquidity Ratio (assets receivable or realizable within one day/liabilities repayable on demand)	43.79	31.07

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The Group's liquidity policy is comprised of the following:

- Projecting cash flows and maintaining the level of liquid assets necessary to ensure liquidity in various time-bands;
- Maintaining a funding plan commensurate with the Group's strategic goals;
- Maintaining a diverse range of funding sources thereby increasing the Group's borrowing capacity, domestically as well as from foreign sources;
- Maintaining highly liquid and high-quality assets;
- Adjusting its product base by time bands against available funding sources;
- Daily monitoring of liquidity ratios against regulatory requirements; and
- Constant monitoring of asset and liability structures by time-bands.

The treasury function within the Group is charged with the following responsibilities:

- Compliance with the liquidity requirements of the Central Bank of the Republic of Azerbaijan as well as with the liquidity requirement covenants contained in the agreements with foreign lending sources;
- Daily reports to management, including reporting to management on the forecast levels of cash flows in the main currencies (AZN, USD, EUR), cash positions, changes in the consolidated statement of financial position;
- Constantly controlling/monitoring the level of liquid assets;
- Monitoring of deposit and other liability concentrations; and
- Maintaining a plan for the instant increase of cash to provide liquidity under stressed conditions.

Established by, appointed by and reporting directly to the Supervisory Board are the Executive Board, the Executive Committee, RMC, ALCO, the Audit Committee (“AC”), the Internal Audit Department and the Credit Committee.

RMC is responsible for ensuring that Treasury properly manages the Group's liquidity position. ALCO is responsible for ensuring the liquidity risk, currency risk and interest rate risk are maintained at appropriate levels taking into account the strategic plan and other internal policies of the Bank. The Risk Management Department is responsible for controlling these activities. Decisions on liquidity positions and management are made by the Executive Board. Funding plans are approved by the Supervisory Board.

The table below shows liabilities at December 31, 2025 by their remaining contractual maturity. The amounts disclosed in the maturity table are the contractual undiscounted cash flows, including gross loan commitments and financial guarantees. Such undiscounted cash flows differ from the amount included in the statement of financial position because the amount in the statement of financial position is based on discounted cash flows.

When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the end of the reporting period. Foreign currency payments are translated using the spot exchange rate at the end of the reporting period.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The undiscounted maturity analysis of financial liabilities by contractual maturities at December 31, 2025 is as follows:

	<u>Demand and less than 1 month</u>	<u>From 1 to 6 months</u>	<u>From 6 to 12 months</u>	<u>From 12 months to 5 years</u>	<u>Over 5 years</u>	<u>No maturity</u>	<u>Total</u>
Liabilities							
Due to banks and other financial institutions	(75,275)	(58,410)	-	-	-	-	(133,685)
Customer accounts	(628,204)	(331,522)	(357,894)	(165,861)	-	-	(1,483,481)
Term borrowings	(1,570)	(3,655)	(5,357)	(61,879)	(94,089)	-	(166,550)
Debt securities in issue	(1,250)	(2,572)	(3,086)	(78,216)	(7,342)	-	(92,466)
Subordinated loans	(1,126)	(1,367)	(1,641)	(13,124)	(33,002)	-	(31,453)
Lease liability	(142)	(1,173)	(1,372)	(6,749)	(1,116)	-	(10,552)
Other financial liabilities	(115,144)	-	-	-	-	-	(115,144)
Total financial liabilities	(822,711)	(398,699)	(369,350)	(325,829)	(135,549)	-	(2,052,138)
Credit related commitments	391,129						
The effect of derivatives held for risk management							
- inflow	-	12,192	38,144	37,134	-	-	87,470
- outflow	324	13,294	38,827	37,166	-	-	89,611
Net effect of derivatives held for risk management	(324)	(1,102)	(683)	(32)	-	-	(2,141)

The undiscounted maturity analysis of financial liabilities by contractual maturities at December 31, 2024 is as follows:

