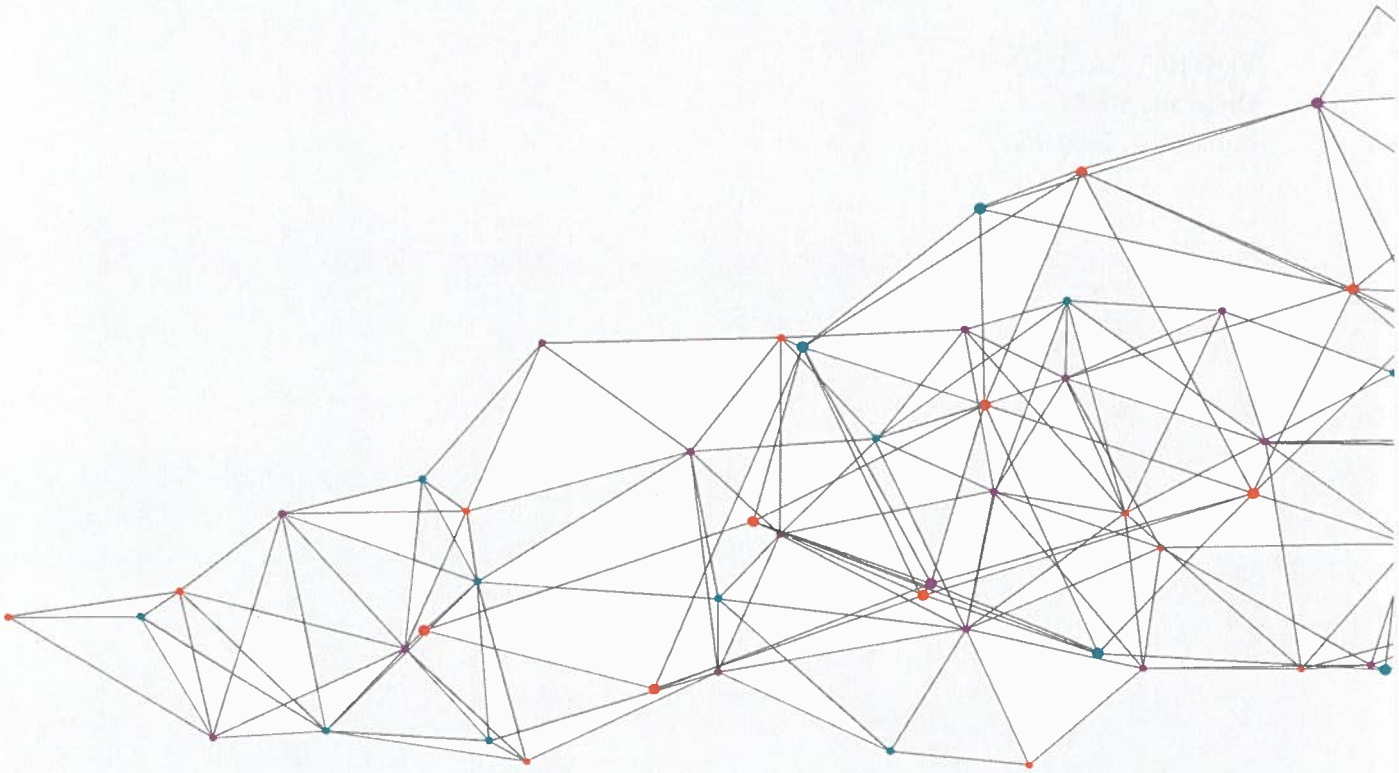
TBI BANK EAD

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS PREPARED IN ACCORDANCE WITH INTERNATIONAL ACCOUNTING STANDARD 34 "INTERIM FINANCIAL REPORTING" AS ADOPTED FOR USE BY THE EUROPEAN UNION

30 JUNE 2026

This version of the financial statements is a translation from the original, which was prepared in Bulgarian. All possible measures has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of the report takes precedence over this translation.



Registered tradename and UIC
TBI Bank EAD
131134023

Representation (by any two executive directors jointly)
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Lukas Tursa
Vesela Koleva
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Registered office
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and

BDO BULGARIA OOD
Oborishte Str. 38
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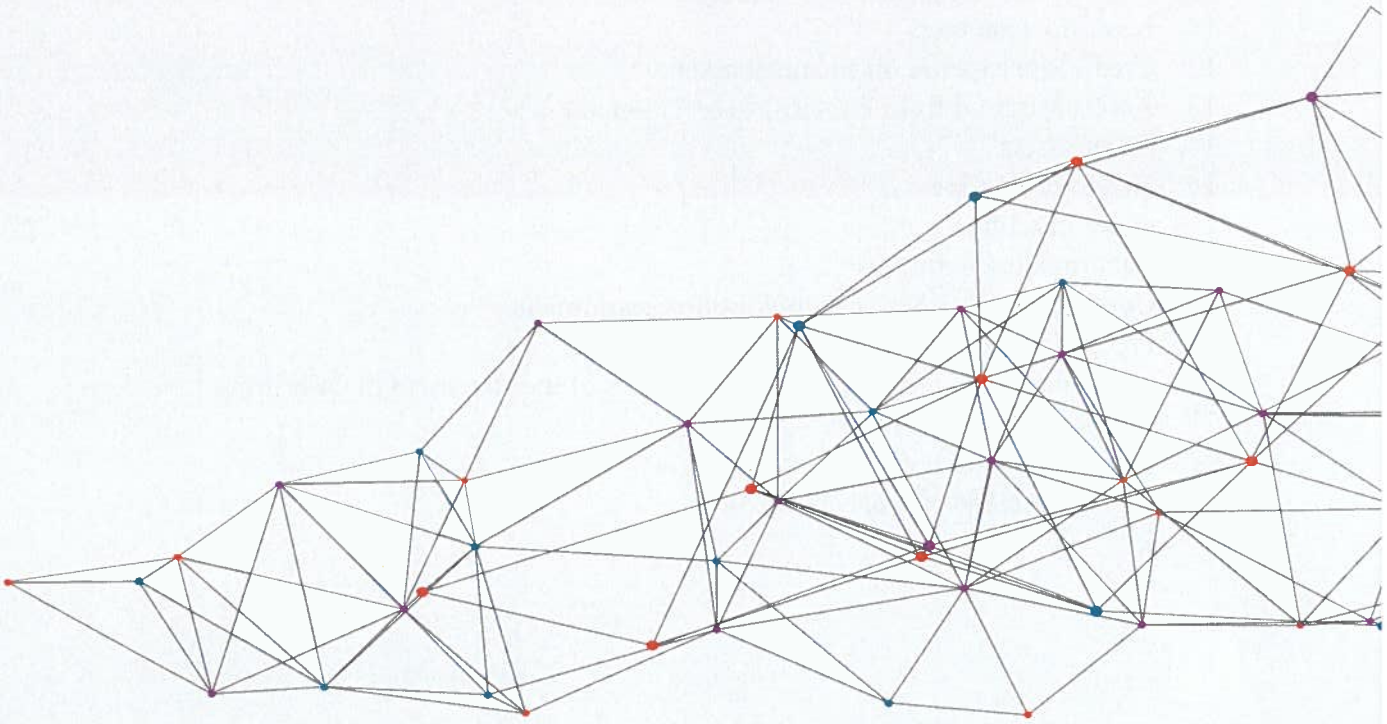
Abbreviations

Bank	TBI Bank EAD
BNB	Bulgarian National Bank
ECL	expected credit losses
EIR	effective interest rate
FVOCI	fair value through OCI
FVPL	fair value through profit or loss
Group	TBI Bank EAD and its subsidiaries
IAS #	International Accounting Standard #
IAS	International Accounting Standards
IFRSIC	IFRS Interpretations Committee
IFRS #	International Financial Reporting Standard #
IFRS	IFRS Accounting Standards
OCI	other comprehensive income



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Independent auditors' report

for review of the condensed interim financial information

To the sole shareholder of TBI Bank EAD

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of TBI Bank EAD (the "Bank"), which comprise the interim condensed consolidated statement of financial position as at 30 June 2026, the interim condensed consolidated statement of comprehensive income, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flows for the six-month period then ended, and selected notes to the interim condensed consolidated financial statements. Management is responsible for the preparation and the presentation of this interim financial information in accordance with International Accounting Standard 34 "Interim financial statements" as adopted by European Union (EU). Our responsibility is to express a conclusion on this interim financial information based on our review. Our responsibility is to report on this interim financial information based on the review procedures we have performed.

