UNIBANK | BANKING AND MORE

Innovative Banking leader in Armenia

March 2026

UNIBANK | INVESTMENT OFFER: ORDINARY SHARES

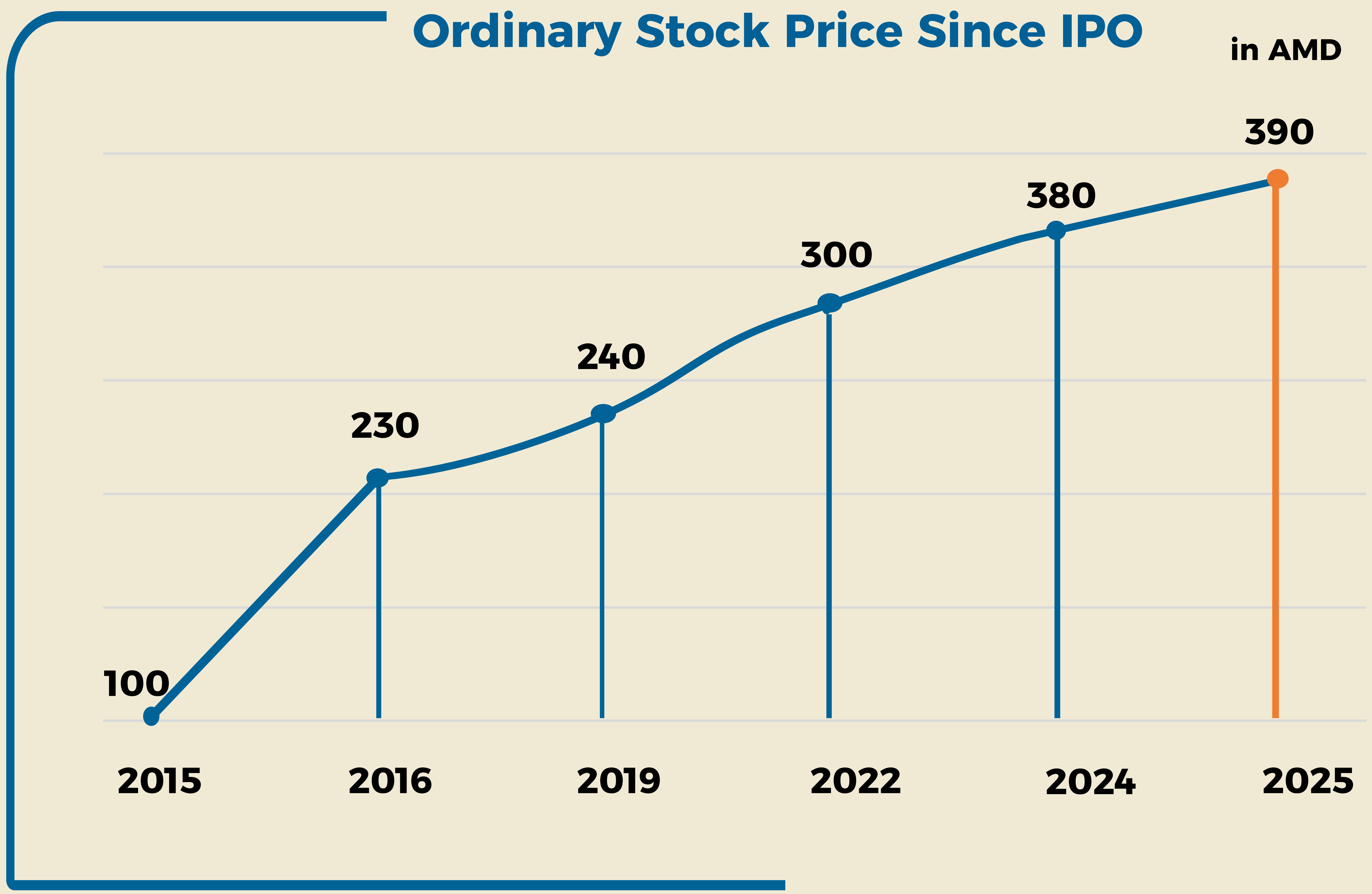
ISIN - AMUNIBS10ER5	
Share type	**Ordinary shares**
Total issue	AMD 3.9 bln
Placement price	AMD 390
Minimum investment	AMD 1mln
Placement period	May - Sep, 2026*
Market maker	ROQ Capital OJSC
Listing	AMX (Armenia Stock Exchange)