	<u>Demand and less than 1 month</u>	<u>From 1 to 6 months</u>	<u>From 6 to 12 months</u>	<u>From 12 months to 5 years</u>	<u>Over 5 years</u>	<u>No maturity</u>	<u>Total</u>
Liabilities							
Due to banks and other financial institutions	(88,106)	(29,601)	-	-	-	-	(117,707)
Customer accounts	(566,908)	(255,938)	(290,877)	(164,007)	-	-	(1,277,730)
Term borrowings	(431)	(3,188)	(3,235)	(22,336)	(86,313)	-	(115,503)
Debt securities in issue	(1,239)	(2,479)	(2,975)	(64,948)	(20,179)	-	(91,820)
Lease liability	(216)	(1,068)	(1,255)	(7,629)	(1,386)	-	(11,554)
Other financial liabilities	(81,819)	-	-	-	-	-	(81,819)
Total financial liabilities	(738,719)	(292,274)	(298,342)	(258,920)	(107,878)	-	(1,696,133)
Credit related commitments	357,129						357,129
The effect of derivatives held for risk management							
- inflow	-	77	43,262	58,246	-	-	101,585
- outflow	553	1,756	44,210	56,985	-	-	103,504
Net effect of derivatives held for risk management	(553)	(1,679)	(948)	1,261	-	-	(1,919)

Customer accounts are classified in the above analysis based on contractual maturities. However, in accordance with Azerbaijan Civil Code, individuals have a right to withdraw their deposits prior to maturity if they forfeit their right to accrued interest.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The table presents an analysis of liquidity position of the Group's financial assets and liabilities by expected maturities as at December 31, 2025:

	Demand and less than 1 month	From 1 to 6 months	From 6 to 12 months	Over 1 year	No maturity	Total
Assets						
Cash and cash equivalents	389,341	-	-	-	-	389,941
Due from other banks	-	6,262	14,904	13,851	57	35,074
Loans and advances to customers	67,825	289,813	311,814	611,045	-	1,280,497
Investment securities	1,178	15,513	30,845	23,486	291	71,853
Other financial assets	162,899	-	-	-	-	162,899
Total financial assets	622,383	311,588	357,563	648,382	348	1,940,264
Liabilities						
Due to banks and other financial institutions	(75,275)	(58,410)	-	-	-	(133,685)
Customer accounts	(611,475)	(305,908)	(341,712)	(159,500)	-	(1,418,595)
Term borrowings	(1,075)	(1,542)	(3,217)	(131,031)	-	(136,865)
Debt securities in issue	(736)	-	-	(71,711)	-	(72,447)
Subordinated loans	(853)	-	-	(30,600)	-	(31,453)
Lease liability	(176)	(878)	(1,054)	(6,726)	-	(8,834)
Other financial liabilities	(115,144)	-	-	-	-	(115,144)
Total financial liabilities	(804,734)	(366,738)	(345,983)	(399,569)	-	(1,917,023)
The effect of derivatives						
- inflow	-	12,192	38,144	37,134	-	87,470
- outflow	324	13,294	38,827	37,166	-	89,611
Net effect of derivatives	(324)	(1,102)	(683)	(32)	-	(2,141)
Net liquidity gap December 31, 2025	(182,675)	(56,252)	10,897	248,782	348	21,100
Cumulative liquidity gap December 31, 2025	(182,675)	(238,927)	(228,030)	20,752	21,100	

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The table presents an analysis of liquidity position of the Group's financial assets and liabilities by expected maturities as at December 31, 2024:

	Demand and less than 1 month	From 1 to 6 months	From 6 to 12 months	Over 1 year	No maturity	Total
Assets						
Cash and cash equivalents	227,158	-	-	-	-	227,158
Due from other banks	1,188	10,017	14,746	10,172	56	36,179
Loans and advances to customers	55,885	261,955	287,252	522,015	-	1,127,107
Investment securities	1,543	27,773	25,466	19,464	686	74,932
Other financial assets	115,789	-	-	-	-	115,789
Total financial assets	401,563	299,745	327,464	551,651	742	1,581,165
Liabilities						
Due to banks and other financial institutions	(88,106)	(29,601)	-	-	-	(117,707)
Customer accounts	(545,297)	(235,188)	(259,562)	(158,086)	-	(1,198,133)
Term borrowings	(245)	(2,202)	(2,092)	(85,515)	-	(90,054)
Debt securities in issue	(744)	-	-	(67,432)	-	(68,176)
Lease liability	(156)	(781)	(938)	(7,693)	-	(9,568)
Other financial liabilities	(79,528)	-	-	-	-	(79,528)
Total financial liabilities	(714,076)	(267,772)	(262,592)	(318,726)	-	(1,563,166)
The effect of derivatives						
- inflow	-	77	43,262	58,246	-	101,585
- outflow	553	1,756	44,210	56,985	-	103,504
Net effect of derivatives	(553)	(1,679)	(948)	1,261	-	(1,919)
Net liquidity gap December 31, 2024	(313,066)	30,294	63,924	234,186	742	16,080
Cumulative liquidity gap December 31, 2024	(313,066)	(282,772)	(218,848)	15,338	16,080	