Scope of the review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information is not presented in all material respects in accordance with International accounting standard 34 "Interim financial statements" as adopted by the EU.

Audit Firm Ernst & Young Audit OOD:

Nikolay Garnev
Legal Representative and
Registered Auditor

Audit Firm BDO BULGARIA OOD:

Milka Damianova
Registered Auditor

Valia Iordanova
Legal Representative

30 September 2026
Sofia, Bulgaria

Interim condensed consolidated statement of comprehensive income
for the six months period ended 30 June

	Notes	2026	2025
Interest income calculated using the EIR method	3	175,026	141,374
Interest expense calculated using the EIR method	3	(33,668)	(26,376)
Net interest income		**141,358**	**114,998**
Fee and commission income	4	39,286	30,875
Fee and commission expense	4	(3,935)	(3,116)
Net fee and commission income		**35,351**	**27,759**
Net trading gains		907	713
Other gains, net	5	50	710
Net operating income before impairment		**177,666**	**144,180**
Credit loss expense on financial assets	12	(58,593)	(51,648)
Reversal of/(impairment losses on) other assets		218	26
Net operating income		**119,291**	**92,558**
Personnel expenses		(35,414)	(32,135)
Depreciation / amortisation expenses		(6,483)	(5,776)
Other operating expenses	6	(27,293)	(22,562)
Total operating expenses		**(69,190)**	**(60,473)**
Profit before tax		**50,101**	**32,085**
Income tax expense	7	(9,317)	(6,184)
Profit for the period		**40,784**	**25,901**
Attributable to:			
Equity holders of the parent		40,784	25,901
Non-controlling interest		–	–
		40,784	**25,901**

(continued on the following page)

Notes 1 to 23 form part of, and should be read in conjunction with, these condensed interim consolidated financial statements.

Interim condensed consolidated statement of comprehensive income (continued)
for the six months period ended 30 June

	Notes	2026	2025
Profit for the period		**40,784**	**25,901**
Other comprehensive income (OCI)			
To be reclassified to the profit or loss			
Exchange differences on translation of foreign operations		(907)	(955)
Net (loss)/gain on financial assets at fair value through OCI		(1,929)	549
Income tax relating to the above components	7	175	(50)
Other comprehensive income for the period, net of tax		(2,661)	(456)
Total comprehensive income for the period, net of tax		**38,123**	**25,445**
Attributable to:			
Equity holders of the parent		38,123	25,445
Non-controlling interest		–	–
		38,123	**25,445**

Petr Baron
(chief executive director and chairman of the management board)

Vesela Koleva
(executive director and member of the management board)

Borislava Nalbantova
(chief financial and operations officer)

The condensed interim consolidated financial statements were approved for issue by the management board on 29 September 2026.

Notes 1 to 23 form part of, and should be read in conjunction with, these condensed interim consolidated financial statements.

Interim condensed consolidated statement of financial position

	Notes	30/06/26	31/12/25
Assets			
Cash and balances with central banks	8	140,947	236,778
Due from banks	9	78,452	72,682
Derivative financial instruments		1,470	–
Financial assets at FVOCI	10	332,236	270,003
Loans to customers	11,12	1,622,737	1,466,287
Finance lease receivables		53	59
Current tax assets		7,942	9,262
Other assets	14	55,335	55,700
Assets acquired from foreclosure on collateral	13	1,848	959
Deferred tax assets		1,746	2,805
Intangible assets		41,212	38,283
Property and equipment		16,606	16,563
Total assets		**2,300,584**	**2,169,381**
Liabilities			
Derivative financial instruments		172	2,625
Due to banks		439	–
Due to customers	15	1,698,764	1,560,840
Current tax liabilities		4,133	2,677
Other liabilities	16	80,529	78,036
Lease liabilities		6,806	6,305
Subordinated debt	17	169,614	176,561
Deferred tax liabilities		–	42
Total liabilities		**1,960,457**	**1,827,086**
Equity			
Share capital		41,616	41,721
Statutory reserves		4,292	4,292
Realized revaluation reserve on financial assets at FVOCI		(3,767)	(3,767)
Unrealized revaluation reserve on financial assets at FVOCI		(289)	1,465
Translation reserve from foreign operations		(2,966)	(2,059)
Retained earnings		301,241	300,643
Equity attributable to the owners of the parent		**340,127**	**342,295**
Non-controlling interest		–	–
Total equity		**340,127**	**342,295**
Total equity and liabilities		**2,300,584**	**2,169,381**

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(chief executive director and chairman of the management board)

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Notes 1 to 23 form part of, and should be read in conjunction with, these condensed interim consolidated financial statements.

Interim condensed consolidated statement of changes in equity

For the six months period ended 30 June 2025

	Share capital	Statutory reserves	Unrealized revaluation reserve on financial assets at FVOCI	Realized revaluation reserve on financial assets at FVOCI	Translation reserve from foreign operations	Retained earnings	Total equity, attributable to the equity holders of the parent
At 1 January 2025	**41,721**	**4,291**	**126**	**(3,767)**	**(836)**	**239,395**	**280,930**
Profit for the period	–	–	–	–	–	25,901	25,901
Other comprehensive income, net of tax	–	–	499	–	(955)	–	(456)
Total comprehensive income for the period	–	–	499	–	(955)	25,901	25,445
At 30 June 2025	**41,721**	**4,291**	**625**	**(3,767)**	**(1,791)**	**265,296**	**306,375**

(continued on the following page)

Notes 1 to 23 form part of, and should be read in conjunction with these consolidated financial statements.

Interim condensed consolidated statement of changes in equity (continued)

for the six months period ended 30 June 2026

	Share capital	Statutory reserves	Unrealized revaluation reserve on financial assets at FVOCI	Realized revaluation reserve on financial assets at FVOCI	Translation reserve from foreign operations	Retained earnings	Total equity, attributable to the equity holders of the parent
At 1 January 2026	**41,721**	**4,292**	**1,465**	**(3,767)**	**(2,059)**	**300,643**	**342,295**
Recalculation of the registered capital due to the change in the reporting currency from Bulgarian lev to euro	(105)	–	–	–	–	105	–
At 1 January 2026	**41,616**	**4,292**	**1,465**	**(3,767)**	**(2,059)**	**300,748**	**342,295**
Profit for the period	–	–	–	–	–	40,784	**40,784**
Other comprehensive income, net of tax	–	–	(1,754)	–	(907)	–	**(2,661)**
Total comprehensive income for the period	–	–	(1,754)	–	(907)	40,784	**38,123**
Paid dividents	–	–	–	–	–	(40,291)	(40,291)
At 30 June 2026	**41,616**	**4,292**	**(289)**	**(3,767)**	**(2,966)**	**301,241**	**340,127**

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(chief executive director and
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The condensed interim consolidated financial statements were approved for issue by the management board on 29 September 2026.

Notes 1 to 23 form part of, and should be read in conjunction with, these condensed interim consolidated financial statements.

Interim condensed consolidated statement of cash flows
for the six months period ended 30 June

	Notes	2026	2025
Cash flows from operating activities			
Profit for the period		40,784	25,901
Adjustments for non-cash transactions:			
Credit loss expense on financial assets	12	58,593	51,648
(Reversed) impairment of other assets		(218)	(26)
Written off liabilities	5	(413)	(1,870)
Depreciation and amortization, excl. right-of-use assets		5,030	4,391
Depreciation of right-of-use assets		1,453	1,385
Provisions expense		252	218
Interest expenses on subordinated liabilities	3	5,907	3,893
Income tax expense	7	9,317	6,184
Effects of foreign currency revaluation		(144)	(86)
		79,777	**65,737**
Net (increase) in operating assets:			
Statutory reserves with central banks	8	96,678	4,837
Due from banks (with maturity over 3 months)	9	(4,645)	(6,599)
Loans to customers	11	(215,201)	(133,046)
Finance lease receivables		6	36
Financial assets at fair value through OCI	10	(63,859)	40,941
Assets acquired from foreclosure on collateral	13	(889)	13
Derivative financial instruments		(1,470)	1,034
Other assets	14	189	(15,610)
		(189,191)	**(108,394)**
Net increase in operating liabilities:			
Due to banks		439	–
Due to customers	15	137,924	75,591
Other liabilities	16	3,121	15,126
Derivative financial instruments		(2,453)	
		139,031	**90,717**
Other adjustments:			
Loss/(gain) on disposal of a subsidiary		315	(1,044)
Income tax paid		(5,753)	(4,936)
Net cash flows from operating activities		**64,963**	**67,981**

(continued on the following page)

The notes on pages 1 to 23 form an integral part to the accompanying condensed interim consolidated financial statements.