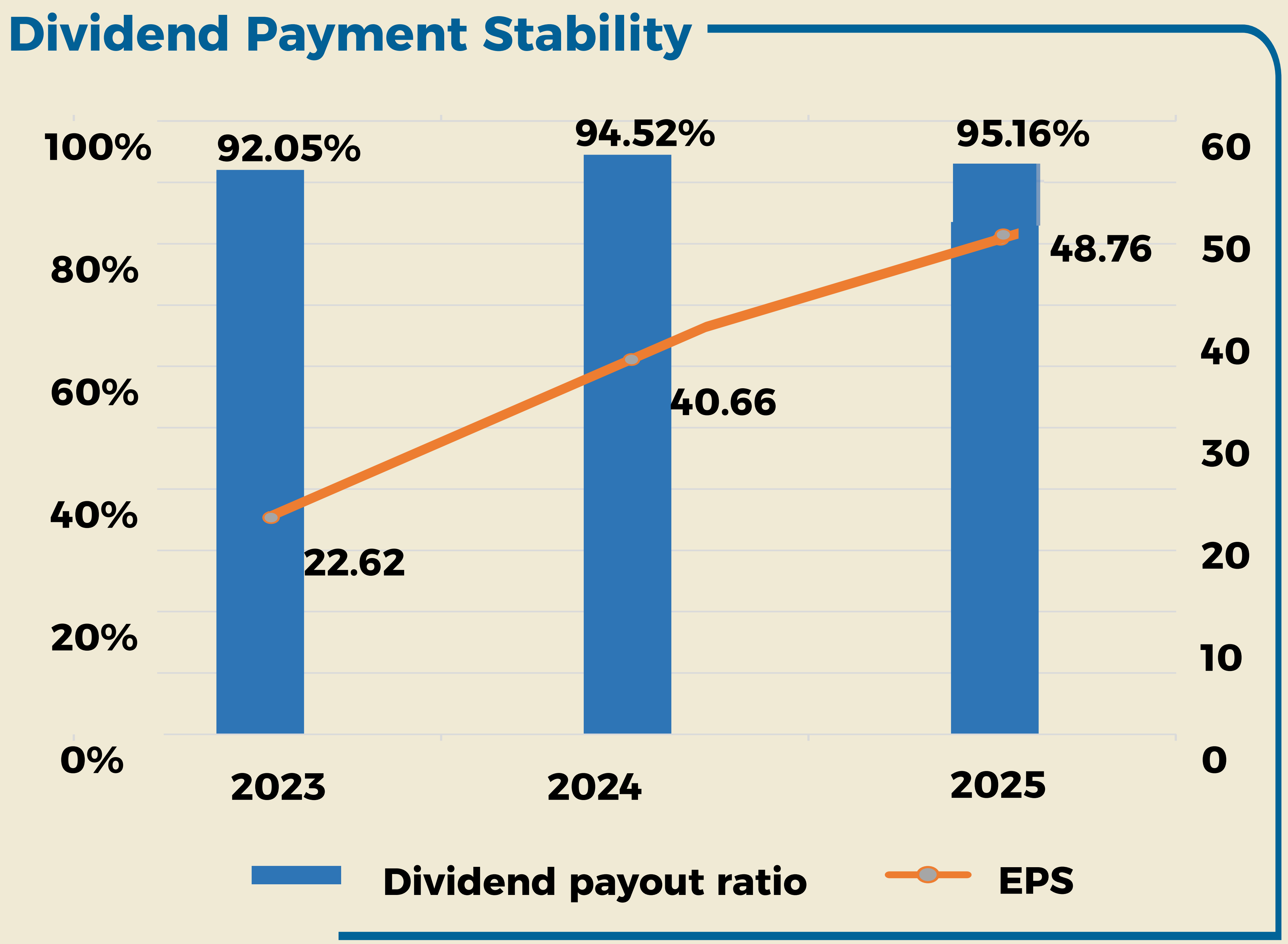
KEY INVESTMENT HIGHLIGHTS

- **Investors in ordinary shares may generate income through:**
  - Dividend payments received from shares;
  - Capital appreciation resulting from a positive difference between the purchase and sale prices of shares.
- **Attractive dividend yield.** Average annual dividend yield of 10–12% over the past three years, significantly exceeding the interest rates offered by local bank deposits.
- **Liquidity.** Publicly listed on AMX with free float of 10.7%, ensuring free circulation and the opportunity for investors to buy or sell shares.
- **Tax Benefits.** Income generated from AMX-listed shares is exempt from taxation, making this investment instrument more attractive.
- **Ownership in one of Armenia's leading banks.** Investment in ordinary shares provides investors with ownership rights in one of Armenia's leading banking institutions.
- **Opportunity to Sell Shares at Any Time**
  Shares can be sold through a licensed broker at any time.
  In 2015, Unibank entered into a market-making agreement with ROQ Capital CJSC, under which ROQ Capital provides continuous bid and ask quotations for the Bank's shares on the AMX.

* Subscription may be suspended in case of early full placement

UNIBANK | SHARE VALUE & SHAREHOLDER RETURNS





- Consistent capital growth for the period 2015–2025
- Share Price / Market Value – up nearly 70%
- Nearly 400 minority shareholders. Free Float data:

  Ordinary shares: > 10%

  B-class preferred shares: > 17%

  G-class preferred shares: > 85%

