COOPERATIVE BANK OF CHANIA
Cooperative of Limited Liabilities

Financial Statements in Accordance with IFRS

For the period

From 1st January

to

31st December 2025

ΣΥΝΕΤΑΙΡΙΣΤΙΚΗ ΤΡΑΠΕΖΑ ΧΑΝΙΩΝ

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Credit Institution Name	**COOPERATIVE BANK OF CHANIA Cooperative of Limited Liabilities** **(trading as: COOPERATIVE BANK OF CHANIA)** **English: COOPERATIVE BANK OF CHANIA Cooperative of Limited Liabilities** **(trading as: COOPERATIVE BANK OF CHANIA)**
Legal Framework	Law 1667/1986, Law 4261/2014, EU Directive 575/2013
Operating License as a Credit Institution	Meeting resolution 560/18-09-1995 (Item 14) of the Bank of Greece's Monetary and Credit Affairs Committee
Number of Branches	23 Branches
GCR No.	123088758000
Website	www.chaniabank.gr
E-mail address	info@chaniabank.gr
Board of Directors' Composition (date of approval of the financial statements)	
Chairman (Non-Executive Member)	Michail Marakakis, son of Emmanouil
Vice Chairman (Non-Executive Member)	Georgios Androulakis, son of Charalambos
Appointed Executive Director (Executive Member)	Apostolakis Spyridon, son of Nikolaos
Secretary (Executive Member)	Koulierakis Ioannis, son of Efstratios
Treasurer (Non-Executive Member)	Georgios Farantakis Georgios, son of Iosif
Non-Executive Member	Malindretou Margarita, daughter of Nikolaos
Non-Executive Member	Anastasios Vamvoukas son of Dimitrios
Non-Executive Member	Emmanouil Apostolakis son of Apostolos
Independent Non-Executive Member	Tzatzimakis Georgios, son of Panagiotis
Independent Non-Executive Member	Georgios Baourakis son of Michail
Independent Non-Executive Member	Maria Sperelaki daughter of Theodoros
Independent Non-Executive Member	Pothitakis Konstantinos, son of Demetrios
VAT REG. NO. - TAX OFFICE	096149662 - TAX OFFICE OF CHANIA
Year of Incorporation	1993
Address	28-32 Eleftheriou Venizelou Street
Phone	28210-25500

It should be noted that on 15 June 2026, Mr Ioannis Michos, the appointed executive director, as elected at the extraordinary General Meeting of 19 October 2025, tendered his resignation as a member of the Bank's Board of Directors, prior to the meeting of the Board of Directors No. 969 of 15 June 2026, convened to approve the financial statements as at 31 December 2025.

This Annual Financial Report includes the following sections:

- The Board of Directors Members' Statement
- The Audit Report by the Independent Certified Public Accountant
- The Board of Directors' Annual Report
- The Annual Financial Statements of the Bank and the Group for the financial year 2025
- Notes to the Financial Statements

Board of Directors Members' Statement

We certify that to the best or our knowledge:

- The annual financial statements, which have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union, present fairly the assets and liabilities, the Net Position and the Results of Operations of "Cooperative Bank of Chania Cooperative of Limited Liabilities", as well as the companies included in the consolidation taken as a whole; and
- The Board of Directors' Annual Report fairly reflects the evolution, performance and position of the Bank as well as the companies included in the consolidation as a whole, including a description of the main risks and uncertainties that they face.

Chania, 15 June 2026

Chairman of the BoD	The Appointed Executive Director	Deputy Chairman of the BoD
Michail Marakakis	Spyridon Apostolakis	Georgios Androulakis

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AUDIT REPORT BY AN INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT

To the partners of "Cooperative Bank of Chania Cooperative of Limited Liabilities"

Audit report on the corporate and consolidated financial statements

Opinion

We have audited the accompanying corporate and consolidated financial statements of the bank **"Cooperative Bank of Chania Cooperative of Limited Liabilities"** (the **"Bank"**), which comprise the corporate and consolidated statement of financial position as at 31 December 2025, the separate and consolidated income statements, statements of comprehensive income, statements of changes in equity and cash flow statements for the year then ended, and the notes to the financial statements, which include significant accounting policies.

In our opinion, the accompanying corporate and consolidated financial statements fairly present, in all material respects, the financial position of the Bank **"Cooperative Bank of Chania Cooperative of Limited Liabilities"** and its subsidiaries (hereinafter referred to as the "Group"), as at 31 December 2025, their financial performance and cash flows for the fiscal year on such date, in accordance with the International Financial Reporting Standards as adopted by the European Union as adopted by the European Union.

Basis of opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as incorporated in Greek Law. Our responsibilities, according to such standards, are further described in the section of our report "Auditor's responsibilities for the audit of corporate and consolidated financial statements". Throughout the term of our appointment, we have remained independent from the Bank and its consolidated subsidiaries, pursuant to the Code of Ethics for Professional Auditors of the International Ethics Standards Board of Accountants (IESBA Code) that has been adopted by Greek Law and the ethical requirements that are related to the audit of corporate and consolidated financial statements in Greece and we have fulfilled our ethical obligations pursuant to current law and the requirements of the IESBA Code. We believe that the auditing evidence that we have acquired suffices and is appropriate to base our audit opinion.

Material uncertainty related to going concern

We draw attention to Note 2.2 to the separate and consolidated financial statements, which refers to significant uncertainties related, among other things, mainly to a) the effective management and reduction of non-performing exposures (NPEs); and b) the resolution of pending legal cases with potential financial repercussions. These circumstances indicate that there is material uncertainty which may cast significant doubt on the Bank's ability to continue as a going concern. As stated in the same Note, the Bank's Management has planned to take appropriate measures to improve its financial position and to ensure the smooth continuation of its activities, a condition that has been taken into account in the preparation of the accompanying financial statements. Our opinion is not modified in respect of this matter.

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Key audit issues

The key audit issues are those matters which, in our professional judgment, were of paramount importance in our audit of the corporate and consolidated financial statements of the audited fiscal period. These issues and the associated risks of material misstatement were addressed in the context of the audit of the corporate and consolidated financial statements as a whole in order to formulate our opinion on these and we do not express a separate opinion on these issues.

<table>
<tr><th>Key audit issues</th><th>How the most significant audit issue was addressed in our audit</th></tr>
<tr><td colspan="2">Provisions for expected credit losses on loans and receivablesfrom customers (corporate financial statements)</td></tr>
<tr><td>
As at 31 December 2025, the total impairment on loans and receivables from customers of the Bank and the Group, as disclosed in Note 10 of the annual financial statements, amounted to €108.6 million.
The measurement of expected credit losses under IFRS 9 requires significant judgement and estimates by management, which involve a high degree of complexity. The Bank and the Group recognise impairment losses on both an individual and collective basis.
The main areas of critical assessment on which we focused our audit included:

The importance of the size of the loan portfolio in financial statements.
The application of IFRS 9, which requires complex estimates and judgements.
The staging of loans and the assessment of significant increase in credit risk.
The use of critical assumptions, such as macroeconomic data, probabilities of default (PD) and loss given default (LGD), as well as the design and operation of impairment models.
The estimates for the assessment of expected credit loss, which are affected by the economic environment and adjustments implemented by management.

The relevant disclosures are included in Notes 2.7, 4.3, 4.4 and 10 to the financial statements.
</td><td>
Our audit approach included, but was not limited to, the following procedures:

Evaluation of the design and effectiveness of internal controls related to significant estimates and the data used.
Understanding and assessing the completeness of IFRS 9 implementation, focusing on management policies and critical assumptions for determining expected credit losses.
Examination of the consistency of the methodology used in staging exposures.
For individual impairment, we selected a sample of loans and assessed the adequacy of the provisions by reviewing the data used and the reliability of the projected cash flows.
For collective impairment, we assessed the reasonableness of key parameters and assumptions, such as probability of default (PD) and loss given default (LGD), used in the Bank's models.
Assessment of the appropriateness of the adjustments made, taking into account current economic developments and circumstances.
Review of the Bank's loan portfolio and verification of the correct functioning of the mathematical models and data used in the calculation of expected credit losses.
Full reconciliation of records with the Bank's general accounting and financial statements.
Overview of relevant reports from the competent supervisory authorities.
Assessment of the adequacy and appropriateness of the related disclosures in the accompanying corporate and consolidated financial statements.

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</table>

Key audit issues	How the most significant audit issue was addressed in our audit
Assessment of the recoverability of deferred tax assets (corporate financial statements)	
The deferred tax assets of the Bank and the Group amounted to €17.5 million as at December 31, 2025, part of which is not necessarily based on future profitability but relates to deferred tax assets falling under article 27a of Law 4172/2013, according to which the Bank may convert deferred tax assets on specific temporary disputes into final and settled claims against the Greek State. Measurement of the recoverability of these assets requires significant judgment and assumptions by management, including: • estimates of future taxable profits that will permit recovery of such assets; • assessing compliance with the conditions laid down in Article 27a and the application of the relevant legislation; and • assessing current economic conditions and prospects that may affect the Bank's profitability. Due to the complexity of the relevant assumptions, the significant amount involved and the specific nature of the provisions of Article 27a, this issue was a key audit matter. Management has provided further information on deferred tax assets in Notes 4.11.3, 17 and 30 to the financial statements.	Our audit approach included, but was not limited to, the following procedures: • Understanding and evaluating the procedures and controls implemented by Management to assess the recoverability of deferred tax assets. • Review of management's documentation and assumptions regarding the Bank's future taxable profit projections, through analysis of historical results and financial projections, as well as an assessment of current and future market and economic conditions. • Assessing of the compliance of management's estimate with tax legislation, including the provisions of Articles 27 and 27a of Law 4172/2013, which affect the balance of deferred tax assets. • Assessment of the adequacy and appropriateness of the related disclosures in the accompanying corporate and consolidated financial statements.
Fair value measurement of investment property (corporateand consolidated financial statements)	
Investments in real estate and their development constitute one of the main secondary activities of the Bank and the Group. As at 31 December 2025, the total portfolio of the Group and the Bank included investment properties in various locations throughout Greece. As described in detail in Note 2.14 of the accompanying separate and consolidated financial statements, the Group and the Bank measure investment property at fair value in accordance with the principles of International Accounting Standard 40 (IAS 40). According to Note 16 of the accompanying corporate and consolidated financial statements, the fair value of the Group's and the Bank's investment property as at 31 December 2025 amounted to €57.1 million and €22.6 million, respectively, while gains from the fair value	The audit approach was based on audit risk and the assistance of the auditor of the Group's constituent parts, where deemed necessary, and includes, but is not limited to, the following procedures: • We understood the procedures and evaluated the design and implementation of the controls applied by the Group and the Bank in relation to the fair value measurement of investment property. • We assessed the professional competence, independence, objectivity and experience of the certified independent valuers used by the Group's management. • We have examined, on a sample basis, that the data provided by the Management to the certified independent valuers and used to determine the fair value of the Group's and the Bank's investment property as December 31,

Key audit issues	How the most significant audit issue was addressed in our audit
measurement of the aforementioned investment properties amounted to €2.3 million and €442 thousand, respectively, for the year 2025 and have been recognised in the statement of comprehensive income. The Group's management uses significant assumptions and estimates to measure investment property at fair value. In making these assumptions and estimates, the Group's management uses independent certified valuers who determined the fair value of investment property as of December 31, 2025. The valuation methods used to measure the Group's and the Bank's investment portfolio at fair value are as follows: • Comparative data method. • Income method using the direct capitalisation approach. • Residual method. We evaluated the measurement of investment property at fair value as a significant audit matter, taking into account primarily the significance of the "Investment property" account in the accompanying corporate and consolidated financial statements and, on the other hand, the subjectivity of the assumptions and estimates used by the Group's management, the sensitivity of these assumptions and estimates to any changes, and the increased audit work required. Disclosures relating to the fair value measurement of investment property are set out in Notes 2.14 and 16 to the accompanying separate and consolidated financial statements.	2025 is in accordance with the relevant notarial documents, lease agreements and other information necessary to determine the fair value of the investment properties. • We have compared and agreed, on a sample basis, the fair value of investment properties as derived from valuation reports prepared by certified independent valuers with the corresponding fair value of such investment property as recorded in the accounting records of the Group and the Bank. • We assessed, on a sample basis, whether the valuation methods applied by the Group's management and certified independent valuers are consistent with generally accepted real estate valuation techniques in the market. • We have assessed the accuracy and adequacy of the disclosures in the notes to the accompanying consolidated and company financial statements.