Interim condensed consolidated statement of cash flows (continued)
for the six months period ended 30 June

	Notes	2026	2025
Cash flows from investing activities			
Effects from disposal of a subsidiary		(273)	4,517
Purchase of intangible assets		(7,020)	(5,534)
Purchase of property and equipment		(441)	(755)
Net cash flows (used in) investing activities		**(7,734)**	**(1,772)**
Cash flows from financing activities			
Dividend paid		(40,291)	–
Payments made on lease contracts		(1,629)	(1,960)
Payments made on subordinated debt		(12,792)	(2,874)
Issuance of subordinated debt		–	34,000
Net cash flows (used in)/from financing activities		**(54,712)**	**29,166**
Net change in cash and cash equivalents		2,517	95,375
Foreign exchange differences		(545)	(679)
Cash and cash equivalents on 1 January	20	88,114	69,746
Cash and cash equivalents on 30 June	20	**90,086**	**164,442**
Additional information on cash flows from:			
Interest paid		(29,522)	(30,650)
Interest received		170,058	147,400

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(chief executive director and chairman of the management board)

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The condensed interim consolidated financial statements were approved for issue by the management board on 29 September 2026.

Notes 1 to 23 form part of, and should be read in conjunction with, these condensed interim consolidated financial statements.

1. General information and accounting policies

1.1. Corporate information

TBI Bank EAD (the Bank) is a credit institution registered at Sofia City Court, Bulgaria as a joint-stock company on 28 August 2003 with UIC 131134023. The Bank, together with its subsidiaries (the Group) offers a wide range of banking and non-banking financial services to local and foreign customers.

As at 30 June 2026, the Bank holds the controlling interest in the following subsidiaries:

- TBI Asset Management and Servicing S.A., Romania;
- TBI Insurance Intermediaries Praktoreiaki Asfaleion Single Member S.A., Greece; and
- TBI Tech Teknoloji Ve Yazilim Hizmetleri Anonim Sirketi, Turkey.

As at 31 December 2025, the Bank held a controlling interest and included the following subsidiaries in the consolidated financial statements at that date:

- TBI Money IFN S.A., Romania;
- TBI Asset Management and Servicing S.A., Romania;
- TBI Insurance Intermediaries Praktoreiaki Asfaleion Single Member S.A., Greece; and
- TBI Tech Teknoloji Ve Yazilim Hizmetleri Anonim Sirketi, Turkey.

The ultimate parent is AIC Parent, Inc

On 27 February 2026, the Bank entered into an agreement for the sale of 100% of the shares in TBI Money IFN S.A. to 4Finance Holding S.A. The transaction price amounted to EUR 622 thousand.

The Bank is managed by a management board under the supervision of a supervisory board and is represented by any two executive directors jointly. The persons charged with governance are the audit committee (Csongor Nemeth, Ariel Hason and Markus Krause) and supervisory board (Ariel Hason, Csongor Nemeth and Markus Krause) members.

The Bank's headquarters and registered office, starting from September 2012, are Bulgaria, Sofia 1421, Dimitar Hadzhikotzev str. 52-54.

1.2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Bank and its subsidiaries. The financial statements of the subsidiaries are prepared for the same reporting period as the Bank by applying consistent accounting policies.

The subsidiaries are fully consolidated from the date of acquisition, which is the date on which control is transferred to the Bank, and continue to be consolidated until the date such control ceases.

1.3. Basis of preparation of the financial statements; statement of compliance

These financial statements have been prepared in accordance with International Accounting Standard 34 "Interim financial reporting".

These interim condensed consolidated financial statements do not include the full list of disclosures and notes which are part of the annual consolidated financial statements, and should be reviewed together with the annual financial statements for the year ended 31 December 2025.

The interim condensed consolidated financial statements have been prepared solely for the purpose of complying with the requirements of Article 26(2) of Regulation (EU) No 575/2013 on prudential requirements for credit institutions and investment firms, relating to the inclusion of interim profits in Common Equity Tier 1 capital.

Pursuant to the Law on the Introduction of the Euro in the Republic of Bulgaria (the "Law"), as of 1 January 2026, the euro became the official currency and legal tender in Bulgaria. The official exchange rate was fixed at BGN 1.95583 for EUR 1. The introduction of the euro as the official currency in the Republic of Bulgaria represents a change in the Bank's functional currency, which, in accordance with the requirements of the applicable accounting standards, has been applied prospectively in the reporting period commencing on 1 January 2026.

These condensed interim financial statements as at 30 June 2026 have been prepared in the new functional currency, the euro, which is also the Bank's presentation currency. This change has been reflected retrospectively by restating the comparative information for the prior period in the financial statements. Accordingly, the amounts originally reported for 2025 in Bulgarian lev have

been translated into euro using the official exchange rate prescribed by the Law on the Introduction of the Euro in the Republic of Bulgaria.

The effects of the transition to the euro, including those arising from the application of the Law on the Introduction of the Euro in the Republic of Bulgaria, are presented separately under the line item "Restatement of registered capital resulting from the change in the presentation currency from Bulgarian lev to euro" in the condensed interim consolidated statement of changes in equity and have been assessed as immaterial to the condensed interim consolidated financial statements.

All amounts in these condensed interim consolidated financial statements are presented in thousands of euro, unless otherwise stated.

The interim condensed consolidated financial statements have been prepared on the historical cost basis, except for the following:

- financial assets at fair value through other comprehensive income;
- loans measured at fair value through profit and loss;
- financial assets and liabilities held for trading (derivative financial instruments).

In preparing the interim condensed consolidated financial statements, the Bank's management has assessed its ability to continue as a going concern in the foreseeable future and has judged that there are no material uncertainies which would cast doubt on the Bank's ability to continue its operations. Consequently, the financial statements have been prepared on going concern basis.

The Bank has also analysed each of its subsidiary's ability to continue its operations as a going concern. Management believes that there are no material difficulties which could impact the subsidiaries' ability to continue their operations.

The Group presents its statement of financial position by order of liquidity.

1.4. Comparability of data

The accounting policies applied by the Group are consistent with those applied during the preceding reporting period.

1.5. Changes in accounting policies and disclosures

The accounting policies adopted in these interim condensed consolidated financial statements are consistent with those of the annual consolidated financial statements of the Group for the year ended 31 December 2025, except for the following IFRS amendments which have been adopted by the Group as of 1 January 2026. The Group has not adopted early any standard, amendment or interpretation which have been issued but are not yet effective:

1.5.1. Standards/amendments that are effective and endorsed by the EU from 1 January 2026

- IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures* – Classification and Measurement of Financial Instruments (Amendments). In May 2024, the IASB issued amendments to these standards and they become effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The amendments have not been endorsed by the European Union. The Group will analyze and assess the impact of the new amendments on its financial position or performance.
- IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments*: *Disclosures* – Contracts Referencing Nature-dependent Electricity (Amendments). In December 2024, the IASB issued targeted amendments for a better reflection of Contracts Referencing Nature-dependent Electricity, which amended these standards and they become effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The amendments have not been endorsed by the European Union. The Group will analyze and assess the impact of the new amendments on its financial position or performance.
- Annual Improvements to IFRS Accounting Standards – Volume 11. In July 2024, the IASB issued Annual Improvements to IFRS Accounting Standards – Volume 11. An entity shall apply those amendments for annual reporting periods beginning on or after 1 January 2026. The amendments have not been endorsed by the European Union. The Group will analyze and assess the impact of the new amendments on its financial position or performance.