- Dividend payments **(2025):** $25mln, **(2024):** $21mln
- Earnings per share (**EPS**) rose 2.5x over 2023-2025, highlighting robust and resilient performance
- Minimum 25% payout ratio according to Bank's Dividend policy

UNIBANK | INVESTMENT OFFER: PERPETUAL BONDS

ISIN - AMUNIBBM3ER5

Bond type	**Perpetual bonds***
Total issue	AMD 9 bln
Nominal value	AMD 10k
Minimum Investment	AMD 1mln
Placement period	May - Sep, 2026**
Coupon rate	13.25**%,** Payable semi-annually
Market Maker	Investment fund
Listing	AMX (Armenia Stock Exchange)

*With an option for the Bank to call them for early repayment after the 5th year
**Subscription may be suspended in case of early full placement

KEY INVESTMENT HIGHLIGHTS

- **Fixed and Floating Coupon Structure**
  - Fixed annual coupon rate of 13.25% applies during the first 36 months of circulation.
  - After the first 36 months, the coupon rate will become floating, adjusted in line with market trends.
- **Benchmark and Spread**
  - Benchmark: Yield curve of Armenian Government bonds
  - Spread: +6%
- **Long-term Investment Instrument**
  Suitable for investors seeking predictable and stable income streams without the need for frequent reinvestments or active capital management.
- **Regular Income**
  Investors receive periodic interest payments, providing a reliable source of income.
- **Tax Benefits**
  Income generated from bonds listed on the Armenia Stock Exchange (AMX) is exempt from taxation until December 31, 2027.
- **Savings Diversification**
  Bonds provide an opportunity to diversify investment portfolios.