Subject matter of emphasis

We draw your attention to Note 21a of the corporate and consolidated financial statements, which analyses the Bank's contingent liabilities and contingent assets arising from lawsuits – legal disputes between certain partners and the Bank concerning the "Apodido" special account agreements, and from the subsequent issuance of higher court rulings in favour of the Bank.

In our opinion there is no reservation on this matter.

Other information

Management is responsible for other information. Other information is included in the Board of Directors' Annual Report, for which special reference is made in "Report on Other Legal and Regulatory Requirements", the Board of Directors Members' Statements but do not include the financial statements and the audit report thereon.

Our opinion on the corporate and consolidated financial statements does not cover other information and we do not express any form of assurance on them in our opinion.

In relation to our audit of the corporate and consolidated financial statements, it is our responsibility to read the other information and thus to consider whether the other information is materially inconsistent with the corporate and consolidated financial statements or knowledge we obtained during the audit or otherwise appear to be materially incorrect. If, on the basis of the work we have performed, we come to the conclusion that there is a material error in the other information, we are obliged to report this fact. We have nothing to report on this issue.

Responsibilities of management and those charged with governance for the corporate and consolidated financial statements

Management is responsible for the preparation and fair presentation of the corporate and consolidated financial statements in accordance with IFRS as these have been adopted by the European Union and for such internal control as management determines is necessary to enable the preparation of corporate and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the corporate and consolidated financial statements, Management is responsible for assessing the Bank and Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern principle of accounting, unless Management either intends to liquidate the Bank and Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee (Article 44 of Law 4449/2017) of the Bank is responsible for supervising the financial reporting process of the Bank and the Group.

Auditor's responsibilities for the audit of corporate and consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the corporate and 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, as these have been incorporated in Greek law, 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 corporate and consolidated financial statements.

As part of an audit in accordance with ISAs, as these have been incorporated in Greek law, we exercise professional judgment and maintain professional skepticism throughout the audit. Also:

- We identify and evaluate the risks of material misstatement of the corporate and consolidated financial statements, whether due to fraud or error, by designing and conducting audit procedures that respond to those risks and obtain audit evidence that is sufficient and appropriate to provide us with a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank and 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 principle of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank and 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 Bank and the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the corporate and consolidated financial statements, including the disclosures, and whether the corporate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- We plan and perform our audit of the Group in order to obtain sufficient and appropriate audit evidence about the financial information of the entities or business units within the Group as a basis for forming an opinion on the Group's financial statements. We are responsible for directing, supervising, and reviewing the audit work performed for the purpose of the Group's 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, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the corporate and consolidated financial statements of the fiscal year under review and therefore constitute the key audit matters.

Report on Other Legal and Regulatory Requirements

1. Board of Directors' Management Report

Having regard that Management is responsible for the preparation of the Board of Directors' Management Report pursuant to the provisions of article 2(5) of Law 4336/2015 (part B), we note that:

i. In our opinion, the Board of Directors' Management Report has been prepared in accordance with the applicable legal requirements of articles 150 and 153 of Law 4548/2018 and its content corresponds to the attached corporate and consolidated financial statements for the year ended on December 31, 2025.

ii. Based on the knowledge we have gained during our audit, we have not identified any material misstatements in the Management Report of the Board of Directors of "Cooperative Bank of Chania Cooperative of Limited Liabilities" and its environment.

2. Supplementary Report to the Audit Committee

Our opinion on the accompanying corporate and consolidated financial statements is consistent with our Supplementary Report to the Bank's Audit Committee provided for in Article 11 of Regulation (EU) No. 537/2014.

3. Provision of Non-Auditing Services

We did not provide the Bank and its subsidiaries with the non-auditing services that are prohibited in accordance with Article 5 of Regulation (EU) No. 537/2014.

The permitted non-auditing services we have provided to the Bank and its subsidiaries during the period that ended on 31 December 2025 are disclosed in Note 27 of the attached corporate and consolidated Financial Statements.

KSi Greece
Certified Public Accountants
Independent member
Morison Global

4. Appointment of an Auditor

We were first appointed as the Bank's Certified Public Accountants by the decision of the annual general meeting of the partners, held on 14.07.2024. Our appointment covers a total audit period of two years.

Athens, 18 June 2026

The Certified Public-Accountant,

Georgios N. Nikou

S.O.E.L. REG. NO. 21841

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S.O.E.L. REG. NO. 171

BOARD OF DIRECTORS' ANNUAL MANAGEMENT REPORT

On the Company and Consolidated Financial Statements of the Cooperative Bank of Chania Cooperative of Limited Liabilities for the fiscal year 2025

The following annual report by the Board of Directors concerns the fiscal year 2025 (01.01.2025 to 31.12.2025). The Report is harmonized with the relevant provisions of articles 150 to 153 of Law 4548/2018. This report presents in a true manner all the relevant and legally necessary information about the Cooperative Bank of Chania Cooperative of Limited Liabilities (hereinafter the "Bank") and the Group.

The Report is included in the Annual Financial Report for the 2025 fiscal period, together with the financial statements of the Bank and the Group and the other statements and declarations that are required by the law.

Developments in the International and European Environment

The year 2025 was one in which the world's economies were called upon to navigate an environment of mounting trade and geopolitical challenges.

Geopolitical instability remained at the forefront, whilst the international economic climate was significantly weighed down by the evident cracks in global economic integration. The imposition of new tariff restrictions by the US and the resulting reorganisation of international trade flows introduced additional layers of complexity, heightening concerns about the smooth functioning of supply chains and price stability, which has led to a reassessment of the risks to the global economic outlook.

Although 2024 drew to a close with the start of monetary policy easing and clear signs that inflation was easing, 2025 inherited significant structural challenges. Efforts to consolidate stability continued, with economic activity picking up and the labour market maintaining its positive momentum, whilst at the same time inflation remained relatively persistent in certain sectors.

More specifically, during 2025, central banks adopted a gradually less restrictive approach to their monetary policy. As progress on the inflation front allowed the cycle of interest rate cuts, which had already begun in 2024, to continue, monetary conditions in advanced economies began to normalise. This gradual easing of the cost of capital contributed to a modest relaxation of financial conditions, without, however, completely eliminating the contractionary effects left over from the sharp tightening of the previous period.

Global inflation continued to ease in 2025, enabling several developed economies to move closer to the medium-term target of 2%. Despite this general decline, with performance varying from country to country, core inflation remained relatively resilient, facing continued pressure from persistent price rises in the services sector. International energy prices showed moderate volatility, trading at lower levels compared with 2024, although they were affected at times by geopolitical turmoil and supply adjustments by producer countries.

With regard to global economic activity, according to the International Monetary Fund's (IMF) forecasts published in the October 2025 edition of the World Economic Outlook, the growth rate of the global economy was estimated at 3.2% for 2025, compared with 3.3% in 2024. Despite a slight slowdown, the global economy has shown remarkable resilience, largely absorbing the impact of increased geo-economic uncertainty, changes in trade policy and ongoing geopolitical tensions.

As regards international trade, according to the updated *Global Trade Outlook and Statistics* report by the World Trade Organisation (WTO), the volume of global trade in goods is estimated to increase by 2.4% in 2025. Despite stronger-than-expected performance in the first half of the year, the momentum of international trade is expected to slow in 2026, with the growth rate standing at 0.5%, reflecting the impact of increased trade restrictions, uncertainty over trade policy and ongoing geopolitical tensions.

The government bond market was characterised by marked divergence between the US and the eurozone, with yields being driven mainly by structural factors. In the US market, yields on long-term bonds fell at a significantly slower rate than those on short-term bonds. Conversely, in the Eurozone, bond yields showed an upward trend; however, this was not uniformly distributed across the region, as in Germany the rise was linked to announcements of fiscal expansion and expectations of stronger economic activity, whilst in France the pressure on yields was more pronounced, as a result of domestic political uncertainty and concerns regarding fiscal policy.

Overall, 2025 was a period of remarkable momentum and gradual stabilisation for the global economy. The successful trend towards a decline in inflation has enabled central banks to proceed with a gradual and cautious easing of restrictive monetary policy, achieving substantial convergence towards medium-term price stability targets, whilst at the same time global economic activity proved resilient, maintaining its growth rates. However, mounting geo-economic uncertainties, the rise of trade protectionism and the structural challenges affecting international competitiveness continued to shape a complex economic landscape, highlighting the need for constant vigilance, strategic flexibility and careful planning of the policies pursued.

In the Eurozone, economic activity improved in 2025, with the rate of real GDP growth accelerating to 1.4%, compared with 0.9% in 2024, despite ongoing geopolitical tensions, uncertainty surrounding international trade and subdued investment conditions. The strengthening of private consumption, the gradual easing of inflation and the relaxation of monetary policy have helped to maintain the growth momentum of the euro area economy.

The trend in inflation during 2025 confirmed expectations of a steady decline, with the headline inflation rate falling to 2.0% in December 2025 from 2.4% in the same month of the previous year, thereby meeting the ECB's medium-term target. This development was supported by the gradual easing of inflationary pressures, as the gradual slowdown in wage growth, the rise in productivity and the earlier appreciation of the euro effectively contained unit labour costs.

Finally, given that inflation had gradually returned to a level close to the medium-term target, the ECB continued to ease its key interest rates until the first half of 2025, extending the cycle of cuts that had begun in June 2024, with the deposit facility rate falling to 2%.

Developments in the Greek Territory

In 2025, amidst a particularly volatile and fluid international environment, the Greek economy demonstrated remarkable resilience and strong growth momentum. More specifically, domestic economic activity grew by 2.1%, outperforming the eurozone's corresponding figure of 1.4% for yet another year.

This growth trajectory was driven primarily by the steady rise in private consumption and robust investment activity, whilst net exports made a significant positive contribution, supported by growth in exports of goods and services, combined with the stabilisation and reduction of imports. At the same time, foreign direct investment also reached high levels, reflecting the improvement in the investment climate and international investors' confidence in the Greek economy.

In 2025, the tourism sector remained a cornerstone of the Greek economy, recording its third consecutive year of strong performance. During the year, arrivals by non-residents rose by 6.4% year-on-year, whilst the corresponding tourism receipts recorded a significant increase of 9.4% compared with 2024. This positive trend was also reflected in air traffic, with international passenger traffic at Athens International Airport rising by 8.6%, whilst at regional airports, international passenger traffic increased by 3.6%.