The matching and/or controlled mismatching of the maturities and interest rates of assets and liabilities is fundamental to the management of the Group. An unmatched position potentially enhances profitability but can also increase the risk of losses. The maturities of assets and liabilities and the ability to replace, at an acceptable cost, interest-bearing liabilities as they mature, are important factors in assessing the liquidity of the Group and its exposure to changes in interest and exchange rates.

Management believes that in spite of a substantial portion of customer accounts being on demand, diversification of these deposits by number and type of depositors, and the past experience of the Group would indicate that these customer accounts provide a long-term and stable source of funding for the Group.

Management believes that although current accounts balance of AZN 611,475 thousand as of 31 December 2025 (December 31, 2024: AZN 561,577 thousand) is included under on demand category in maturity table, apparently not all of these amounts will be withdrawn in period of one month. Past experience demonstrates that current account balances have not decreased more than 20.31% for the period of last five years.

Liquidity requirements to support calls under guarantees and standby letters of credit are considerably less than the amount of the commitment because the Group does not generally expect the third party to draw funds under the agreement. The total outstanding contractual amount of commitments to extend credit does not necessarily represent future cash requirements, since many of these commitments will expire or terminate without being funded.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Operational risk

The Group is exposed to operational risk. Operational risk is defined as the risk of loss, whether direct or indirect, resulting from inadequate or failed internal processes, people or systems or due to external factors other than credit, market and liquidity risks. Inadequate or inappropriately designed business process systems, management failures, technology failures, faulty control structures, human error, fraud and non-conformance to generally accepted standards of corporate behavior can cause losses for an organization.

The Group's objective in managing operational risk is to balance the avoidance of financial losses and damage to the Group's reputation with overall operational efficiencies and cost effectiveness.

Operational risk arises in the unit that generates an operation, and so the primary responsibility for addressing operational risk lies within each business unit. This responsibility is supported by the development of overall standards within the general internal control system of the Group. The approach of the Group's internal control system covers the following areas:

- requirements for the appropriate segregation of duties, including avoidance of conflicts of interest, independent authorization of transactions and strict delineations of system access rights;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of controls, procedures and instructions and their approval across business and risk management lines;
- constant control and monitoring of adherence to controls, procedures and instructions, including a strong internal audit function;
- continuous evaluation of present and potential operational risks;
- continuous evaluation of the adequacy of controls and procedures in addressing the risks identified;
- development of contingency plans;
- continual evaluation of IT security issues;
- requirements for the reporting of operational errors and losses and proposed remedial actions;
- appropriate recruitment, training and professional development;
- ensuring adherence to the Group's out-sourcing policy;
- ethical and code of conduct standards; and
- implementation of risk mitigation measures, including insurance.

The Operational Risk Group of the Risk Management Department and Internal Audit have primary responsibility for monitoring, reporting and making recommendations to improve the Group's operational risk management.

33. CONTINGENCIES AND COMMITMENTS

Legal proceedings – From time to time and in the normal course of business, claims against the Group are received from customers and counterparties. Management is of the opinion that no material unaccrued losses will be incurred and accordingly no provision has been made in these consolidated financial statements.

Taxation – The taxation system in Azerbaijan is prone to frequent changes in legislation. Official interpretations and rulings of the ambiguous tax law provisions are not made public and are often unclear, contradictory and open to various interpretations. Taxes are subject to review and investigation by various levels of authorities, which have the authority to impose severe fines and interest charges. A tax year generally remains open for review by the tax authorities for three subsequent calendar years; however, under certain circumstances a tax year may remain open longer.