UNIBANK | BANKING AND MORE

- **Moody's Credit Rating | June 2026: B1, outlook - stable**
- **Chosen over 30% of Bankable Armenians**

ARMENIA: ECONOMY OVERVIEW

High GDP Growth (7.1%, 2025)

Low Inflation (5.1%, 2026 H1)

Most stable currency in the region by Bloomberg

Key Business drivers:

Credit cards
Mortgage Lending
Micro & SME Finance

Key coverage indicators:

50 branches
400 sales points
350.000 clients

Operational strength:

UBPAYmoney transfer platform
UnibankInvest trading platform
UNIMobile & UNIBusiness Apps

Active player in capital markets:

Bond listed on AMX: $120 mln
First Perpetual bonds in RA: $26mln
Capital raise since IPO: $70 mln

UNIBANK | MILESTONES & ACHIEVEMENTS

2001 - 2010

Banking license obtained by Central Bank of Armenia

IFAD & SME Business Development Fund lending program

Corporate Governance Program with ABN AMRO bank

Moody's Investors Service Rating Financial stability E+ Outlook: Stable

2010 - 2015

Asian Development Bank's Trade Finance Program

Best Dealing Bank awarded by Thomson Reuters

Partnership with IFC and BSTDB

Loan Guarantee Fund program

IPO on AMX

2015 - 2020

"Women in Business" program with FMO

SPEAR'S Award for best private banking service in the CIS

Raiffeisen Bank International's STP Quality Award 2020

SPO compliance with green bond principles

France-Armenia Chamber of Commerce and Industry member

2020 - 2025

Best Domestic Private Bank in Armenia by Euromoney

BACEE member

BAFT Member

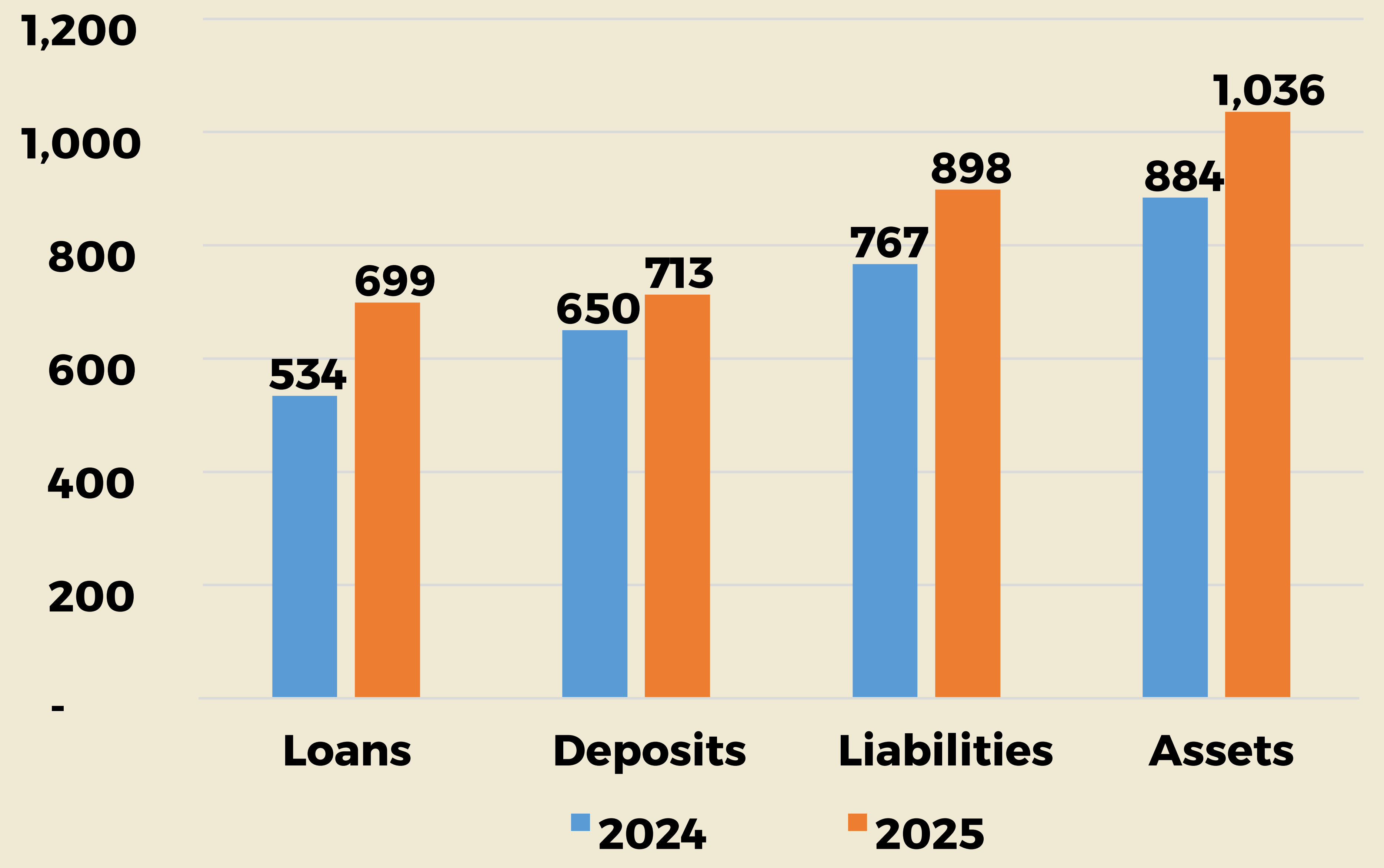
Best Equity Issuer on Exchange & Best in Secondary Equity Market Awards 2025