Inflation in 2025 stabilised at levels similar to those of the previous year. This development is primarily attributed to the strong resilience of prices in the services sector, which continued to fuel inflationary pressures. More specifically, headline inflation, as measured by the Harmonised Index of Consumer Prices (HICP) recorded only a marginal decline to 2.9%, compared with 3% in 2024, exceeding the corresponding eurozone average – which stood at 2.1% – by almost one percentage point.

Despite the positive macroeconomic performance and the improvement in key ratios, the picture of the real economy in the country remains complex and diversified. High growth and fiscal adjustment are not evenly distributed across all social strata and sectors.

Small and medium-sized enterprises continue to face ongoing challenges, with the majority of businesses now citing the recruitment of skilled staff as their main problem. At the same time, the ongoing rise in production and labour costs, combined with long-standing obstacles to accessing external financing, remain the main causes for concern.

High prices for basic goods and services continues to be a concern for a significant part of the population, while inflation, although reduced, remains high in categories such as housing, food, and services. At the same time, investments, although boosted, are mainly directed to large enterprises or infrastructure projects, leaving room for further strengthening of small and medium-sized entrepreneurship.

The country's current account balance remains in deficit, reflecting the Greek economy's long-standing dependence on imported raw materials, intermediate products, and final goods.

In the field of investment, the contribution of resources from the Recovery and Resilience Facility (RRF) has been crucial, channelled towards key areas of development such as infrastructure, the energy sector and digital networks, directly boosting domestic economic activity and significantly improving the country's medium-term growth prospects.

On the fiscal front, the Bank of Greece's estimates indicate that the primary surplus for 2025 will stand at around 4.4% of GDP, significantly exceeding the targets set out in the 2025 Budget. This strong performance, combined with the country's continued positive growth trajectory, has contributed to a further and significant reduction in the debt-to-GDP ratio, which is expected to fall to 146.1% in 2025, and a further decline to 137.7% by 2026.

The prudent fiscal management of recent years has led to a further upgrade of the Greek economy's credit rating by major international rating agencies. The successive upgrades to the country's credit rating reflect the overall strengthening of the Greek economy's fundamentals, which are underpinned by consistent growth, the continued over-performance of fiscal results, the reduction in the public debt-to-GDP ratio, and the strong performance of the financial system. This new environment incorporates the benefits of the stability policy, as well as the steady progress being made in the area of structural reforms.

Cretan Economy

Despite the intense pressures caused by international geopolitical upheavals and widespread instability, in 2025 the Cretan economy demonstrated its strong resilience and its distinctly outward-looking nature.

Tourism in Crete has once again performed strongly, steadily boosting the number of arrivals and consolidating the island's position as one of the country's most popular destinations. According to figures from the Institute of the Association of Greek Tourism Enterprises (INSETE) and the Bank of Greece, international arrivals in Crete totalled 6.4 million for the whole of 2025, marking a remarkable increase of 6.6% compared with the previous year.

Crete's exports for 2025 also ended on a positive note, showing a remarkable recovery in both value and volume. Based on ELSTAT data analysed by the Cretan Exporters' Association. The island's total exports amounted to €727 million in value, compared with €715 million the previous year, marking an increase of 1.7%, whilst in terms of volume, they increased by 47.1% to 655,898 tonnes, compared with 445,855 tonnes in the previous period.

The food and drink sector, which has historically dominated Crete's export profile, further strengthened its position, accounting for 60.7% of the island's total exports and reaching €441.3 million, recording a remarkable increase of 5.4% in value terms and 29.8% in volume terms. The chemicals and plastics sector consolidated its position in second place, accounting for 23.8% of the total, with an increase of 1.8% in value and almost 7% in volume.

In terms of geographical markets, Italy remained the leading importer of Cretan products in 2025, with the value of exports standing at 163.7 million euros. Germany came second with €130.9 million, followed by Poland with €50.7 million, France with €43.7 million and the Netherlands with €33.6 million. Crete's main export is olive oil, with Italy, Germany, the USA, Poland and France consistently being the main buyers.

One of the main comparative advantages of the Cretan economy lies in the broad diversification of its productive base. This versatile model spans a wide range of dynamic sectors, such as tourism, energy, agricultural production, manufacturing, as well as property development and the holiday home market. These sectors are characterised by distinctive high-quality features that generate significant added value, which not only underpin the island's development prospects, but also establish Crete as a regional economic power with a strong presence at both national and international levels.

Greek Banking System

During 2025, the consistently positive performance of the Greek economy led to a further strengthening of the fundamentals of the domestic banking system, which continued to perform strongly and significantly improve its efficiency ratios. The net profits of Greek banks as a whole rose significantly, a development attributed mainly to the expansion of net lending to the real economy, as well as to the increase in net income from commissions and other sources.

Lending rates for 2025 trended downwards across most loan categories, although the extent of the adjustment varied depending on the sector, the type and the amount of the loan. More specifically, the cost of bank borrowing for businesses fell, in line with reductions in reference interest rates and in the euro interbank market. The use of programmes run by the European Investment Bank (EIB), the Hellenic Development Bank (HDB) and the Recovery and Resilience Facility (RRF). Conversely, the pass-through of interest rate cuts to household loans has been significantly more limited than that to businesses. This development is directly linked to the increased proportion of new fixed-rate loans, as well as to the banks' forecasts regarding the future path of medium- to long-term interest rates.

The annual rate of change in bank loans to households showed a positive turnaround in 2025. This development reflects, on the one hand, a further acceleration in the rate of growth of consumer credit, which rose to 7.0% in December 2025, compared with 6.3% in December 2024. On the other hand, it reflects the gradual slowdown in the rate of contraction of mortgage loans until they finally turned positive, with the rate of change standing at 0.7% in December 2025, compared with -2.6% in December of the previous year.

The annual growth rate of bank lending to non-financial corporations (NFCs) showed a slight slowdown during 2025, reaching 11.3%, compared with the 13.8% recorded in December 2024, whilst maintaining strong momentum with high double-digit growth rates throughout the year.

Private-sector bank deposits continued to rise in 2025, recording an even sharper cumulative increase compared with the previous year. The stock of deposits increased by €10.4 billion (compared with an increase of €8.6 billion in 2024), a trend driven by a significant and almost equal rise in both corporate and household deposits. The total balance of private deposits stood at €213.2 billion in December 2025, reaching its highest level since June 2010. As a percentage of GDP, private-sector deposits stood at 85%, remaining at roughly the same levels as in 2024.

Finally, the outlook for the Greek banking sector remains particularly favourable, as the enhanced resilience of domestic credit institutions is now officially recognised both in reports by institutional bodies and by international credit rating agencies. This development, which reflects the clear improvement in the sector's fundamentals and its successive credit rating upgrades, creates the right conditions for the expansion of banking operations and the development of new outward-looking strategies, despite the escalation of risks in the external environment.

Cooperative Bank of Chania

The Bank remains firmly committed to supporting local development and the real economy, operating responsibly, consistently and with a commitment to reliability and transparency.
With a view to building and maintaining relationships based on trust with its customers, shareholders and the wider community, the Bank responds effectively to the challenges of the economic and financial environment. Despite ongoing changes and increased market demands, it maintained its steady growth trajectory, demonstrating operational resilience, flexibility and the ability to adapt to developments. As a result, it further strengthened its position as a reliable and stable financial institution, making a significant contribution to the financing of the Greek economy and to meeting the development needs of local communities.
As part of its strategic planning, the Bank has made it a key priority to further strengthen its position and presence within the Greek banking system. The acquisition of a nationwide banking license, combined with the progress of its transformation project into a Société Anonyme, constitute decisive milestones for the implementation of its strategy, as they create the conditions for geographical expansion, expansion of operations, strengthening of its capital base and further improvement of its profitability.

A key priority for the successful implementation of the business plan is to further improve the quality of the balance sheet, with the main focus being on significantly reducing non-performing loans (NPLs). Improving the quality of the Bank's assets is expected to enhance its financial fundamentals, strengthen its capital position and create the conditions for further growth in lending to the real economy, thereby supporting its long-term growth trajectory.

At the same time, the Management continues to hold discussions and consultations with investment institutions and potential strategic investors, with a view to further strengthening the Bank's capital base and ensuring the necessary conditions for the successful implementation of its business plan.

The Bank's strategic objective remains to continuously enhance its profitability and expand its activities through closer cooperation with households and businesses. With a deep understanding of the needs of the local community, the Bank has developed a comprehensive portfolio of products and services tailored to the demands of the digital age, with a particular focus on the green economy.

During 2025, the Bank consistently continued to implement its strategic digital transformation, systematically investing in modern technological infrastructure, upgrading the services it provides and enhancing transaction security. In this context, it proceeded to replace its existing network of POS terminals with new-generation terminals, through new partnerships relating to payment services, with providers who possess significant expertise and a strong presence in European markets. This investment is expected to enhance the transaction experience for customers and partner professionals, whilst improving the speed, security and functionality of electronic payments.

At the same time, work continued on upgrading the digital service channels (e-banking and mobile banking), with the addition of new features and improvements to the user experience, whilst particular emphasis was placed on further strengthening cyber security and the protection of personal data. The Bank continues to invest systematically in advanced security technologies and in the training of its staff, reaffirming its commitment to protecting its customers and ensuring its business continuity.

The accolades it has received in recent years for its digital infrastructure are tangible recognition of its strategic choice to invest in innovation and digital modernisation.

Development Activities

The Chania Cooperative Bank has long supported the Greek economy, remaining a steadfast financial partner to small and medium-sized enterprises, which form a key pillar of the country's economic activity. By providing tailored financing solutions, specialised tools and strategic partnerships, it strengthens businesses' liquidity, helping to enhance their competitiveness, implement their investment plans and achieve sustainable growth, in particular through the following partnerships:

- **The Hellenic Development Bank (E.A.T.), through the following programmes:**

- Entrepreneurship Fund – TEPIX III Loan Fund: The financial instrument provides co-financed loans for investment and working capital purposes, with 40% interest-free funding and the option of a 3% interest rate subsidy for two years.

- Entrepreneurship Fund – TEPIX III Guarantee Fund: It provides partially guaranteed investment loans, special-purpose working capital loans and special-purpose revolving working capital loans to SMEs. In addition, it provides an interest rate subsidy of 2% for businesses in the Attica and South Aegean regions and 3% for businesses in the country's other regions, for the first two (2) years of the financing. Finally, the loans are provided with no guarantee fee.

-Innovation Guarantee Fund: Partially guaranteed loans for fixed assets or working capital for innovative small and medium-sized enterprises, through the Hellenic Development Bank's new Innovation Guarantee Fund, with an 80% guarantee.

-Small Loans Fund for Rural Entrepreneurship (Micro Agri-Fund) programme: Under a 50-50 co-financing scheme, new small loans are being granted to fund small-scale investments and to meet working capital requirements for businesses in the agricultural sector and for businesses involved in the processing of agricultural products.

- **The European Investment Fund (EIF), through its programmes**

- "EaSi – Microcredit" programme: It provides guaranteed loans for investment and working capital to very small businesses and vulnerable social groups, with reduced or no collateral, as the Fund acts as guarantor.

- The "RRF -InvestEU SME Competitiveness" programme provides guaranteed loans for investment and working capital to micro, small and medium-sized enterprises (SMEs), as well as small mid-caps, to boost their competitiveness.

- The "RRF GR Sustainability" programme, providing financial support for climate-resilient businesses and for investments in the green transition of micro, small and medium-sized enterprises (SMEs), as well as small and medium-capitalisation (Small Mid-Caps), backed by a guarantee from the European Investment Fund (EIF).