1.5.2. Standards issued but not yet effective and not early adopted

- IFRS 18 *Presentation and Disclosure in Financial Statements*. In April 2024, the IASB issued the IFRS 18 *Presentation and Disclosure in Financial Statements* which replaces IAS 1 *Presentation of Financial Statements* and it becomes effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The Group will analyze and assess the impact of the new amendments on its financial position or performance.
- IFRS 19 *Subsidiaries without Public Accountability: Disclosures*. In May 2024, the IASB issued the IFRS 19 *Subsidiaries without Public Accountability: Disclosures*, and it becomes effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The standard has not been endorsed by the European Union. The Group will analyze and assess the impact of the new amendments on its financial position or performance.
- IAS 21 *The Effects of Changes in Foreign Exchange Rates*: Translation to a Hyperinflationary Presentation Currency (Amendments). In November 2025, the IASB issued amendments to Translation to a Hyperinflationary Presentation Currency which amend IAS 21 The Effects of Changes in Foreign Exchange Rates, and they become effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The amendments have not yet been endorsed by the European Union. Management has assessed that these amendments will not have a material impact on the financial position or results of operations.
- IFRS 20 *Regulatory Assets and Regulatory Liabilities*. On 27 May 2026, the Board issued IFRS 20 *Regulatory Assets and Regulatory Liabilities*. IFRS 20 sets out the requirements for the recognition, measurement, presentation and disclosure of regulatory assets, regulatory liabilities, regulatory income and regulatory expense. IFRS 20, and the consequential amendments to the other accounting standards, is effective for reporting periods beginning on or after 1 January 2029 and is applied either retrospectively in accordance with IAS 8 or using the modified retrospective approach which includes certain transition reliefs from the application of IAS 8. The standard has not yet been endorsed by the European Union. Early adoption is permitted and has to be disclosed. Management has assessed that these amendments will not have a material impact on the financial position or results of operations.
- Amendments to the *Fair Value Option for Investments in Associates and Joint Ventures* in IAS 28. In June 2026, the IASB issued Amendments to the Fair Value Option for Investments in Associates and Joint Ventures. The amendments clarify which entities can apply the fair value option in IAS 28 Investments in Associated and Joint Ventures. The amendments are applied when an entity first applies IFRS 18. The amendments have not yet been endorsed by the European Union. Management has assessed that these amendments will not have a material impact on the financial position or results of operations.
- Amendment in IFRS 10 *Consolidated Financial Statements* and IAS 28 *Investments in Associates and Joint Ventures*: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture. In December 2015, the IASB postponed the effective date of this amendment indefinitely pending the outcome of its research project on the equity method of accounting. The amendments have not been endorsed by the European Union. Management will analyze and assess the impact of the new amendments on its financial position or performance.

2. Financial risk management

2.1. Credit risk

2.1.1. Maximum exposure to credit risk before collaterals

The table below presents the worst-case scenario of exposure to credit risk of the Group as at 30 June 2026 and 31 December 2025 without taking into account any collateral. Exposures for balance sheet assets are based on the net book values reported at the balance sheet date.

	30/06/26	31/12/25
Cash balances with central banks	119,722	205,264
Due from banks	78,452	72,682
Derivative financial instruments	1,470	–
Loans to corporate customers	302,472	248167
Loans to individuals	1,320,265	1,218,120
Finance lease receivables	53	59
Financial assets at fair value through OCI	332,236	270,003
Other receivables	52,134	53,785
Exposures related to contingent liabilities and irrevocable commitments:		
Guarantees	20	155
Undrawn loans commitments	328,172	316,205
Total maximum exposure to credit risk	**2,534,996**	**2,384,440**

2.1.2. Collateral

A requirement of the Group to borrowers is to provide liquid collateral before the approved credits are granted, for all loans other than consumer loans to individuals. The main types of collateral used are:

- cash in Bulgarian leva and foreign currency;
- real estate mortgages;
- pledges on business assets such as receivables, inventories, plant and equipment;
- pledges on financial instruments; and
- guarantees issued in favour of the Group.

Given the specifics of the Group's business and the growing portfolio of small consumer loans, the share of unsecured loans in the banking portfolio is growing. This type of loans is mostly medium-term (average maturity of the portfolio of about 35 months) and with very low limits (average ticket size around EUR 2.55 thousand) and therefore, the Bank does not require collateralisation of its receivables.

Collateral, unless repossessed, is not recorded on the Group's statement of financial position. Cash flows expected from credit enhancements which are not required to be recognised separately by IFRS standards and which are considered integral to the contractual terms of a debt instrument which is subject to ECL, are included in the measurement of those ECL. On this basis, the fair value of collateral affects the calculation of ECL. Collateral is generally assessed, at a minimum, at inception and re-assessed on a regular basis depending on its type. To the extent possible, the Group uses active market data for valuing financial assets held as collateral. Non-financial collateral and financial assets which do not have readily determinable market values are valued using models.

The table below shows the total gross amount of loans to customers by type of collateral:

At 31 December	30/06/26 Gross amount	30/06/26 Collateral	31/12/25 Gross amount	31/12/25 Collateral
Loans with mortgage	235,876	235,876	188,364	188,364
Loans with cash collateral	3,690	76	2,375	21
Loans with other collateral	10,632	10,562	10,443	10,375
Unsecured loans	1,538,398	–	1,388,256	–
Total	**1,788,596**	**246,514**	**1,589,438**	**198,760**

The next table shows the level of coverage of credit risk by collateral as a percentage of the carrying amount of guaranteed loans, by types of collateral as of 30 June 2026 and 31 December 2025. The amount of collateral is considered up to the amount of exposures it relates to, thus eliminating the effect of collateral exceeding the exposure.

	30/06/26	31/12/25
Loans collateralized by mortgages	100%	100%
Loans with cash collateral	2%	1%
Loans with other collateral	99%	99%

2.1.3. Geographic concentration of credit risk

Geographic sectors for financial assets with credit risk exposure:

	30/06/26	31/12/25
Romania	1,081,903	994,260
Bulgaria	653,963	628,100
Greece	229,768	235,888
Other countries	241,170	209,832
Total financial assets	**2,206,804**	**2,068,080**

2.2. Fair value of financial assets and liabilities

All assets and liabilities for which fair value is measured or for which fair value disclosure is required in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level of inputs which are significant to the fair value measurement as a whole:

- Level 1 – quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 – valuation techniques for which the lowest level inputs that are significant to the fair value measurement are directly or indirectly observable;
- Level 3 – valuation techniques for which the lowest level inputs that are significant to the fair value measurement are unobservable.

For assets and liabilities that are measured at fair value on a recurring basis, the Group reviews their categorisation at the respective fair value hierarchy level at the end of each reporting period and determines whether transfer(s) should be made between levels.

Information on the fair value hierarchy of the Group's assets and liabilities measured as at 30 June 2026 and 31 December 2025 and any movements in the hierarchy during the respective financial period is presented in the following tables.

2.2.1.1. Quantitative disclosures on fair value hierarchy for 30 June 2026:

30 June 2026	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Financial assets at fair value through OCI	332,189	–	47	332,236
Derivative financial instruments	–	1,470	–	1,470
Assets not measured at fair value				
Due from banks	–	73,659	–	73,659
Loans to corporate customers	–	325,958	–	325,958
Loans to individuals	–	1,320,265	–	1,320,265
Finance lease receivables	–	–	56	56
Liabilities measured at fair value				
Derivative financial instruments	–	172	–	172
Liabilities not measured at fair value				
Due to customers	–	1,736,582	–	1,736,582
Subordinated debt	–	156,178	–	156,178

Assets measured at fair value (Level 3) as at 1 January 2026	**47**
Transfers to Level 3	–
Repayments on loans	–
Total loss recognized in other comprehensive income	–
Loss on assets derecognized	–
Write off assets	–
Newly acquired assets/(sales) of assets	–
Foreign currency differences	–
Assets measured at fair value (Level 3) at 30 June 2026	**47**

2.2.1.2. Quantitative disclosures on fair value hierarchy for 31 December 2025:

31 December 2025	Level 1	Level 2	Level 3	Total
Assets measured at fair value				
Financial assets at FVOCI	269,956	–	47	270,003
Derivative financial instruments	–	–	–	–
Assets not measured at fair value				
Due from banks	–	68,883	–	68,883
Loans to corporate customers	–	251,697	–	251,697
Loans to individuals	–	1,217,792	–	1,217,792
Finance lease receivables	–	–	61	61
Liabilities measured at fair value				
Derivative financial instruments	–	2,625	–	2,625
Liabilities not measured at fair value				
Due to customers	–	1,536,014	–	1,536,014
Subordinated debt	–	165,561	–	165,561

Assets measured at fair value (Level 3) as at 1 January 2025	**47**
Transfers to Level 3	–
Repayments on loans	–
Total loss recognized in other comprehensive income	–
Loss on assets derecognized	–
Write off assets	–
Newly acquired assets/(sales) of assets	–
Foreign currency differences	–
Assets measured at fair value (Level 3) at 31 December 2025	**47**

2.3. Capital management

The objectives of the Group in managing capital, as a broader concept compared to the "equity" on the face of the statement of financial position, include:

- compliance with the capital requirements set by the regulators in the banking markets where the Group operates;
- ensuring the Group's ability to continue as a going concern so that it can continue to provide returns to the shareholders; and
- maintaining a strong capital base for the development of the Group's operations.