Visa Strategic Partnership Award 2025

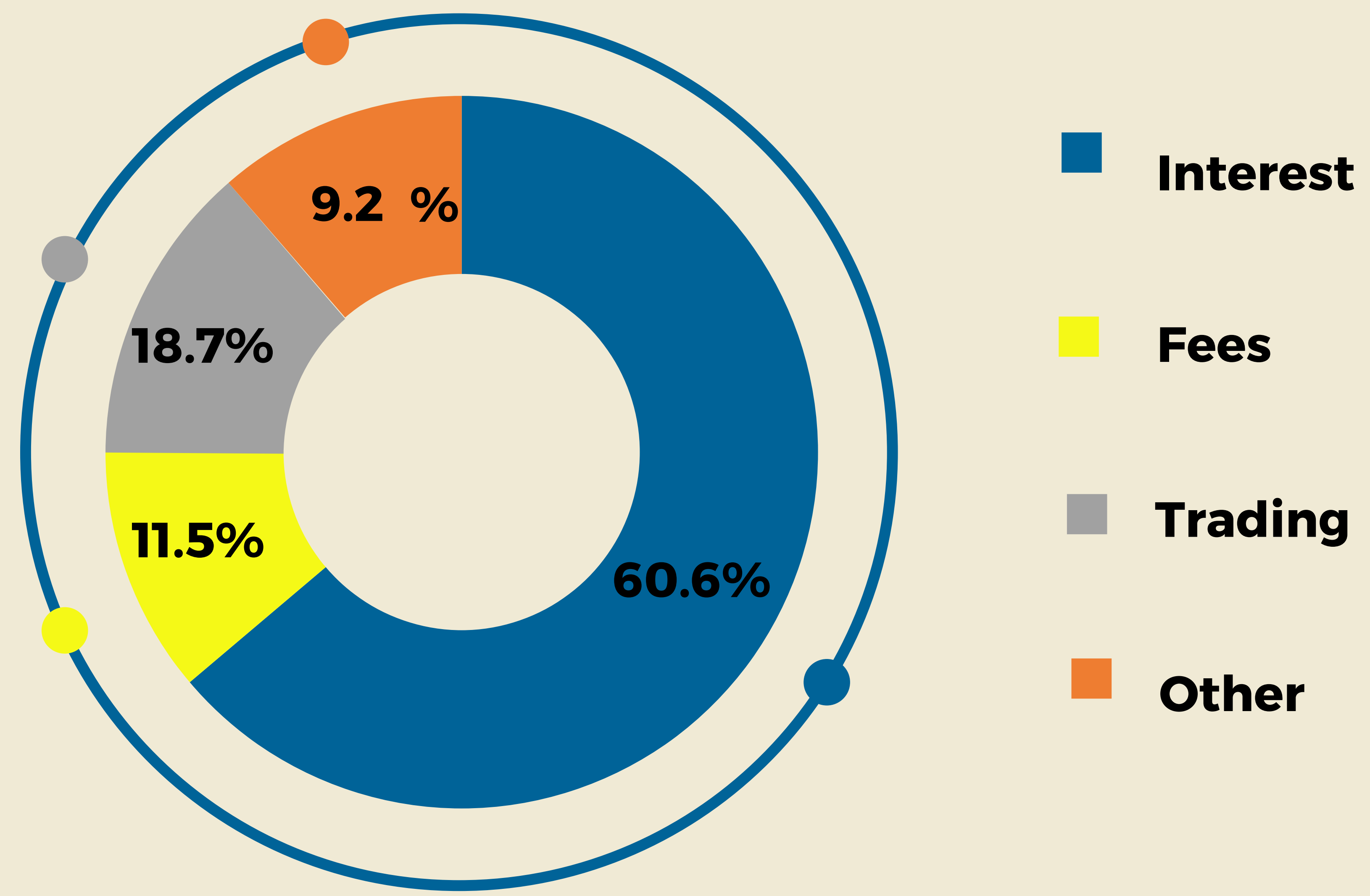
Enhancement in Payment Solutions award by Mastercard