In addition, the Bank actively and tangibly supports private customers and households through its involvement in:

- Under the "Saving (Exoikonomo)" programme run by the Ministry of the Environment and Energy: The aim of the programme is to provide incentives for citizens to improve the energy efficiency of their homes.
- Under the "My Home II" programme, as part of the Recovery and Resilience Facility Loan Programme, funded by the European Union – NextGenerationEU. The aim of the scheme is to enable individuals eligible under the scheme to purchase their first home on preferential terms.
- As part of the "Upgrading My Home", funded by the Recovery and Resilience Facility, which aims to provide incentives to individuals for the energy-efficient refurbishment of existing residential buildings within Greece, by carrying out specific energy-efficiency measures in their existing homes.

Participations in Organisations

The Cooperative Bank of Chania participates in the following bodies:

- **European Federation of Ethical and Alternative Banks and Financiers (FEBEA):** FEBEA is a non-profit organisation whose aim is to develop and expand ethical and social finance in Europe. Financial institutions from 17 European countries are taking part. Of the organisation's 32 members, two are from Greece: the Chania Cooperative Bank and the Karditsa Cooperative Bank. FEBEA's members are institutions that stand out for their innovation and pioneering spirit and work towards an active, supportive and solidarity-based Europe, seeking to develop ethical and solidarity-based economic models at European and national level.

- **Organisation for the Development of Crete:** A non-profit organisation working to promote regional development through the implementation and management of national and European programmes. The Cooperative Bank of Chania is a shareholder in Development Crete, alongside chambers of commerce and other organisations on the island.

- **Intermediary Body for Operational Programmes on Competitiveness and Entrepreneurship (EFEPAE):** The Bank participates indirectly, through the Organisation for the development of Crete Development Agency, in EFEPAE, which is a non-profit organisation. Its purpose is to manage state aid schemes aimed at promoting the competitiveness and international outlook of businesses, fostering high-quality entrepreneurship with an emphasis on innovation, and increasing domestic value added.

The Bank's Network

In total, the Bank's network currently consists of twenty-three branches in Crete and Attica. In particular, the branch network in Crete consists of fifteen branches and eight in Attica. In Crete, there are eight branches in the Prefecture of Chania, one branch in the Prefecture of Rethymnon, four branches in the Prefecture of Heraklion and two branches in the Prefecture of Lassithi. In Attica there are branches at the following locations: Syngrou Avenue, Peristeri, Agia Paraskevi, Dragatsani Street (Klafthmonos Square area), Kallithea, Pagrati, Marousi and Glyfada.

Liquidity

The Bank's liquidity remained at high levels throughout 2025, as it had in 2024. Cash and cash equivalents (cash, balances with the central bank and other banks) increased by approximately 8% to €183 million as at 31 December 2025, compared with €170 million on 31 December 2024, reflecting management's strategy of maintaining high liquidity reserves. The Bank's funding base consists mainly of customer deposits, which stood at €655 million on 31 December 2025, compared with €631 million on 31 December 2024, and constitute its primary source of funding. In particular, it should be noted that the Bank's funding base relies mainly on retail deposits, which account for 81% of total deposits. This structure reduces the Bank's reliance on short-term sources of funding in the wholesale markets and helps to strengthen its stability and resilience during periods of financial turmoil.

The regulatory liquidity ratios for both the Bank and the Group – specifically the Liquidity Coverage Ratio (LCR) and the Net Stable Funding Ratio (NSFR) – remained at high levels throughout 2025, well above the minimum regulatory threshold of 100% set out in Regulation (EU) No 575/2013 (CRR), as well as the internal early warning thresholds as defined within the Bank's Risk Apportionment Framework.

Capital Adequacy

As of 31 December 2025, the Capital Adequacy Ratio stood at 16.6% (2024: 15.9%) on a consolidated basis, and at around 17% (2024: 16%) on an individual basis.

In accordance with the provisions of Law 4261/2014 and EU Regulation 575/2013, the following capital buffers came into force on 1 January 2016 and thereafter:

Capital Conservation Buffer: It is expressed as a percentage of the total amount of exposures at risk and amounts to 2.50% as from 01/01/2019. In accordance with CIC (Credit and Insurance Committee) 506/3/05.07.2024, the Bank must maintain a rate of 2.50% for the year 2025 and also for 2026, pursuant to the new CIC 569/5/24.04.2026.

Countercyclical capital buffer: It is expressed as a percentage of the total amount of risk-weighted assets and ranges from 0% to 2.50%. Pursuant to the decision of the Bank of Greece "Meeting 235/07.10.2024/Item 2: 'Determination of the countercyclical capital buffer rate': a countercyclical capital buffer rate (CCyB) of 0.25% for exposures within Greece, with the date of application set at 1 October 2025, whilst from 1 October 2026 it will be set at 0.5% (pursuant to Meeting 248/6 October 2025/Item 1).

Pursuant to Decision 506/3/05.07.2024 of the Credit and Insurance Matters Committee and within the framework of the Supervisory Review and Evaluation Process (SREP), a capital guidance (Pillar 2 Capital Guidance) of 1.75%, in accordance with Article 96B of Law 4261/2014, as well as additional capital requirements of 2.98% for the year 2025, in the context of the application of the provisions of Article 96A, paragraph 1(a) of Law 4261/2014, whilst for the year 2026 the additional capital requirements, pursuant to CIC 569/5/24 April 2026, were set at 3.74%.

On the basis of all the above, the Bank's minimum required total capital adequacy ratio for 2025 was set at 15.48% and at 16.49% for 2026. The table below presents the relevant breakdown:

	2025			2026		
Capital requirements	**CET1**	**TIER1**	**CAR**	**CET1**	**TIER1**	**CAR**
Regulation 575, article 92	4.50%	6.00%	8.00%	4.50%	6.00%	8.00%
SREP	1.68%	2.24%	2.98%	2.10%	2.81%	3.74%
TSCR Index	**6.18%**	**8.24%**	**10.98%**	**6.60%**	**8.81%**	**11.74%**
Capital Conservationbuffer (CCB)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Countercyclical buffer (CCyB)	0.25%	0.25%	0.25%	0.50%	0.50%	0.50%
Overall Capital Requirements (OCR)	**8.93%**	**10.99%**	**13.73%**	**9.60%**	**11.81%**	**14.74%**
Pillar 2Guidance (P2G)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Overall Capital Requirement (OCR) & Pillar 2 Guidance (P2G)	**10.68%**	**12.74%**	**15.48%**	**11.35%**	**13.56%**	**16.49%**

Handling of non-performing exposures (NPEs)

The Bank's key priority remains the drastic reduction of its non-performing exposures (NPEs) and the improvement of the quality of its assets.

The Arrears Handling Division (DDK) was established in accordance with regulatory requirements and is an independent administrative body responsible for monitoring the Bank's non-performing portfolio and implementing the Non-Performing Exposures Strategy (NPE Strategy), in line with the Executive Committee's Acts and the guidelines issued by the Bank of Greece and the European Banking Authority.

In previous years, the Arrears Handling Division has carried out the following:

- Active monitoring of the targets for reducing NPEs.
- Implementation and review of evidence-based practices and policies falling within its remit regarding the management of the arrears portfolio.
- Development of products, regulations and procedures for final settlements.
- Management of human resources and utilisation of knowledge and experience of executives in the management of NPEs.
- Investments in Information Systems equipment, combined with the operation of platforms for inclusion in beneficial debt settlement laws and electronic auctions.

In May 2026, the Bank submitted to the Bank of Greece the strategic objectives for NPEs/NPLs, reflecting the Bank's targets for the management and reduction of NPEs by the end of 2029, providing for a significant reduction.

Furthermore, pursuant to PEE 252/2/19.12.2025 concerning the provisioning of non-performing exposures held by less significant credit institutions (LSIs) in respect of legacy non-performing exposures (Legacy NPEs), the Bank carried out a calculation to determine the required coverage for these loans (Legacy NPEs), which must be covered by Common Equity Tier 1 (CET1) capital. Based on this exercise, the Bank estimated the additional regulatory provisions (70% coverage) for all legacy (pre-2019) NPEs at approximately €50 million as at 31 December 2026.

The above supervisory requirement, combined with the Management's strategic objectives for further business growth and strengthening credit expansion, makes the Bank's strategic aim of substantially reducing its stock of non-performing exposures even more important, through management measures, including the sale or securitisation of portfolios.

In this context, the Bank, in 2025, engaged the services of a specialist financial adviser to support the sale of a portfolio of non-performing exposures with a carrying value of approximately €65 million, net of provisions. The transaction is expected to be completed in 2026 and is expected to help reduce the stock of non-performing exposures.

In addition to the above transaction, the Bank has drawn up a plan for further management measures and additional disposals of its non-performing exposures, with the aim of reducing the relevant ratio to below 5% by the end of 2027.

In addition, it is noted that in order to achieve the operational objectives set for the management of NPEs for 2027-2029, the following were taken into account:

- The negative impact of inflation on household disposable income and corporate profit margins. Personal incomes, as well as costs of producing consumer goods, have been significantly affected by inflationary pressures.
- The local economic climate, which is being boosted by the growth in tourism, the continuing rise in property prices and construction activity on the island.
- The operation of electronic platforms for implementing Law 4738 on debt settlement and the second chance provision, as well as the Code of Conduct of Law 4224/2013, is not yielding the expected results. The number of cases that ultimately lead to the implementation of smooth repayment of regulated debts is minimal compared to the number of applications.
- Other factors such as internal infrastructures (information systems, personnel, organizational structure), as well as the experience so far from the management of the specific portfolio of the Bank's Non-Performing Loans.

Finally, in 2026, the Plenary Session of the Supreme Court decided to introduce a change to the method of calculating interest on non-performing loans that have been restructured under Law 3869/2010; however, the impact on the Bank's financial statements is negligible, given that the number of NPEs falling under Law 3869/2010 and complying with that arrangement is particularly low.

The table below sets out the key ratios for monitoring and managing the Bank's loans for the two-year period 2024–2025:

Account/Ratio	2025	2024
		€ / %
Loans	547,518,349	540,118,271
Accumulated provisions	108,614,138	105,563,361
Loan Coverage Value*	549,477,270	536,077,981
Non-performing exposures (NPEs)	251,970,827	249,718,382
of which: Non-performing loans (NPLs)	236,971,717	228,845,634
of which: Definitive arrears	209,613,795	203,384,842
Non-performing exposures (NPEs)/Loans	46.02%	46.23%
Non-performing loans (NPLs)/Loans	43.28%	42.37%

Definitive arrears/loans	38.28%	37.66%
Coverage of NPLs	41.04%	39.88%
Coverage of NPEs	41.72%	40.98%
Collateral / Loans*	100.36%	99.25%
Collateral and provisions / Loans*	120.20%	118.80%

*Maximum collateral value

In summary, it is reported that in 2025, Non-Performing Exposures (NPEs) amounted to €251.9 million, up from €249.7 million in 2024, with the NPE ratio falling from 46.23%, on 31 December 2024 to 46.02% on 31 December 2025. The non-performing exposure (NPE) coverage ratio as at 31 December 2025 stood at 41.72%, representing a slight increase of 0.74%.

Conversion of a deferred tax asset into a definitive and settled claim against the Greek State (Article 27 of Law 4172/2013)

The Bank, pursuant to the decision of the Extraordinary General Meeting of November 24, 2015, has been subject to the provisions of article 27^{A} of Law 4172/2013 on the voluntary conversion of deferred tax claims, on temporary differences, into final and settled claims against the Greek State.