Capital adequacy and the use of equity are monitored by the Group's management employing techniques based on the guidelines developed by the Basel Committee, as well as the EU Directives, adopted by the Bulgarian National Bank, in its capacity of Regulatory Authority, for supervisory purposes. The information required is filed with the latter on a regular basis.

The Regulatory Authority requires each bank or group of banks: (a) to hold a minimum level of equity of EUR 5,000 thousand and (b) to maintain a ratio of total regulatory capital to risk-weighted assets of 14.58%, formed based on total capital adequacy requirement of 8%, Pillar II requirement (P2R) 1.70% and 0,05% (P2G), capital conservation buffer of 2.5%, systemic risk buffer of 3% for exposures in Bulgaria (1.11% from the total amount of risk weighted assets (RWA)), countercyclical buffer for exposures in Bulgaria of 2%, 1% for Romania and 0.25% for Greece (1.21% from the total RWA).

The Group's equity is divided into two tiers in accordance with the definitions and requirements of Regulation 575/2013 of the European Parliament and Council:

(a) Tier-one capital which comprises the following elements:

- registered and paid-in capital, excluding preference shares;
- reserve fund;
  - other reserves for general purposes set aside from profit after tax;
  - retained earnings from prior years;
  - current year profit less any taxes due, expected dividend payments and other deductions.

(b) Tier-two capital – subordinated debt.

The Group includes the retained earnings from prior years in its capital, only once the audited consolidated financial statements are approved by the sole owner of the capital and dividend payments and other deductions have been accounted for.

Once included in Tier-one capital, the retained earnings from prior years may be used to pay dividends only after approval by the Regulatory Authority.

The current year profit can be included in capital only if the following conditions are met:

- the maximum amount of expected dividend payments and other deductions is set;
- profit and taxes due are confirmed by the specialised audit firms employed by the Group;
- a notice is sent to the Regulatory Authority with attached documents evidencing the circumstances related to mandatory conditions and the Regulatory Authority has not objected and/or has given its approval.

Tier-one capital is reduced by:

- the current and prior year losses;
- the carrying amount of treasury shares held by the Group;
- the amount of intangible assets;
- the unrealised loss on financial assets carried at FVOCI.

The Group cannot include in its equity:

- reserves from cash flow hedges of items previously measured at amortised cost and cash flow hedges related to forecasted transactions;
- gains or losses on liabilities measured at fair value due to changes in the assessment of the credit quality of the Group;
- unrealised gain on investment properties and financial assets carried at FVOCI.

The equity is reduced by the carrying amount of investments in shares or other forms of shareholdings of more than 10% of the issued capital of a credit institution under the Credit Institutions Act, as well as investments in long-term debt (hybrid) instruments and subordinated debt in such institutions in which the Group holds more than 10% of the issued capital, for each individual case, where they are not consolidated in the Group's statement of financial position.

Risk-weighted assets are measured by means of a hierarchy of risk weights classified according to the nature of and reflecting the assessment of credit, market and other related risks for each asset and counterparty, and taking into account any eligible collateral or guarantee.

A similar treatment is adopted for contingencies and commitments, with some adjustments to reflect the more contingent nature of potential losses.

The table below summarises the structure of own capital and TBI Bank's indicators as at the end of the respective reporting periods. During these two periods the Group has complied with the capital requirements for credit institutions.

	30/06/26	31/12/25
Tier-one capital		
Issued capital	41,616	41,721
Reserves and retained earnings from prior years	273,143	255,295
Less:		
Other intangible assets	(22,154)	(19,558)
Other adjustments of tier-one capital	(13,348)	(10,190)
Total Tier-one capital	**279,257**	**267,268**
Tier-two capital		
Subordinated debt	10,000	10,000
Total Tier-two capital	10,000	**10,000**
Total risk-weighted assets	**1,605,580**	**1,449,731**
Capital adequacy ratio	**18.02%**	**19.13%**

3. Net interest income

	30/06/26	30/06/25
Interest income calculated using the EIR method		
Loans to customers	166,565	134,807
Due from banks	3,512	2,817
Financial assets carried at fair value through OCI	4,949	3,750
Total interest income applying EIR method	**175,026**	**141,374**
Interest expenses calculated using the EIR method		
Due to / due from banks	526	870
Due to customers	27,235	21,613
Lease liabilities	62	80
Subordinated liabilities	5,845	3,813
Total interest expenses applying EIR method	**33,668**	**26,376**
Net interest income	**141,358**	**114,998**

Interest expense includes interest on lease liabilities that are not determined under the EIR method.

4. Net fee and commission income

	30/06/26	30/06/25
Fee and commission income		
For activities as an insurance agent	37,156	29,017
For transaction-related and deposit-maintenance services	2,080	1,761
For issuance of guarantees and letters of credit	1	17
Total fee and commission income under contracts with customers	**39,237**	**30,795**
Other fees	49	80
Total fee and commission income	**39,286**	**30,875**
Fee and commission expenses		
Brokerage commissions	690	578
Bank transactions	3,225	2,441
Other fees	20	97
Total fee and commission expense	**3,935**	**3,116**
Net fee and commission income	**35,351**	**27,759**

Insurance agent's commission income originates from an insurance agency contract.
Brokerage commissions relate to a credit brokerage contract.

5. Other gains, net

	30/06/26	30/06/25
Net gain /(loss) on derivative financial instruments, unrealized	1,358	(1,023)
Written-off payables	413	1,870
Provisions expenses	(252)	(218)
Net (loss)/gain on sale of subsidiary	(315)	1,044
Net loss on written-off debts	(454)	(218)
Net (loss) on foreign currency revaluation	(564)	(1,604)
Net (loss)/gain from other financial assets/liabilities	(136)	859
Total other gains, net	**50**	**710**

6. Other operating expenses

	30/06/26	30/06/25
Consulting, legal and other professional services	5,844	4,894
IT services	5,319	4,774
Tax expenses, other than income tax	4,139	2,087
Marketing and advertising	2,745	1,798
Annual contribution to DIF and BRF	2,501	2,696
Communication expenses	2,365	2,531
Other hired services	1,207	1,338
Office materials	1,088	971
Operating lease (short term and insignificant)	123	187
Other	1,962	1,286
Total other operating expenses	**27,293**	**22,562**

The "Other" category includes administrative and operational expenses, primarily related to business travel, vehicle maintenance and repairs, office infrastructure, medical services, training and seminars, as well as other expenses associated with office operations.

7. Income tax expense

As at 30 June 2026 tax exepense in the statement of comprehensive income has been calculated on the basis of the Bank's consolidated effective tax rate 18.28% (30 June 2025: 14.38%).

8. Cash and balances with central banks

	30/06/26	31/12/25
Cash on hand	21,225	31,514
Cash in accounts with central banks, other than Minimum statutory reserve	60,848	49,712
Cash and cash equivalents for the purposes of cash flows (Note 20)	**82,073**	**81,226**
Minimum statutory reserve	58,874	155,552
Total cash on hand and cash in accounts with central banks	**140,947**	**236,778**

Effective from 1 January 2026, banks in Bulgaria are subject to the Eurosystem minimum reserve requirements. The minimum reserve ratio has been reduced from 12% to 1%, resulting in a decrease in the funds held as mandatory reserves and, consequently, an increase in the Bank's available liquidity.
As at 30 June 2026 allowance for ECL on balances with central banks is of EUR 0,3 thousand (31 December 2025: EUR 1 thousand).

9. Due from banks

	30/06/26	31/12/25
Deposits with local banks	9,200	5,700
Current accounts with foreign banks	7,961	6,839
Current accounts with local banks	52	49
Included in cash and cash equivalents for the purpose of the consolidated statement of cash flows (Note 20)	**8,013**	**6,888**
Loans to banks	61,651	60,496
Allowance for ECL on loans to banks	(412)	(402)
Total due from banks	**78,452**	**72,682**

As at 30 June 2026 deposits with local banks include collateral on derivative financial instruments EUR 5,200 thousand (31 December 2025: EUR 5,700 thousand).

As at 30 June 2026 allowance for ECL on deposits and current accounts due from banks is of EUR 14 thousand (2025: EUR 10 thousand).