Management believes that it has provided adequately for tax liabilities based on its interpretations of applicable tax legislation, official pronouncements and court decisions. However, the interpretations of the relevant authorities could differ and the effect on these consolidated financial statements, if the authorities were successful in enforcing their interpretations, could be significant.

Compliance with the Central Bank of the Republic of Azerbaijan ratios – The CBAR requires banks to maintain certain prudential ratios computed based on statutory financial statements. Management believes that the Group was in compliance with these ratios as at December 31, 2025 and 2024 (Note 6).

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

Compliance with covenants – The Bank has agreed to comply with certain financial and business covenants in various financing and similar agreements. As at December 31, 2025 the Bank was in compliance with covenants under three financing agreements with outstanding balances to AZN 43,298 thousand (December 31, 2024: nil)

Credit related commitments – The primary purpose of these instruments is to ensure that funds are available to a customer as required. Guarantees and standby letters of credit, which represent irrevocable assurances that the Group will make payments in the event that a customer cannot meet its obligations to third parties, carry the same credit risk as loans. Documentary and commercial letters of credit, which are written undertakings by the Group on behalf of a customer authorizing a third party to draw drafts on the Group up to a stipulated amount under specific terms and conditions, are collateralized by the underlying shipments of goods, to which they relate, or cash deposits and, therefore, carry less risk than a direct borrowing.

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

Outstanding amount of credit related commitments are, as follows:

	December 31, 2025	December 31, 2024
Cancellable undrawn credit lines	285,798	313,885
Letters of guarantee and similar commitments	105,311	43,244
	391,129	357,129
Less: Expected credit losses for credit related commitments	(893)	(928)
Total credit related commitments	390,236	356,201

The total outstanding contractual amount of undrawn credit lines, letters of credit, and guarantees does not necessarily represent future cash requirements, as these financial instruments may expire or terminate without being funded. Credit related commitments are denominated in currencies as follows:

	December 31, 2025	December 31, 2024
Azerbaijani Manats	368,087	332,342
US Dollars	17,798	22,853
Euro	4,351	1,006
Ruble	-	-
Total	390,236	356,201

As at December 31, 2025 and 2024, all letters of guarantee and similar related commitments are in Stage 1.

Liquidity and currency analysis of contingencies and commitments are disclosed in Note 33. Information on related party balances is disclosed in Note 35.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

34. FAIR VALUE OF FINANCIAL INSTRUMENTS

IFRS Accounting Standards defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Fair value hierarchy

The Group measures fair values using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements:

- **Level 1:** quoted market price (unadjusted) in an active market for an identical instrument.
- **Level 2:** inputs other than quotes prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.
- **Level 3:** inputs that are unobservable. This category includes all instruments where the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

Except as detailed in the following table, the directors consider that the carrying amount of financial assets and financial liabilities recognized in the consolidated financial statements approximate their fair values:

	December 31, 2025		December 31, 2024	
	Carrying value	Fair value	Carrying value	Fair value
Assets				
Cash and cash equivalents	389,940	389,940	227,158	227,158
Due from banks	35,073	35,073	36,179	36,179
Loans to customers	1,280,497	1,291,262	1,127,107	1,130,188
Investment securities	70,460	70,413	61,713	60,843
Other financial assets	162,899	162,899	115,789	115,789
Total financial assets	1,938,869	1,950,017	1,567,946	1,568,969
Liabilities				
Due to banks and other financial institutions	133,685	133,685	117,708	117,708
Customer accounts	1,418,595	1,420,247	1,198,133	1,236,659
Term borrowings	136,865	136,865	90,054	90,054
Debt securities in issue	72,448	73,506	68,176	68,951
Subordinated loans	31,453	31,453	-	-
Other financial liabilities	115,144	115,144	79,528	79,528
Total financial liabilities	1,908,190	1,910,900	1,553,599	1,592,900

The following table analyses financial instruments measured at fair value at December 31, 2025 and 2024, by the level in the fair value hierarchy into which the fair value measurement is categorised. The amounts are based on the values recognized in the consolidated statement of financial position:

	December 31, 2025	December 31, 2024
Investment securities measured at FVOCI at level 2	-	12,888
Investment securities measured at FVOCI at level 3	1,393	1,384
	1,393	14,272

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The directors consider that the carrying amounts of financial assets and financial liabilities recognized in the consolidated financial statements approximate their fair values.