This guarantees the provisional tax claim (DTA) by converting it into a definitive claim (DTC), with a corresponding benefit in the calculation of regulatory capital. The maximum amount of the deferred tax asset that may be converted into a definitive and settled claim against the Greek State amounts to approximately €17.7 million (unamortised balance as at 31 December 2025).

Risk Management

The purpose of the Risk Management Unit is to design and implement risk management policies in accordance with the guidelines of the BoD of the Bank and the applicable instructions of the Supervisory Authorities (Bank of Greece, European Central Bank, European Banking Authority).

The main risks to which the Bank is exposed, according to the nature of its activities, are credit and operating risks.

- For credit risk, the Standardized Approach is followed, as provided for in Regulation (EU) No 575/2013 (Articles 111-141).
- For operational risk, the ‘Business Indicator Component’ approach is followed, in accordance with Articles 311a – 315 of Regulation (EU) No 575/2013, as amended by Regulation (EU) No 2024/1623 (CRR III).

In addition to the above, the Bank is exposed to the following risks:

- Interest rate risk in the banking book, which relates to the current or future risk to the Bank’s capital and profits arising from adverse changes in interest rates that affect the positions in the banking book. Interest rate risk relates to the potential reduction in profits or in the value of assets arising from shifts in the yield curve, which stems from the time lag in the revaluation of the Bank’s assets and liabilities. When interest rates change, the present value and the timing of future cash flows change. This, in turn, affects the underlying value of the Bank’s assets, liabilities and off-balance-sheet items, and consequently its economic value. Interest rate risk refers to changes in future cash flows resulting from fluctuations in interest rates (whether these relate to deposit products or lending products). Changes in interest rates also affect the Bank’s profits, as they alter interest-rate-sensitive income and expenses, thereby affecting net interest income (NII). The Bank monitors the level of the spread between its deposit and lending products, which is ultimately the main source of its profitability.
- Liquidity risk, which is related to the Bank’s potential inability to find sufficient cash to meet its liabilities. In order to manage this risk, the principles of liquidity risk management, as reflected in the Management’s

decisions, are applied in conjunction with the Liquidity Risk Appetite Strategy and the current framework setting out liquidity limits.

- Technological risk, which involves insufficiency of technology and information systems and failure of either one of these systems. Because of this, it is pointed out that there is a need to protect systems both from external factors and from intrinsic difficulties. The technological risk also includes the possibility that any of the Bank's investments in an information system or technological equipment fails to deliver the expected results.
- The legal risk is due to changes in the legal framework governing the operation of a credit institution, as well as the imposition of penalties and/or fines by supervisory and/or judicial authorities that, as a consequence, affect the profitability and alter the institution's position. For example, a court ruling on a particular bank may have broader implications in resolving important banking issues throughout the banking system. Particular attention should also be paid to the thorough understanding of the international supervisory framework, as it may be interpreted in various ways and a misunderstanding could lead to substantial fines. Finally, legal risk is also linked to the institution's reputation risk.
- Reputation risk, which is considered to be of particular importance and is associated with the risk of damage to the credit institution's reputation due to negative publicity. It is mainly caused by past failures of the institution's activities, management or products. This type of risk is considered to be crucial, because the damages it may cause cannot be accurately predicted and it is therefore necessary to monitor it continuously.
- Compliance risk which means the risk of legal or supervisory penalties, financial loss or impact on the reputation of the credit institution as a result of its failure to comply with laws, regulations and/or codes of conduct. Compliance risked faced by the Bank was limited as the Bank took all measures necessary to restrain it.
- Market risk, which consists of foreign exchange risk and trading risk. With respect to this type of risk, the following apply:

(a) With respect to the currency risk, in accordance with Rule 351 of Regulation (EU) No 575/2013, as long as the sum of the Bank's equity in foreign currency and gold does not exceed 2% of its total equity, the Bank does not create a capital requirement.

(b) With respect to the trading book risk, since the volume of its activities is extremely low and never exceeds 6% of its total assets, as set out in Article 94 of Regulation (EU) No 575/2013, the capital requirements for this risk are covered by the capital requirements created for credit risk.

- Environmental and ESG risks to which the following apply:

ESG risks are defined as the risks of any financial impact on the Bank arising from Environmental (E), Social (S) and Governance factors. Climate change and environmental degradation are important sources that affect economic activity and therefore also affect the financial system. The so called climate risk is the risk arising from potential loss or negative impact on the Bank, including damage and/or destruction of physical assets, business interruption or system failures, as a result of the adverse effects of climate change and natural disasters. Climate and environmental risks include two main categories:

i) Physical Risk: refers to the financial impact of climate change, including more frequent extreme weather events and gradual changes in climate, as well as environmental degradation such as air, water and land pollution, water scarcity, loss of biodiversity and deforestation. Physical risks are therefore classified as "acute" when they arise from extreme events such as drought, floods and storms, and as "chronic" when they are caused by progressive changes such as rising temperatures, rising sea levels, water scarcity, loss of biodiversity, changes in land use, habitat destruction and scarcity of natural resources.

ii) Transitional Risk: refers to the financial loss of an institution that may result, directly or indirectly, from the process of adapting to a more sustainable - from an environmental point of view - lower carbon economy. This risk could be caused by a relatively abrupt adoption of climate and environmental policies, technological progress or changes in climate and market preferences.

Climate and environmental risks may have an impact on the Bank's credit risk.

In order to effectively monitor, manage and control all the risks it assumes in the course of its activities, the Bank has established a comprehensive Risk Appetite Framework. This framework sets out the level of risk the Bank is prepared to assume in order to achieve its strategic and business objectives, taking into account its capital capacity, its liquidity, regulatory requirements and the broader business environment.

In this context, specific risk appetite limits have been set, which are reflected through appropriate quantitative and qualitative monitoring ratios. These ratios cover the Bank's key risk areas and are monitored on a regular basis, providing management with timely and reliable information regarding the level of risk exposure and compliance with pre-defined limits.

In this way, the Management is able to identify any deviations from acceptable risk levels at an early stage, take corrective action where necessary and ensure that the Bank's operations and growth remain within the limits approved by the relevant governing bodies, whilst contributing to the maintenance of its financial soundness and long-term viability.

CRR III regulatory framework

On 1 January 2025, the provisions of Regulation (EU) 2024/1623 (CRR III) came into force, incorporating the final reforms to the Basel III framework into European banking legislation. At the same time, Directive (EU) 2024/1619 (CRD VI) complements the new supervisory framework and is being implemented through its gradual transposition into national law. The revised regulatory framework introduces changes to the calculation of risk-weighted assets and capital requirements, particularly with regard to credit and operational risk.

During 2025, the Bank took the necessary steps to adapt to the new CRR III regulatory framework. To such ende, it has updated its procedures, policies, information systems and supervisory reports, with a view to ensuring full compliance with the new regulatory requirements.

Particular emphasis was placed on adapting the methodologies for calculating capital requirements, integrating the new regulatory requirements into the Bank's IT systems, and upgrading the risk monitoring and reporting tools, in accordance with the revised supervisory framework.

The Bank uses, via a service provider, an information system to calculate credit risk and produce the relevant supervisory reports, which has been adapted to the requirements of the revised CRR III regulatory framework. This system supports the automation of the relevant calculations and reports, thereby contributing to more effective risk monitoring and compliance with supervisory requirements.

Group - Developments

The Group's consolidated companies and the corresponding shareholdings are set out below:

	Group participation rate	
Subsidiary Name	**31.12.2025**	**31.12.2024**
CRETAN REAL ESTATE S.A.	74.46%	74.46%
CRETAN HOLDINGS SINGLE-MEMBER S.A.	-	100.00%
A.B.E.A. - BIOXYM	71.97%	71.97%
ZYMELIA S.A.	71.97%	-
PRIME ENERGY GROUP OF COMPANIES SA	100.00%	100.00%
CHANIA REIC	100.00%	100.00%

Following the completion of the merger between A.B.E.A. and BIOXYM during the 2024 fiscal year, the Bank took further steps to further safeguard and strengthen the Group, to make more effective use of synergies and economies of scale, and to rationalise its operating and administrative expenses. In particular, in fiscal year 2025, the absorption of the subsidiary CRETAN HOLDINGS SINGLE-MEMBER S.A. was completed, whilst, at the same time, plans were drawn up and implemented for the establishment of the company ZYMELIA SINGLE-MEMBER S.A., a 100% subsidiary of the A.B.E.A-BIOXYM Group company, which operates in the bakery products sector.

Prospects for the Future

The key strategic objectives of the Management for the three-year period 2026-2028 are the following:

Organisational and Regulatory Transformation

- Transformation of the Bank into a société anonyme, with the primary objective of expanding its operations geographically.
- Implementation of the Group's plans to list its real estate investment subsidiary (CHANIA REIC) on the stock exchange.
- Strengthening the Bank's corporate governance framework.

Financial and Capital Shielding

- Achieving significant capital strengthening, ensuring that capital adequacy is maintained at strong levels both at an individual and consolidated level.
- Maintaining liquidity, as well as liquidity monitoring ratios, at high levels.

Balance sheet quality improvement and asset management

- Drastic reduction of non-performing loans through sale or securitisation with the aim of freeing up resources, expanding credit and drastically improving the quality of its portfolio.
- Utilisation and effective management of the Group's real estate portfolio, with the aim of optimising its returns.

Strengthening the Business Model and Competitive Position

- Upgrading services and products in line with market trends and contemporary needs, with an emphasis on strengthening digital transactions as part of the Bank's digital transformation.
- Establishing partnerships with modern companies, with the aim of utilising their know-how to modernise and improve existing services and products.
- Expanding the customer base to new customer groups by providing products and services tailored to their needs.

Technological Transformation and Digital Resilience

- Strengthening the Bank's digital operational resilience and further shielding it against cyber threats through the implementation of a continuous monitoring mechanism for information systems and training of human resources.
- Upgrading the core banking system and adopting new technologies, with the aim of enhancing the efficiency and security of its systems.
- Promoting digital transformation, with an emphasis on upgrading products and services and strengthening digital service channels.

ESG and Sustainable Banking

- Strengthening the ESG framework in the Bank's operations and strategy, leveraging opportunities for green and sustainable financing, supporting customers in the transition to a sustainable economy, and reducing its environmental footprint.
- Continued participation in existing and new government programs related to ESG initiatives (e.g. programs aimed at improving the energy efficiency of buildings).
- Strengthening the risk management framework by assessing climate and environmental risks and integrating ESG criteria into customer assessment.

Social Responsibility and Regional Development

- Supporting households and small and medium-sized enterprises by enhancing their access to financial instruments and their overall growth potential.
- Strengthening the Corporate Social Responsibility strategy with actions that support the local community and generate multiplier benefits for all stakeholders.

Evolution of financial figures and profit and loss for 2025

<u>Assets</u>

Total assets as at 31 December 2025 increased by approximately €27 million for the Bank and the Group respectively, compared with 31 December 2024. Cash and cash equivalents with central banks increased by approximately €14.5 million for both the Bank and the Group as at 31 December 2025 compared with the previous reporting date, whilst loans (net of provisions) as at 31 December 2025 increased by approximately €4.4 million for the Bank and €9.4 million for the Group compared with 31 December 2024. Finally, other assets as at 31 December 2025 increased by approximately €10.1 million and €5 million for the Bank and the Group respectively.