10. Financial assets at fair value throught OCI

	30/06/26	31/12/25
Government debt securities traded in an official market		
Government securities Italy	84,737	76,512
Government securities Romania	59,382	60,087
Government securities Bulgaria	39,182	24,774
Government securities Latvia	35,642	15,363
Government securities USA	30,914	18,128
Government securities Lithuania	26,615	16,301
Government securities Slovakia	15,225	–
Government securities Croatia	4,037	4,135
Government securities Serbia	2,000	2,027
Government securities Montenegro	1,499	1,474
Government securities Turkey	–	1,575
Total	**299,233**	**220,376**
Other debt securities traded in an official market		
Financial institutions	32,956	49,580
Total	**32,956**	**49,580**
Equity securities not traded in an official market	47	47
Total	**47**	**47**
Total financial assets at fair value through OCI	**332,236**	**270,003**

The corporate and government bonds are issued in EUR and USD. Debt and equity securities are measured at fair value based on quoted market prices at the date of the financial statements.

As at 30 June 2026 allowance for ECL on debt securities at fair value trough OCI is of EUR 182 thousand (31 December 2025: EUR 319 thousand).

11. Loans to customers

	30/06/26	31/12/25
Corporate customers	308,551	253,101
Individuals	1,478,029	1,334,522
Staff	2,016	1,815
Total loans to customers	**1,788,596**	**1,589,438**
Allowance for expected credit losses (Note 12)	(165,859)	(123,151)
Total net loans to customers	**1,622,737**	**1,466,287**

The gross amount of loans extended to customers as at 30 June 2026 is presented in the table below by stage and type of customer:

Gross amount of loans and leases	Balance at 01.01.2026	Acquisitions / (disposals)	Write-offs	Foreign currency differences	Balance at 30.06.2026
Stage 1	**1,408,910**	**174,207**	–	**(17,964)**	**1,565,153**
Corporate customers	231,221	58,089	–	(914)	288,396
Individuals	1,177,689	116,118	–	(17,050)	1,276,757
Collectively assessed	1,221,199	124,218	–	(17,927)	1,327,490
Individually assessed	187,711	49,989	–	(37)	237,663
Stage 2	**67,745**	**(3,958)**	–	**(676)**	**63,111**
Corporate customers	13,686	(10,474)	–	(47)	3,165
Individuals	54,059	6,516	–	(629)	59,946
Collectively assessed	55,651	7,192	–	(672)	62,171
Individually assessed	12,094	(11,150)	–	(4)	940
Stage 3	**112,911**	**82,669**	**(33,878)**	**(1,248)**	**160,454**
Corporate customers	8,323	10,295	(1,429)	(77)	17,112
Individuals	104,588	72,374	(32,449)	(1,171)	143,342
Collectively assessed	107,548	74,620	(33,878)	(1,245)	147,045
Individually assessed	5,363	8,049	–	(3)	13,409
Total	**1,589,566**	**252,918**	**(33,878)**	**(19,888)**	**1,788,718**

The gross amount of loans extended to customers as at 31 December 2025 is presented in the table below by stage and type of customer:

Gross amount of loans and leases	Balance at 01.01.2025	Acquisitions / (disposals)	Write-offs	Foreign currency differences	Balance at 31.12.2025
Stage 1	**1,128,966**	**287,654**	–	**(7,710)**	**1,408,910**
Corporate customers	156,071	78,527	–	(3,377)	231,221
Individuals	972,895	209,127	–	(4,333)	1,177,689
Collectively assessed	999,758	229,113	–	(7,672)	1,221,199
Individually assessed	129,208	58,541	–	(38)	187,711
Stage 2	**58,124**	**9,975**	–	**(354)**	**67,745**
Corporate customers	11,202	2,743	–	(259)	13,686
Individuals	46,922	7,232	–	(95)	54,059
Collectively assessed	47,679	8,319	–	(347)	55,651
Individually assessed	10,445	1,656	–	(7)	12,094
Stage 3	**122,532**	**125,608**	**(134,908)**	**(321)**	**112,911**
Corporate customers	10,700	3,777	(6,030)	(124)	8,323
Individuals	111,832	121,831	(128,878)	(197)	104,588
Collectively assessed	114,500	128,248	(134,908)	(292)	107,548
Individually assessed	8,032	(2,640)	–	(29)	5,363
Total	**1,309,622**	**423,237**	**(134,908)**	**(8,385)**	**1,589,566**

12. Credit loss expense on financial assets

The movement in the allowance for expected credit losses (ECL) on loans extended to customers as at 30 June 2026 is presented in the table below by stage and type of customer:

Movement in ECL on loans and leases	Balance at 01.01.2026	Changes in accrued credit loss	Write-offs	Other differences	Balance at 30.06.2026
Stage 1	**(50,911)**	**(7,580)**	–	**527**	**(57,964)**
Corporate customers	(1,752)	(525)	–	54	(2,223)
Individuals	(49,159)	(7,055)	–	473	(55,741)
Collectively assessed	(50,830)	(7,572)	–	525	(57,877)
Individually assessed	(81)	(8)	–	2	(87)
Stage 2	**(18,903)**	**(3,464)**	–	**644**	**(21,723)**
Corporate customers	(721)	(274)	–	25	(970)
Individuals	(18,182)	(3,190)	–	619	(20,753)
Collectively assessed	(18,903)	(3,464)	–	644	(21,723)
Individually assessed	–	–	–		–
Stage 3	**(53,406)**	**(66,093)**	**33,878**	**(620)**	**(86,241)**
Corporate customers	(2,530)	(1,963)	1,429	108	(2,956)
Individuals	(50,876)	(64,130)	32,449	(728)	(83,285)
Collectively assessed	(53,117)	(66,235)	33,878	(626)	(86,100)
Individually assessed	(289)	142	–	6	(141)
Total	**(123,220)**	**(77,137)**	**33,878**	**551**	**(165,928)**

Credit loss expense on financial assets recognised in the statement of comprehensive income as of 30/06/26	Stage 1	Stage 2	Stage 3	Total
Financial assets at fair value through OCI	137	–	–	137
Due from banks	(9)	–	–	(9)
Loans to customers and leases	(7,580)	(3,464)	(47,677)	(58,721)
including: income from sale of debts	–	–	*18,416*	*18,416*
Total	**(7,452)**	**(3,464)**	**(47,677)**	**(58,593)**

The allowance for expected credit losses (ECL) on loans extended to customers as at 31 December 2025 is presented in the table below by stage and type of customer:

Movement in ECL on loans and leases	Balance at 01.01.2025	Changes in accrued credit loss	Write-offs	Other differences	Balance at 31.12.2025
Stage 1	**(39,442)**	**(11,860)**	–	**391**	**(50,911)**
Corporate customers	(1,304)	(482)	–	34	(1,752)
Individuals	(38,138)	(11,378)	–	357	(49,159)
Collectively assessed	(39,200)	(12,019)	–	388	(50,831)
Individually assessed	(242)	159	–	3	(80)
Stage 2	**(16,287)**	**(2,795)**	–	**179**	**(18,903)**
Corporate customers	(337)	(396)	–	12	(721)
Individuals	(15,950)	(2,399)	–	167	(18,182)
Collectively assessed	(16,286)	(2,796)	–	179	(18,903)
Individually assessed	(1)	1	–	–	–
Stage 3	**(69,103)**	**(122,037)**	**134,908**	**2,826**	**(53,406)**
Corporate customers	(2,472)	(6,210)	6,030	121	(2,531)
Individuals	(66,631)	(115,827)	128,878	2,705	(50,875)
Collectively assessed	(68,334)	(122,505)	134,908	2,813	(53,118)
Individually assessed	(769)	468	–	13	(288)
Total	**(124,832)**	**(136,692)**	**134,908**	**3,396**	**(123,220)**

Credit loss expense on financial assets recognised in the statement of comprehensive income 2025	Stage 1	Stage 2	Stage 3	Total
Financial assets at FVOCI	307	–	–	307
Due from banks	(358)	–	–	(358)
Loans to customers and leases	(11,860)	(2,795)	(88,404)	(103,059)
including: income from sale of debts	–	–	30,633	30,633
Total	**(11,911)**	**(2,795)**	**(88,404)**	**(103,110)**

Credit loss on financial assets recognised in the statement of comprehensive income as of 30/06/2025	Stage 1	Stage 2	Stage 3	Total
Financial assets at fair value through OCI	4	–	–	4
Due from banks	(1)	–	–	(1)
Loans to customers and leases	(4,813)	(1,264)	(45,574)	(51,651)
including: income from sale of debts	–	–	11,894	11,894
Total	**(4,810)**	**(1,264)**	**(45,574)**	**(51,648)**

13. Assets acquired from foreclosure on collateral

	30/06/26	31/12/25
Book value	2,182	1,521
Accumulated impairment	(334)	(562)
Total assets acquired from foreclosure on collateral	**1,848**	**959**

The Group intends to sell the assets acquired from foreclosure on collateral within the next reporting periods depending on market conditions and if the best price can be achieved.