UNIBANK | REVENUE & PROFITABILITY

Financial Highlights (mln $)



Revenue Structure (2025)



- Net Profit (2024): $22 mln
- Net Profit (2025): $30 mln

UNIBANK | BRIDGING ALL CHANNELS WITH A SEAMLESS, DIGITALLY DRIVEN PLATFORM

UNIMobile Banking for individuals

- Account Management & Card Services
- Payments, P2P & C2C transactions, etc

GET IT ON Google Play — Android 4.7

Download on the App Store — IOS 4.7

UNIBusiness Mobile for legal entities

- Account monitoring & Financial Control
- Card, Payments & International (SWIFT) Transfers

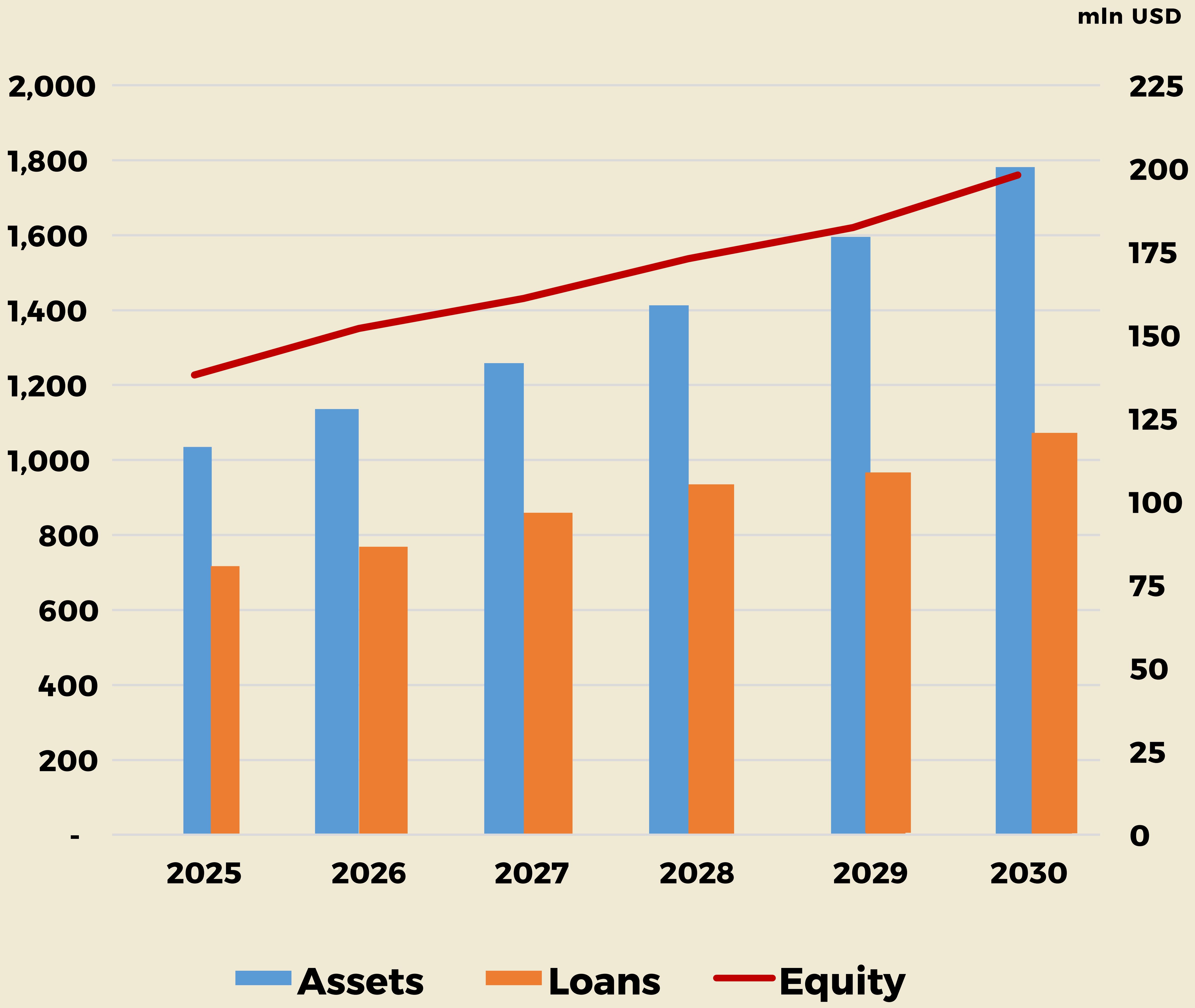
UNIBANK INVEST Unibank Invest Mobile trading platform

- Investments in equities, bonds, and ETFs across financial markets
- Technical analysis tools & Advisory services

ubpay Armenian Unified Payment & Settlement System for money transfers (License N32A, 20.02.2024)

- Smooth and secure transactions ensuring reliability and efficiency
- Money transfers via phone number, bank card or wallet via UBPay application

UNIBANK | SOLID GROWTH PROSPECTS



- **Retail Business Growth Drivers:**
  Credit cards, POS financing & residential mortgage lending

- **SME Business Growth Drivers:**
  Leasing, renewable energy projects & services sector financing.

- **Enlarge UBPAY's share** in Armenian fast money transfer market from 25% to 55% by 2027

	2025	2026	2027	2028	2029	2030
ROA	2.7%	3.33%	3.41%	3.49%	3.58%	3.67%
ROE	20.15%	25.20%	25.50%	27.10%	28.50%	29.80%
Profit mln USD	27	35	40	48	58	70

INNOVATIVE BANKING LEADER IN ARMENIA

Bank's website: unibank.am
Shareholders & investors: corp.unibank.am
Premium service clients: prive.unibank.am
Brokerage service clients: unibankinvest.am

Contact Information
Investors Relations Head
Margarita Hambardzumyan
margarita.hambardzumyan@unibank.am
+374 91 59 56 76

UNIBANK