Amounts in EUR	GROUP		BANK	
ASSETS	**2025**	**2024**	**2025**	**2024**
Cash and Cash with Central Banks	176,870,659	162,386,263	176,565,000	162,097,599
Due from banks	6,737,472	7,984,784	6,737,472	7,984,784
Loans (balance after provisions)	417,159,305	407,790,087	438,904,211	434,554,912
Deferred tax assets	17,523,298	18,190,644	17,523,298	18,190,644
Other assets	144,139,848	139,166,959	111,452,734	101,350,525
TOTAL ASSETS	**762,430,582**	**735,518,737**	**751,182,714**	**724,178,465**

<u>Loans</u>

The Bank's total loans (before provisions) as at 31 December 2025 amounted to €547.5 million (€525.7 million for the Group), compared with €540.1 million (€513.4 million for the Group) as at 31 December 2024, representing an increase of approximately 1.4% for the Bank and an increase of approximately 2.4% at Group level. The Bank's cumulative provisions as at 31 December 2025 amounted to €108.6 million, compared with €105.6 million as at 31 December 2024.

Amounts in EUR	GROUP		BANK	
LOANS	**2025**	**2024**	**2025**	**2024**
Loans and advances to customers (before provisions)	525,771,342	513,350,075	547,518,349	540,118,271
Credit risk provisions	(108,612,038)	(105,559,990)	(108,614,138)	(105,563,361)
Loans and advances to customers (after provisions)	**417,159,304**	**407,790,085**	**438,904,211**	**434,554,910**

<u>Liabilities</u>

Total liabilities as at 31 December 2025 increased by approximately €23.4 million and €24 million for the Bank and the Group respectively, compared with 31 December 2024. The Bank's deposits as at 31 December 2025 stood at €655.4 million, compared with €632.7 million as at 31 December 2024, representing an increase of approximately 3.6% (3.5% for the Group). The outstanding balance of debt securities issued by the Bank and the Group as at 31 December 2025 amounted to €25.1 million.

Amounts in EUR	GROUP		BANK	
LIABILITIES	**2025**	**2024**	**2025**	**2024**
Deposits	653,572,164	631,490,520	655,405,873	632,703,363
Debt securities and other loans in issue	25,085,926	23,473,071	25,085,926	23,473,071
Other liabilities	17,001,726	16,567,838	6,832,718	7,767,153
Total Liabilities	**695,659,816**	**671,531,429**	**687,324,467**	**663,943,587**

Equity

The number of the Bank's members stood at 28,530 at the end of 2025, compared with 28,160 at the end of 2024, whilst equity stood at €63.9 million on 31 December 2025, compared with €60.2 million on 31 December 2024, representing an increase of approximately 5.7%. At Group level, equity stood at approximately €66.8 million as at 31 December 2025, compared with €64 million as at 31 December 2024, representing an increase of around 4.4%. It should be noted that the Bank's Capital Adequacy Ratio as at 31 December 2025 stood at approximately 16.97% and 16.59% for the Group, both higher than the minimum regulatory requirement of 15.48%.

Amounts in EUR	GROUP		BANK	
EQUITY	**2025**	**2024**	**2025**	**2024**
Cooperative capital	21,296,271	21,292,929	21,296,271	21,292,929
Premium	87,748,617	87,735,137	87,748,617	87,735,137
Own cooperative capital	(303,875)	(303,890)	-	-
Reserves	4,682,214	4,602,129	4,340,530	4,333,374
Retained earnings	(50,612,339)	(53,410,587)	(49,527,222)	(53,126,562)
Non-controlling interests	3,959,877	4,071,590	-	-
Total Equity	**66,770,766**	**63,987,308**	**63,858,197**	**60,234,878**
Capital Adequacy Ratio	**16.59%**	**15.9%**	**16.97%**	**16%**

The table below sets out the Bank's key financial ratios:

Ratios in %	BANK	
OTHER RATIOS	**2025**	**2024**
Average loan interest rate	6.5%	6.7%
Average deposit interest rate	1.3%	1.6%
Loans/Deposits	83.5%	85.4%

It should be noted that the Bank's average lending rate for 2025, compared with 2024, showed a slight decrease of around 0.2%, whilst the same was true of the Bank's average cost of funding, which fell by around 0.3%, in line with the downward trend in interest rates.
The "Loans to Deposits" ratio showed a slight decrease of 1.9%, mainly due to the increase in deposits as at 31 December 2025 compared with the previous reporting date.

Ratios in %	GROUP		BANK	
OTHER RATIOS	**2025**	**2024**	**2025**	**2024**
Personnel expenses / Total operating expenses	48.8%	47.3%	50.4%	49.7%
Cost / Income	69.6%	60.1%	67.2%	61.7%

The "Staff costs / Total operating costs" ratio as at 31 December 2025 stood at approximately 50% for the Bank, representing an increase of around 0.7% compared with the previous year, whilst for the Group, the corresponding ratio stood at 48.8% (47.3% in 2024), an increase of 1.5% compared with the previous year. Finally, the "Cost/Income" ratio stood at 67.2% (61.7% in 2024), showing an increase of 5.5% for the Bank, while for the Group this ratio stood at 69.6% on 31.12.2025 (60.1% in 2024), increased by 9.5% compared to the previous year.

Financial results

The Bank's net interest income for 2025 stands at €24.3 million, compared with €25.8 million in 2024, whilst at Group level it stands at €23.1 million, compared with €23.6 million in the previous fiscal year. Net commission income for the current fiscal year stands at approximately €1.8 million for both the Bank and the Group, compared with €2.1 million in the previous fiscal year. Operating expenses as at 31 December 2025 stood at €18.4 million (€18.1 million for 2024) for the Bank, whilst for the Group they stood at €23.3 million (€21.9 million for 2024), representing an increase of 1.6%, and 6% for the Bank and the Group respectively. Provisions for credit risk on the Bank's loans and other receivables for 2025 amount to €8.2 million, compared with €10.6 million in 2024, for both the Bank and the Group. The Bank's net profit after tax for 2025 amounts to €3.6 million, compared with €1.7 million in 2024, whilst at Group level it stands at €2.8 million in 2025, compared with €2.2 million in 2024.

Amounts in EUR	GROUP		BANK	
FINANCIAL RESULTS	**2025**	**2024**	**2025**	**2024**
Net interest income	23,106,598	23,618,147	24,302,817	25,758,029
Net commission income	1,843,153	2,065,721	1,851,819	2,084,577
Total Operating Income	33,495,384	36,607,857	27,392,648	29,339,943
Total Operating Expenses	(23,324,186)	(21,991,582)	(18,397,498)	(18,102,494)
Provisions for credit risk	(8,207,309)	(10,628,962)	(8,206,038)	(10,628,657)
Results before taxes	**1,766,380**	**4,654,693**	**4,128,294**	**3,045,815**
Taxes	999,905	(2,467,134)	(526,546)	(1,379,788)
Profit or loss after taxes	**2,766,284**	**2,187,559**	**3,601,748**	**1,666,027**

Social contribution

From its foundation to the present day, the Chania Cooperative Bank has kept people and the needs of society at the heart of its activities. With consistency and a long-standing commitment to its principles, it develops and implements initiatives that help to strengthen social cohesion and improve citizens' quality of life.

With strong ties to Chania and the local community, the Bank remains true to the vision and values that inspired its foundation. Through its ongoing support for social, cultural and environmental initiatives, it has established itself as a steadfast and meaningful ally of local development, creating long-term value for society and its people.

As part of its strategy for responsible and sustainable development, the Bank has developed a comprehensive Corporate Social Responsibility programme, which focuses on three key areas: Society, Culture and the Environment.

In 2025, the Bank allocated €24,000 to support sports clubs, charitable organisations, cultural bodies and educational institutions, thereby strengthening its active involvement in local events.

At the same time, the Bank has undertaken to ensure the ongoing care and promotion of the archaeological site located within its administration building and main branch. Furthermore, it maintains an extensive historical archive of photographs, videos, documents and memorabilia, which keeps alive the memory and history of the Group's operations.

Sustainable Development (ESG)

The Chania Cooperative Bank incorporates the principles of sustainable development and responsible business into its strategy, operations and business decision-making, recognising that environmental, Social and Corporate Governance (ESG) are key drivers of long-term value creation. In this context, the Bank systematically monitors its progress through its Sustainability Report, setting specific targets and performance ratios that enhance transparency, accountability and sustainable development.

The Bank's ESG strategy is built around four key pillars:

1. Sustainable Financing

The Bank actively supports investments that contribute to sustainable development and the green transition of the economy, promoting financing with a positive environmental and social impact, in line with the European regulatory framework

2. Environmental Protection

Reducing our environmental footprint is an ongoing priority for the Bank. To this end, initiatives are being implemented to improve energy efficiency, gradually replace the company's fleet with low-emission vehicles, reducing the consumption of natural resources and promoting recycling and circular economy practices, with the long-term aim of transitioning to a low-carbon operational model.

3. Employees and Society

The Bank has a long-standing commitment to investing in its people and supporting the local communities in which it operates. Particular emphasis is placed on promoting equality and inclusion, ensuring equal opportunities for career progression, and improving access to banking services for all citizens. At the same time, initiatives that broaden access to finance and contribute to social cohesion are being supported.

4. Corporate Governance

Strong corporate governance is a cornerstone of the Bank's sustainable development. In this context, policies on transparency, regulatory compliance and business ethics are being continuously strengthened, whilst at the same time training and raising awareness among executives on ESG issues is being promoted. The implementation of modern corporate governance standards and responsible cooperation with suppliers helps to further strengthen the Bank's credibility and resilience.

Human Resources

The Group recognises that its workforce is the most important factor in its growth and long-term success. For this reason, it systematically invests in the development of its employees' knowledge, skills and professional development, by supporting their ongoing education and training. The ongoing development of our workforce plays a key role in maintaining high standards of service, strengthening the Group's competitiveness and responding effectively to the ever-changing demands of the financial sector.

At the same time, the Bank is committed to continuously strengthening its workforce by recruiting, where necessary, experienced and specialised staff from the market. In this way, it enhances its expertise, strengthens its corporate governance and regulatory compliance framework, and continuously improves the quality of its service and the overall experience of its customers.

The Group's remuneration policy is shaped by the conditions of the Greek labour market, in full compliance with the applicable legislative and regulatory framework. At the same time, the Group ensures a modern, safe and healthy working environment, promoting equal treatment, equal opportunities and respect for diversity, without discrimination.

CONSOLIDATED REPORT FOR THE YEAR 2025 IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6 OF LAW 4374/2016.