14. Other assets

	30/06/26	31/12/25
Receivables from counterparties	25,694	28,307
Assignment receivables	19,924	12,948
Prepayments	3,201	1,914
Insurance receivables	3,125	3,365
Collateral MasterCard and Visa Europe Limited	915	887
Other taxes and government agencies	607	820
Rental deposits	294	287
Variation Margin	151	4,091
VAT refundable	103	84
Court fees	–	130
Other receivables	1,321	2,867
Total other assets	**55,335**	**55,700**

The Group enters into agreements with other banks for derivative transactions. Under these agreements, the Group is required to maintain an initial margin, representing an initial amount deposited by TBI Bank EAD with the counterparty bank in order to commence trading in foreign exchange and/or interest rate derivatives. In the course of these transactions, the Group is also subject to maintenance margin requirements. The maintenance margin represents amounts deposited by TBI Bank EAD with the counterparty bank on a daily basis to ensure coverage of accumulated revaluation losses on the Group's open positions as of a particular date, based on the prevailing market levels at that date. As of 30 June 2026, the Group had placed amounts in margin accounts with the respective counterparties.

15. Due to customers

	30/06/26	31/12/25
Corporate customers		
- current/settlement accounts	23,779	24,539
- term deposits	43,374	39,716
Individuals		
- current/settlement accounts	228,367	232,541
- term deposits	1,403,244	1,264,044
Total deposits due to customers	**1,698,764**	**1,560,840**

16. Other liabilities

	30/06/26	31/12/25
Prepaid repayment instalments on loans to individuals	44,063	40,289
Payables to traders and suppliers	16,797	19,020
Payables to employees	5,871	6,136
Tax payable, other than income tax	3,443	3,935
Transfers for execution	2,784	1,699
Unused annual paid leave provisions	1,924	1,595
Other provisions	1,854	2,996
Derivaties margin	1,400	–
Payables for defined benefit planss	561	562
Other liabilities	1,832	1,804
Total other liabilities	**80,529**	**78,036**

The Group enters into agreements with other banks for derivative transactions. Under these agreements, the Group is required to maintain an initial margin, i.e. an initial amount deposited by TBI EAD with the counterparty bank in order to commence trading in foreign exchange and/or interest rate derivatives. In the course of these transactions, the Group and its counterparties are also subject to maintenance margin requirements. The maintenance margin represents the amount deposited on a daily basis by the party required to provide collateral, in order to ensure coverage of accumulated revaluation losses on the open position as of a particular date, based on the prevailing market levels at that date. As of 30 June 2026, the Group had received amounts in a margin account from the respective counterparty.

17. Subordinated liabilities

As at 30 June 2026 the subordinated debt consisted of issued debt securities in the amount of 107,963 thousand (31 December 2025: EUR 116,075 thousand) and loan agreements in the amount of 61,651 thousand thousand (31 December 2025: EUR 60,486 thousand).

Debt securities included in subordinated debt consists of bonds issued by TBI Bank EAD in Bulgaria, registered for trading on an official market in Bulgaria, with the following details:[

ISIN as at 30.06.2026	Total amount issued	Nominal amount	Interest rate	Interest payment	Terms
BG2100007215	EUR 10 000 000	EUR 100 000	5,25%	Annual	10 years
BG2100003255	EUR 34 000 000	EUR 100 000	7.6%	Quarterly	4 years
BG2100031256	EUR 60 000 000	EUR 100 000	7.0%	Quarterly	3 years

ISIN as at 31.12.2025	Total amount issued	Nominal amount	Interest rate	Interest payment	Terms
BG2100007215	EUR 10 000 000	EUR 100 000	5,25%	Annual	10 years
BG2100005235	EUR 10 000 000	EUR 100 000	9%	Annual	3 years
BG2100003255	EUR 34 000 000	EUR 100 000	7,6%	Quarterly	4 years
BG2100031256	EUR 60 000 000	EUR 100 000	7%	Quarterly	3 years

The agreements with credit institutions concluded under the requirements of the Law on recovery and restructuring of credit institutions and investment intermediaries and art. 72a-72b of Regulation (EU) 575/2013 of the European Parliament and of the Council dated 26 June 2013, so that the instruments subject to the agreements will be acceptable subordinated liabilities. The term of each loan is fixed at three, four and ten years. The loans bear fixed interest at 5-7% p.a.

18. Contingent liabilities and irrevocable commitments

The Group's contingent liabilities are related to its commitments to extend loans, credit lines, letters of credits and guarantees intended to meet the requirements of its customers. Contingencies on loans and credit lines extended by the Group represent contractual commitments to unconditionally provide a specified amount to the customer under the provisions of the loan agreement in the part related to the utilisation, as well as an obligation of the Group to maintain continuously amounts available up to those agreed to in the credit line agreements. Upon expiry of the fixed deadline the obligations, regardless of whether utilised or not, the contingency for the Group expires as well.

Guarantees and letters of credit oblige the Group, if necessary, to make a payment on behalf of the customer – if the customer fails to discharge its obligations within the term of the agreement. The Group recognises the provision in its financial statements in the period of the occurred change.

The Group's contingent liabilities and irrevocable commitments as of 30 June 2026 and 31 December 2025 are as follows:

	30/06/26	31/12/25
Guarantees		
Corporate customers	20	155
Undrawn credit commitments		
Corporate customers	93,461	96,275
Individuals	234,711	219,930
Total contingent liabilities and irrevocable commitments	**328,192**	**316,360**

The undrawn commitments are subject to impairment as per the Rules for classification and impairment of financial assets.. Management has assessed the impairment loss on guarantees as immaterial. The impairment loss on undrawn loan commitments is included in the calculation of the impairment loss on loans granted to corporate and individual customers.

19. Pledged assets

	30/06/26	31/12/25
Placements with local banks	9,200	5,700
Financial assets at FVOC	–	15,539
Other assets	1,066	4,978
Total pledged assets	**10,266**	**26,217**

As of 30 June 2026, the Group pledged as collateral deposits placed with foreign and local banks against derivative contracts concluded (FX swaps), repdresenting economic hedging transactions of the currency risk found. The Group has no right to dispose of the deposits provided as collateral prior to the expiry of the contract term. The financial assets under the SSDVD represent pledged Bulgarian government securities in connection with the initial loading of new euro banknotes due to Bulgaria's accession to the Eurozone. Other assets consist of guarantee deposits to the benefit of Mastercard Europe S.A. and Visa Europe Limited at the amount of EUR 915 thousand (2026: EUR 887 thousand) and deposit for derivatives margin accounts at the amount of EUR 2,751 thousand (2025: 31 December 2025: EUR 4,091 thousand)..

20. Cash and cash equivalents for the purposes of the statement of cash flows

	30/06/26	30/06/25
Cash at central banks other than the minimum statutory reserve (Note 8)	82,073	157,062
Due from banks (Note 9)	8,013	7,380
Total cash and cash equivalents	**90,086**	**164,442**

Deposits with foreign banks provided by the Group as collateral are not included cash and cash equivalents, as disclosed in Note 19.

21. Related party transactions

In the ordinary course of business the Group carries out bank transactions with related parties based on the principle of equality and parties' independence. These are carried out at contract prices. These include mostly loans and deposits, and also purchases of receivables in order to utilise the Group's free cash. As at 30 June 2026, the Group did not set aside provisions for receivables relating to funds provided to related parties (2025: nil). Such evaluation is carried out annually, by conducting an analysis of the financial position and the market in which these related parties operate but the analysis does not result in any significant impairment charge, due to the timely collection of these receivables..

Parent company

As at 31 December 2025, the Group was controlled by TBI Financial Services B.V., registered in the Netherlands, which holds 100% of the ordinary dematerialised shares of the Bank.

The ultimate parent company was Acreon Capital Limited, Cyprus. Companies that represent indirect owners of the bank's capital are 4Finance Holding S.A. (Luxembourg) and 4Finance Group S.A. (Luxembourg).

On 13 February 2026, the European Central Bank approved the acquisition of a controlling stake in TBI Bank EAD by Advent International, through its subsidiary Bago (Luxembourg) S.à r.l., from 4finance Holding S.A. The transaction was completed on 2 March 2026. In connection with this transaction, a dividend of EUR 10,000 thousand was approved by the Sole Owner in February 2026 and paid to 4finance Holding S.A. On 27 February 2026, the sole owner decided to relieve Kieran Donnelly and Gautier Van Veddingen from the Supervisory Board, appoint Chongor Bulchu Nemet and Markus Bodo Krause, and renew the mandate of Ariel Hasson. In March 2026, the appointment of Peter Baron as Chairman of the Management Board and Chief Executive Officer of the Bank was approved.