Debt securities at FVOCI level 3	December 31, 2025	December 31, 2024
Investment securities as at 1 January	1,384	3,125
New assets	1,195	3,982
Assets repaid	(1,229)	(5,734)
Foreign exchange and other movements	43	11
Investment securities as at 31 December	1,393	1,384

35. RELATED PARTY TRANSACTIONS

Parties are generally considered to be related if the parties are under common control or one party has the ability to control the other party or can exercise significant influence over the other party in making financial or operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Other related parties of the Group comprise close family members, namely the spouses and children, of ultimate controlling party and key management personnel, and entities that are controlled, jointly controlled, or significantly influenced by ultimate controlling party, key management personnel, or by their close family members.

As at December 31, 2025 and 2024, the outstanding balances with related parties were as follows:

	December 31, 2025			December 31, 2024		
	Key management personnel	Ultimate controlling party	Other related parties	Key management personnel	Ultimate controlling party	Other related parties
Gross amount of loans and advances to customers (contractual interest rate: 2025:4% - 27.6% p.a; 2024:4% - 27.6% p.a.)	519	370	-	413	8	508
Allowance for expected credit losses	(12)	(6)	-	(3)	-	(7)
Investment securities	-	-	240	-	-	650
Current/settlements accounts	1,179	292	-	759	89	501
Term deposits (contractual interest rate: 2025: 2.5% - 12% p.a., 2024: 2.5% - 11% p.a.)	1,014	-	-	1,033	-	298
Debt securities in issue (contractual interest rate: 2025: 8-11.5% p.a. 2024: 11.5% p.a.)	1,367	7,106	-	862	3,930	-

As at December 31, 2025 and 2024 fair value of collaterals pledged in respect to loans issued to key management personnel amounted to AZN 1,514 thousand and AZN 1,509 thousand, respectively.

“UNIBANK COMMERCIAL BANK” OPEN JOINT STOCK COMPANY

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

(in thousands of Azerbaijan Manats, unless otherwise indicated)

The income and expense items with related parties for the years ended December 31, 2025 and 2024 were as follows:

	December 31, 2025			December 31, 2024		
	Key management personnel	Ultimate controlling party	Other related parties	Key management personnel	Ultimate controlling party	Other related parties
Interest income	54	12	-	50	5	36
Interest expense	(111)	(3)	(877)	(86)	-	(50)
Expected credit losses	(9)	(6)	-	(9)	-	(34)
Fee and commission income	11	13	48	18	12	72
Other operating income, net	188	-	-	26	14	57
Administrative and other expense	(2,644)	(2,373)	-	(3,899)	(1,800)	-

During the year ended December 31, 2025, the remuneration of key management personnel comprised salaries and bonuses totaling to AZN 2,644 thousand (December 31, 2024: AZN 3,758 thousand).

Other rights and obligations with related parties were as follows:

	December 31, 2025			December 31, 2024		
	Key management personnel	Ultimate controlling party	Other related parties	Key management personnel	Ultimate controlling party	Other related parties
Letters of guarantee	-	-	14	-	-	34

36. EVENTS AFTER REPORTING PERIOD

Loans. The Group borrowed loans with a total amount of AZN 51,000 thousand in the period between January 2026 and May 2026 from the IFI's (EBRD, Enabling Qapital and responsAbility).

Other financial assets. Subsequent to the reporting date, the Bank entered into a settlement agreement with its service provider in relation to the fraud-related incident disclosed in Note 12.

Under the terms of the agreement, the service provider committed to reimburse the Bank for the amount of AZN 8,000 thousand. As this agreement was entered into after the reporting date and relates to conditions that arose subsequently, management has concluded that it represents a non-adjusting event under IAS 10 and, accordingly, no adjustment has been made to the amounts recognized in these financial statements.

Business environment: Subsequent to the reporting date, geopolitical tensions escalated following the outbreak of military conflict between Iran and Israel in late February 2026, which has resulted in regional instability and disruptions to certain global trade routes and energy markets. Based on the information available as of the date of authorization of the financial statements, management has determined that the conflict has not had an impact on the Bank's business operations or financial performance. Management will continue monitoring the situation and evaluate any potential implications should the conflict further escalate.