PAYMENTS FOR ADVERTISING-MARETINGK-PROMOTION ARTICLE 6 PAR. 1 OF LAW 4374/2016	
NAME OF THE LEGAL PERSON	**TOTAL**
24 MEDIA SINGLE-MEMBER S.A.	3,300.00
BANKINGNEWS S.A.	13,000,00
BNSPORTS ONLINE SPORTS INFORMATION SINGLE-PERSON S.A.	8,000,00
BUSINESS AND FINANCIAL OBSERVER SINGLE-MEMBER CAPITAL COMPANY	4,200.00
ECONOMICO FINANCIAL NEWS S.A.	5,000.00
ENIGMA MG SINGLE-MEMBER PC	3,000.00
ETHOS MEDIA PUBLISHING CONFERENCE SOCIÉTÉ ANONYME S.A.	3,927,31
EXPOWORK S.A.	337,90
FINANCIAL MARKETS VOICE S.A.	7,000.00
FORUM SINGLE-MEMBER S.A.	6,778,28
GREAT TRADE P.C.	21,750,00
LIQUID MEDIA S.A.	5,454,54
MADISON POINT S.A.	30,97
MEDIA2DAY PUBLISHING S.A.	5,556,00
MONOCLE MEDIA LAB- MONONEWS S.A.	7,000.00
NUTHESIA LP	500.00
ONE DIGITAL SERVICES SOLE ENTITY S.A.	5,835,00
ONMEDIA DIGITAL SINGLE MEMBER S.A.	6,000.00
PRESS CENTER SINGLE-MEMBER P.C.	4,320,73
PROPERTY MARKETING SERVICES ADVERTISING AGENCY P.C.	1,200.00
PUBLICATIONS XK SINGLE-PERSON P.C.	720.00
Q MEDIA RADIO-TELEVISION SINGLE-PERSON LTD.	7,550,00
SABATH D. ANDREA	800.00
VIEWMEDIA P.C.	6,000.00
XK PUBLICATIONS SINGLE-MEMBER P.C.	2,880,00
AGONAS TIS KRITIS P.C.	15,00
ALTER EGO MASS MEDIA COMPANY S.A.	15,000,00
ANASTASAKIS I. ANTONIOS	6,200.00
ANEZAKIS EP. EMMANOUIL EASY 93.2	3,900.00
VINETUM LTD.	190,00
GALANAKIS CHARALAMPOS	4,500.00
GIAITSIS EF. PANTELIS	6,500.00
GRAPHOTECHNIKI KRITIS SA	3,326,61
NEO CHRIMA PUBLICATIONS S.A.	5,000.00
HELLENIC RADIO TELEVISION S.A.	2,796,50
ENIMEROSI KRITIS P.C.	13,540,00
ENIKOS INTERNET SERVICES S.A.	4,000.00
ZOUGLA GR S.A.	5,500.00
NAFTEMPORIKI	5,000.00
IKAROS RADIO TELEVISION ENTERPRISES S.A.	16,224,00
REGIONAL PRESS INSTITUTE	5,500.00
KALAITZAKIS PUBLISHING ENTERPRISES S.A.	1,950,00
CAPITALGR PRESS AND ELECTRONIC INFORMATION SERVICES S.A.	5,000.00
KARTSONAKIS EMM KARAKI B LP	875,00
KATSAROS N. EMMANUIL	1,112,90

KISSAMIKOS FOOTBALL CLUB S.A.	10,000,00
KOZIRIS K. - KOZIRIS M. G.P.	1,500.00
KOUFAKIS GEO. EMMANOUIL	1,300.00
CRETE POST P.C.	3,300.00
KYKLOS S.A.	3,040,00
LAMBROU LEMONIA	1,500.00
LIAKAKIS G. KONSTANTINOS	750.00
MATHIOUDAKIS MEDIA PUBLISHING-ADVERTISING-COMMERCIAL-REAL ESTATE ENTERPRISES-S.A.	8,060,00
MARKOU BROS. & CO. GP	4,150,00
MAVRIDAKI ATHINA	3,300.00
METRON ARISTON PRESENTATION AND COMMUNICATION SERVICES SINGLE-MEMBER LTD	13,650,00
MOUNTAKIS K. ANTONIOS	2,630,00
NEES KATHIMERINES EKDOSEIS SINGLE-MEMBER S.A.	8,500,00
NTAOUNTAKIS N. EMMANOUIL	2,340,00
OIKONOMAKOS VASILEIOS	200.00
OKTAS MEDIA PC	7,500,00
PANCRETAN CULTURAL COMPANY	500.00
PANCRETAN RADIO TELEVISION S.A.	35,392,41
PAPADAKIS G. MICHAIL	2,200.00
PARA ENA PUBLICATIONS INTERNET SERVICES LTD	6,000,34
PATERAKIS D. GEORGIOS	1,200.00
PATTAKOS S. GEORGIOS	1,800.00
PITSONIS KON. VASILEIOS	700.00
SAMIOTI PAN. ELENI	4,550,00
SEGREDAKIS E. NICOLAOS	3,600.00
SKOUTARAS B. S.A.	9,750,00
SPINOS G. ARISTEIDIS	2,500.00
STAVRIDI THEOD. ELENI	6,500.00
TZILIVAKIS EMM. ILIAS	250.00
TELEOPTIKI RETHYMNOU S.A.	14,299,75
FILELFATHEROS TYPOS SINGLE-MEMBER S.A.	2,000.00
FOUNTOULAKIS NIK. VASILEIOS	1,350,00
FOUTOULAKIS NIK. EMMANOUIL	300.00
CHAZIRAKIS E. VASILEIOS	105,00
CHANIA LIVE TB G.P.	14,300,00
CHANIOTIKA NEA PUBLISHING PRINTING S.A.	19,500,00
CHNARIS EMMANOUIL AND CO. P.C.	3,900.00
Grand Total	**438,688,24**

NOTE: The above amounts do not include charges to the Greek State (VAT, Television Excise Tax) and in favor of third parties (advertisement tax) totaling €105,285.17

DONATION-SPONSORSHIP-GRANT PAYMENTS Under ARTICLE 6 PAR. 2 OF LAW 4374/2016	
NAME OF THE LEGAL PERSON	**TOTAL**
2nd AGROKIPIO NURSERY SCHOOL	183,44
2nd SECOND CHANCE SCHOOL OF CHANIA	558,00
31ST ANNUAL CONFERENCE OF THE MULTINATIONAL FINANCE SOCIATE	431,52
31TH ANNUAL CONFERENCE OF THE MULINATIONAL FINANCE SOCIATY	565,00
YOU CREATE ART URBAN NON-PROFIT COMPANY YOUCA	200.00

AGIOS ELEFTHERIOS MOURNION	10.00
ATHLETIC AND NAVY CLUB OF CHANIA KYDON	1,000.00
SPECIAL ACCOUNT FOR RESEARCH FUNDS AT THE TECHNICAL UNIVERSITY OF CRETE	2,000.00
EDEM ASSOCIATION OF BENEFICIARIES	2,000.00
ASSOCIATION OF CULTURAL ASSOCIATIONS OF KISSAMOS	200.00
SCIENTIFIC SOCIETY OF FINANCIAL ENGINEERING AND BANKING	500.00
SUMMER SCHOOL 2025 AUTH	457,69
PLOKAMIANON EDUCATIONAL, CULTURAL AND SPORTS ASSOCIATION AGIOS ANTONIOS VATHIS	600.00
SCHOOL LIFE MUSEUM	1,403,88
GIANNIS AND ELENA GAREDAKIS PRINTING MUSEUM	1,500.00
CHANIA SPORTS CLUB	1,500.00
ORTHODOX ACADEMY OF CRETE	2,000.00
PAN-CRETAN CONFERENCE ON CRETAN AGRICULTURE	1,240.00
PANCRETAN SPORTS CLUB FOR PEOPLE WITH PHYSICAL DISABILITIES AND PARAPLEGICS – AETOI OF CRETE	500.00
PANGALKIDIOTIKOS ASSOCIATION	200.00
PAN-HELLENIC ASSOCIATION FOR SUPPORT AND SOLIDARITY WITH FAMILIES OF ROAD TRAFFIC ACCIDENT VICTIMS, AG. CHRISTOPHOROS	1,736,00
CULTURAL COMPANY OF CRETE	400.00
CULTURAL AND SPORTS CLUB OF CHALEPA, CHANIA, KYTTARO	500.00
CHANIA GENERAL HOSPITAL STAFF ASSOCIATION	159,90
EPIRUS LOCALS ASSOCIATION OF CHANIA	10.00
ASSOCIATION OF MACEDONIANS OF CHANIA	10.00
CRETAN MARATHON RUNNERS ASSOCIATION	450.00
DANCE GROUP "THE HIGHER"	6.00
CHANIA CHOIR	500.00
Grand Total	**20,821.43**

TOTAL PAYMENTS TO NATURAL PERSONS	NET VALUE IN EUR
NATURAL PERSONS (862 BENEFICIARIES)	7,359,21

Related Party Transactions

All transactions with related parties have been effected within the normal course of business of the Bank and under market terms and conditions. Further analysis is provided in Note 24 to the financial statements.

Annex: Alternative Performance Measures

In accordance with the guidelines of the European Securities and Markets Authority (ESMA), in relation to the Alternative Performance Measures (APMs), the following table provides detailed definitions and calculation of the relevant APMs which are included in the Annual Report of the Board of Directors for 2025.

Ratio	Definition
Loans	Loans and amounts due to customers at the end of the year
Deposits	Liabilities to customers at the end of the year
Accumulated provisions for credit risk	Accumulated provisions for impairment of loans and advances to customers at the end of the year
Non-performing loans (NPLs)	Loans and advances to customers in arrears > 90 days at the end of the year
Non-performing exposures (NPEs)	According to the definitions of the European Banking Authority (IBA, ITS Technical Standards), exposures that meet one or both of the following conditions are defined as non-performing: a. Material exposures which are more than 90 days past-due b. Exposures whose full collection is uncertain without realizing a collateral, whether there is any overdue amount or overdue days
Interest-bearing assets	Average cash and cash equivalents at the beginning and end of the year in central banks, claims on financial institutions and loans and advances to customers
Common Equity Tier 1 (CET1) capital	Common Equity Tier 1 (CET1) capital at the reporting date, as defined by Regulation (EU) 575/2013
Capital adequacy (total capital ratio)	Total own funds at the end of year, as defined by Regulation (EU) No 575/2013, with gradual application of the provisions to risk-weighted Assets
Operating expenses	Staff salaries and expenses plus general administrative and other operating expenses plus depreciation of tangible fixed and intangible assets
Operating income	Net interest income plus net commission income for the year
Loans/Deposits	Loans and amounts due to customers before accumulated provisions for credit risk to liabilities to customers at the end of the year
Non-performing exposures (NPEs)	Non-performing exposures (NPEs) to loans and advances to customers with accumulated provisions for end-of-year credit risk
Coverage of non-performing loans (in delay > 90 days)	Accumulated provisions for credit risk on loans and advances to customers over 90 days overdue at the end of the year
Coverage of non-performing exposures (NPEs)	Accumulated credit risk provisions for non-performing exposures, as a percentage of non-performing exposures (NPEs) at the end of the period
Definitive arrears/loans	Loans for which the Bank considers almost certain that they will not be services to loans and advances to customers with accumulated provisions for end-of-year credit risk
Provisions/ Loans	Accumulated credit risk provisions for loans and advances to customers before cumulated provisions for end-of-year credit risk
Covers / Loans	Loan to Loan Coverage Value and Customer Receivables before accumulated provisions for end-of-year credit risk
Collateral and provisions / Loans	Loan value and accumulated credit risk provisions for loans and advances to customers before cumulated provisions for end-of-year credit risk
Average loan interest rate	Interest and equity income of period loans, for period-to-average loan basis. The average of non-performing loans of the period is calculated at the net amount of provisions
Average deposit interest rate	Interest and equity for period-to-average deposit basis
Interest margin	Average loan interest rate less average deposit rate for the period
Net interest margin	Net interest income on interest-bearing assets
Margin effectiveness	Interest-bearing assets by interest rate margin for the period
Margin effectiveness / Net interest income	Interest-bearing assets to net interest income for the period
Cost / Income	Operating Expenses to operating income for the period
Operating income before provisions	Operating income less operating expenses for the period