As at 30 June 2026, the Group is controlled by Bago (Luxembourg) S.A.R.L., registered in Luxembourg, which holds 100% of the ordinary dematerialised shares of the Bank.

On 22 May 2026, pursuant to a resolution of the sole shareholder, a dividend of EUR 30,291 thousand was paid.

The dividend paid per share during the period was EUR 0,49.

Other related parties

As of 30 June 2026, the other related parties of the Group were Bago (Luxembourg) S.a.r.l., Bago (Luxembourg) Holding S.à.r.l., Bago (Luxembourg) Top Holding S.à.r.l., Bago Aggregator LP (Canada), Advent International GPE X, LLC, Advent International LP(United States of America), Advent International GP, LLC (United States of America)

As of 31 December 2025, the other related parties of the Group were 4finance Oy (Finland), AS 4Finance (Latvia), Credit Service UA, Sia Vivus, Sia Ondo, 4Finance Spain Financial Services SA, 4Finance S.A., 4Finance Next EOOD, 4Finance AB (Sweden), Aviatiq Support SRL, 4Spar AB, Ferrymill Limited,4Finance APS, Digital Finance International (Cyprus) Limited, Vivus bg EOOD and Tirona Limited, are other related parties to the Group as they are under the control of the ultimate parent.

The balances and deals with related parties, as well as the related income and expenses, are as follows:

30 June 2026	Parent company	Other	Total
Debt securities	–	–	–
Other assets	–	–	–
Borrowings	–	–	–
Other liabilities	–	–	–
Interest income	–	215	215
Fee and commission income	1	4	5
Other operating income	–	50	50
Dividend paid	40,291	–	40,291

The table above presents information on revenues and expenses arising from related-party transactions for the period covering both the period before and after the change in ownership, up to 30 June 2026.

31 December 2025	Parent company	Other	Total
Debt securities	–	12,608	12,608
Other assets	–	110	110
Borrowings	433	1,959	2,392
Other liabilities	–	6	6
30 June 2025			
Interest income	–	661	661
Fee and commission income	4	65	69
Other operating expenses	–	390	390

The total remuneration paid to key management staff for the six months period ended 30 June 2026 amounts to 1,411 thousand (30 June 2025: EUR 1,936 thousand). Key management staff consists of the members of the management and supervisory boards. The accrued but not paid remuneration to the directors and the key management staff as at 30 June 2026 amounts to zero (2025: zero). Other benefits were not paid to management, as pension plans, share based payments, etc.

22. Segment information

General information

TBI Bank EAD group uses a matrix form of organisation, whereby management resonsibilities are divided across geographical areas and also across functions. The chief operating decision maker for the Group is the management board of TBI Bank EAD. The management board regularly reviews the operating results of both sets of components. However, the Group has decided to present its reportable segments by geographical area due to the following:

1. The management board reviews performance in the first place by country, and only after that, further details are provided on the different products and services in each country.
2. Financial information is readily available for the financial position and performance per country, but such information is not readily available on the same level of detail per product, e.g. proft or loss.
3. The products in the different countries, such as cash loans in Bulgaria and cash loans in Romania and Greece, exhibit similar economic characteristics, including their nature, delivery process, type of customer, distribution channels, and regulatory environment, which allows for aggregation of the data related to these products.

Each reportable segment derives its revenues from interest income and fee and commission income from similar portfolios of loans granted to customers.

Information about profit, assets and liabilities

30 June 2026	Bulgaria	Romania	Other countries	Total segments	Adjustments/ eliminations (*)	Total
Interest income using the EIR method	64,844	91,545	19,288	175,677	(651)	175,026
Interest expense using the EIR method	(14,385)	(19,908)	(29)	(34,322)	654	(33,668)
Fee and commission income	18,608	33,950	3,861	56,419	(17,133)	39,286
Fee and commission expense	(1,789)	(1,750)	(396)	(3,935)	–	(3,935)
Net trading losses	364	543	–	907	–	907
Other gains/(losses), net	(7,188)	8,922	575	2,309	(2,259)	50
Credit loss expense – fin. assets	(23,762)	(20,683)	(14,195)	(58,640)	47	(58,593)
Impairment losses – other assets	–	218	–	218	–	218
Staff costs	(17,747)	(15,059)	(2,608)	(35,414)	–	(35,414)
Depreciation and amortisation	(3,454)	(2,410)	(619)	(6,483)	–	(6,483)
Other operating expenses	(30,686)	(10,552)	(3,198)	(44,436)	17,143	(27,293)
Profit before tax	(15,195)	64,816	2,679	52,300	(2,199)	50,101
Income tax expense	(1,089)	(7,170)	(1,058)	(9,317)	–	(9,317)
Profit for the period	(16,284)	57,646	1,621	42,983	(2,199)	40,784
30 June 2026						
Intangible assets	25,111	8,013	8,721	41,845	(633)	41,212
Property, plant and equipment	9,289	6,496	821	16,606	–	16,606
Total assets	1,688,097	819,692	249,334	2,757,123	(456,539)	2,300,584
Deposits from clients	1,096,721	604,793	–	1,701,514	(2,750)	1,698,764
Total liabilities	1,423,994	769,320	267,932	2,461,246	(500,789)	1,960,457

(*) *This column includes only eliminations of intergroup transactions between TBI Bank EAD in Bulgaria and its branch and subsidiaries in Romania, as well as adjustments on the consolidation of the subisidiaries in Romania as per the requirements of IFRS 10.*

30 June 2025	Bulgaria	Romania	Other countries	Total segments	Adjustments/ eliminations (*)	Total
Interest income using the EIR method	54,403	75,321	13,728	143,452	(2,078)	141,374
Interest expense using the EIR method	(12,252)	(14,287)	(1,017)	(27,556)	1,179	(26,377)
Fee and commission income	15,869	28,475	2,152	46,496	(15,621)	30,875
Fee and commission expense	(1,331)	(1,510)	(275)	(3,116)	–	(3,116)
Net trading losses	303	410	–	713	–	713
Other gains/(losses), net	(5,649)	7,539	(141)	1,749	(1,039)	710
Credit loss expense – fin. assets	(13,232)	(26,921)	(11,109)	(51,262)	(386)	(51,648)
Impairment losses – other assets	–	26	–	26	–	26
Staff costs	(15,810)	(14,106)	(2,219)	(32,135)	–	(32,135)
Depreciation and amortisation	(2,692)	(2,545)	(539)	(5,776)	–	(5,776)
Other operating expenses	(27,997)	(7,653)	(2,629)	(38,279)	15,716	(22,563)
Profit before tax	(8,388)	44,749	(2,049)	34,312	(2,229)	32,083
Income tax expense	(1,283)	(4,005)	(895)	(6,184)	–	(6,184)
Profit for the period	(9,671)	40,744	(2,944)	28,128	(2,229)	25,899
31 December 2025						
Intangible assets	23,682	7,329	7,272	38,283	–	38,283
Property, plant and equipment	9,193	6,428	942	16,563	–	16,563
Total assets	1,577,546	716,219	252,554	2,546,319	(376,938)	2,169,381
Deposits from clients	1,027,655	535,935	–	1,563,590	(2,750)	1,560,840
Total liabilities	1,285,842	679,830	272,925	2,238,597	(411,511)	1,827,086

(*) *This column includes only eliminations of intergroup transactions between TBI Bank EAD in Bulgaria and its branch and subsidiaries in Romania, as well as adjustments on the consolidation of the subisidiaries in Romania and Greece as per the requirements of IFRS 10.*

Measurement

The profit, assets and liabilities of each segment are measured using the principles of IFRS, IFRS Accounting Standards as adopted by the European Union, except for::

- Portfolios carried in Bulgaria but purchased by the Bank in Bulgaria from subsidiaries in Romania, are presented in the Romania segment;
- Interest income related to the above portfolios is presented in the Romania segment;
- Impairment loss related to the above portfolios is presented in the Romania segment.

Any transactions between reportable segments are conducted at contractual prices.

23. Events after the balance sheet date

Effective 1 July 2026, Costin-Cristian Mincovici was appointed as an Executive Director and member of the Management Board.

No other material events have occurred after the balance sheet date, which may require adjustments or disclosures in the financial statements as at 30 June 2026.