Chania, 15 June 2026

Chairman of the BoD

Michail Marakakis

The Appointed Executive Director

Spyridon Apostolakis

STATEMENT OF FINANCIAL POSITION

		Group		Bank	
Amounts in EUR	**Note**	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
ASSETS					
Cash and balances with Central Banks	11	176,870,659	162,386,263	176,565,000	162,097,599
Due from financial institutions	11	6,737,472	7,984,784	6,737,472	7,984,784
Financial assets at fair value through profit or loss	12	100,000	100,000	100,000	100,000
Financial assets at amortized cost		1,044,865	1,044,865	1,044,865	1,044,865
Loans and advances to customers (after provisions)	4	417,159,305	407,790,087	438,904,211	434,554,912
Participations in subsidiaries	25	-	-	54,317,563	48,410,908
Holdings in associates	26	7,726,939	7,345,436	3,729,436	3,541,070
Investment portfolio	13	10,712,172	11,072,639	3,010,237	774,760
Property and equipment	15	26,150,972	22,886,637	7,146,979	5,367,738
Investment properties	16	57,102,141	54,261,458	22,584,342	20,500,053
Intangible assets	14	5,066,545	3,207,681	2,962,381	2,911,317
Deferred tax assets	17	17,523,298	18,190,644	17,523,298	18,190,644
Other assets	18	36,236,212	39,248,243	16,556,932	18,699,815
Total assets		**762,430,582**	**735,518,737**	**751,182,714**	**724,178,465**
LIABILITIES					
Due to other financial institutions	19	153,711	1,803,779	32,300	1,571,251
Due to customers	19	653,418,453	629,686,741	655,373,572	631,132,112
Debt securities and other loans in issue	23	25,085,926	23,473,071	25,085,926	23,473,071
Deferred tax liabilities	17	1,181,578	3,209,068	-	-
Other liabilities	20	15,820,148	13,358,770	6,832,718	7,767,153
Total Liabilities		**695,659,816**	**671,531,429**	**687,324,517**	**663,943,587**
EQUITY					
Cooperative capital	22	21,296,271	21,292,929	21,296,271	21,292,929
Cooperative capital premium	22	87,748,617	87,735,137	87,748,617	87,735,137
Less: Own cooperative capital	22	(303,875)	(303,890)	-	-
Other Reserves	28	4,682,214	4,602,129	4,340,530	4,333,374
Retained earnings		(50,612,339)	(53,410,587)	(49,527,222)	(53,126,562)
Shareholders' equity of the Bank		**62,810,889**	**59,915,718**	**63,858,197**	**60,234,878**
Non-controlling interests		3,959,877	4,071,590	-	-
Total Equity		**66,770,766**	**63,987,308**	**63,858,197**	**60,234,878**
Total liabilities and equity		**762,430,582**	**735,518,737**	**751,182,714**	**724,178,465**

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

PROFIT AND LOSS STATEMENT

		Group		Bank	
Amounts in EUR	**Note**	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Interest and similar income		33,050,396	34,394,322	34,083,431	36,358,175
Interest and similar expenses		(9,943,798)	(10,776,175)	(9,780,614)	(10,600,145)
Net interest income	5	**23,106,598**	**23,618,147**	**24,302,817**	**25,758,029**
Fee and commission income		2,823,713	2,796,456	2,834,040	2,805,780
Fee and commission expenses		(980,560)	(730,736)	(982,221)	(721,204)
Net commission income	6	**1,843,153**	**2,065,721**	**1,851,819**	**2,084,577**
Net income from non-banking operations	29	5,863,079	7,184,741	283,575	275,827
Dividend income		662,710	385,041	(348,571	193,712
Net trading profit/(loss) from investment securities		(421,490)	2,039,590	71,925	28,144
Other net income	16	2,441,336	1,314,618	533,941	999,654
Total Income		**33,495,384**	**36,607,857**	**27,392,648**	**29,339,943**
Personnel expenses	7	(11,389,252)	(10,398,959)	(9,275,795)	(8,994,461)
Depreciation of fixed and intangible assets	14,15	(2,768,438)	(2,312,347)	(1,824,274)	(1,739,014)
General administrative and other operating expenses	9	(9,166,496)	(9,280,276)	(7,297,429)	(7,369,018)
Total Expenses		**(23,324,186)**	**(21,991,582)**	**(18,397,498)**	**(18,102,494)**
Provisions for expected credit losses	10	(8,207,309)	(10,628,962)	(8,206,038)	(10,628,657)
Impairment of tangible, intangible and other assets		(588,333)	-	-	-
Share of profits / (losses) from holdings in associated companies	26	390,824	667,380	188,366	321,448
Share of profits/(losses) from holdings in subsidiary companies	-	-	-	3,150,817	2,115,575
Profit (loss) before tax		**1,766,380**	**4,654,693**	**4,128,294**	**3,045,815**
Taxes	30	999,905	(2,467,134)	(526,546)	(1,379,788)
Profit/(loss) after tax		**2,766,284**	**2,187,559**	**3,601,748**	**1,666,027**
Attributable to:					
to shareholders with non-controlling interests		(111,540)	598,613	-	-
Bank Partners		2,877,824	1,588,946	3,601,748	1,666,027

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

STATEMENT OF TOTAL INCOME

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Profit (loss) for the period	2,766,284	2,187,559	3,601,748	1,666,027
Other comprehensive income/(expenses) for the period after tax	1,428	(8,852)	7,156	(218)
Total comprehensive income / (expenses) for the period	**2,767,713**	**2,178,707**	**3,608,904**	**1,665,809**
Attributable to:				
Shareholders of non-controlling interests	(111,713)	596,193	-	-
Bank Partners	**2,879,425**	**1,582,514**	**3,608,904**	**1,665,809**

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

STATEMENT OF CHANGES IN EQUITY - GROUP

Amounts in EUR	**Cooperative capital**	**Cooperative capital premium**	**Own cooperative shares**	**Defined benefit plans**	**Other Reserves**	**Retained earnings**	**Total**	**Non-controlling interests**	**Total**
Balance as of 31 December 2023 and 1 January 2024	**21,028,695**	**87,257,316**	**(303,890)**	**(52,426)**	**4,592,556**	**(54,898,865)**	**57,623,385**	**3,442,712**	**61,066,097**
Other comprehensive income / (expenses) for the period	-	-	-	(6,432)	-	-	**(6,432)**	(2,420)	**(8,852)**
Profit (loss) for the period	-	-	-		-	1,588,946	**1,588,946**	598,613	**2,187,559**
Total comprehensive income / (expenses) for the period	**-**	**-**	**-**	**(6,432)**	**-**	**1,588,946**	**1,582,514**	**596,193**	**2,178,707**
Increase (decrease) of cooperative capital	264,234	477,821	-	-	-	-	**742,055**	-	**742,055**
Adjustment of rights relating to non-controlling interests	-	-	-	-	-	(25,885)	**(25,885)**	25,885	**-**
Losses from absorption of subsidiaries	-	-	-	-	68,432	(74,783)	**(6,351)**	6,800	**449**
Balance as of 31 December 2024 and 1 January 2025	**21,292,929**	**87,735,137**	**(303,890)**	**(58,858)**	**4,660,988**	**(53,410,587)**	**59,915,718**	**4,071,590**	**63,987,308**
Other comprehensive income / (expenses) for the period	-	-	-	1,601			**1,601**	(173)	**1,428**
Profit (loss) for the period	-	-	-			2,877,824	**2,877,824**	(111,540)	**2,766,284**
Total comprehensive income / (expenses) for the period	**-**	**-**	**-**	**1,601**	**-**	**2,877,824**	**2,879,425**	**(111,713)**	**2,767,713**
Increase (decrease) of cooperative capital	3,342	13,481	-	-	-	-	**16,823**	-	**16,823**
Other movements from absorption of subsidiaries	-	-	-	-	78,484	(78,484)	**-**	-	**-**
Other transactions	-	-	15	-	-	(1,093)	**(1,077)**	-	**(1,077)**
Balance as at 31 December 2025	**21,296,271**	**87,748,618**	**(303,875)**	**(57,257)**	**4,739,472**	**(50,612,339)**	**62,810,889**	**3,959,877**	**66,770,766**

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

STATEMENT OF CHANGES IN EQUITY - BANK

Amounts in EUR	Cooperative capital	Cooperative capital premium	Reserve of available-for-sale securities	Defined benefit plans	Other Reserves	Retained earnings	Total
Balance on the 31st of December 2023 and 1st of January 2024	**21,028,695**	**87,257,316**	**-**	**(51,791)**	**4,385,383**	**(54,792,589)**	**57,827,014**
Other comprehensive income / (expenses) for the period	-	-	-	(218)	-	-	**(218)**
Profit (loss) for the period	-	-	-	-	-	**1,666,027**	**1,666,027**
Total comprehensive income / (expenses) for the period	**-**	**-**	**-**	**(218)**	**-**	**1,666,027**	**1,665,809**
Increase (decrease) of cooperative capital	264,234	477,821	-	-	-	-	**742,055**
Balance on the 31st of December 2024 and 1st of January 2025	**21,292,929**	**87,735,137**	**-**	**(52,009)**	**4,385,383**	**(53,126,562)**	**60,234,878**
Other comprehensive income / (expenses) for the period	-	-	-	7,156	-	-	**7,156**
Profit (loss) for the period	-	-	-	-	-	**3,601,748**	**3,601,748**
Total comprehensive income / (expenses) for the period	**-**	**-**	**-**	**7,156**	**-**	**3,601,748**	**3,608,904**
Increase (decrease) of cooperative capital	3,342	13,481	-	-	-	-	**16,823**
Other transactions	-	-	-	-	-	**(2,408)**	**(2,408)**
Balance as at 31 December 2025	**21,296,271**	**87,748,617**	**-**	**44,853**	**4,385,383**	**(49,527,222)**	**63,858,197**

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

CASH FLOW STATEMENT

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Profit / (loss) before tax	**1,766,380**	**4,654,693**	**4,128,294**	**3,045,815**
Adjustments for:				
Non-cash income statement items and other adjustments:				
Depreciation of tangible fixed assets and amortisation of intangible assets	2,768,438	2,312,348	1,824,274	1,739,014
Valuation adjustments to investment property	(2,282,480)	(1,301,254)	(441,680)	(982,382)
Other fixed asset transactions	(48,945)	1,023	8,853	1,023
Credit impairment and other provisions	8,207,309	10,628,962	8,206,038	10,628,657
Provisions for staff benefits	178,011	73,550	103,630	73,550
Valuation adjustments to tangible and intangible assets	588,333	-	-	-
Valuation adjustments of financial assets at fair value through profit or loss	421,490	(2,039,590)	(71,925)	(14,589)
Dividend income	(662,710)	(385,041)	(348,571)	(193,712)
Equity method (earnings) / losses	(390,824)	(667,380)	(3,339,183)	(2,437,023)
Net (profit) / loss on the disposal of tangible fixed assets, investment property and property inventories	(131,648)	7,122	(69,554)	-
Other adjustments	(127,691)	172,367	-	(13,773)
Net (increase)/decrease in operating assets:				
Due from financial institutions	1,247,312	4,184,179	1,247,312	4,050,838
Financial assets at fair value through profit or loss	-	(100,000)	-	(100,000)
Loans and amounts due to customers	(17,571,156)	(53,346,565)	(17,292,251)	(35,796,544)
Other assets	2,199,188	(1,556,472)	1,777,724	13,837,002
Net (increase)/decrease in operating liabilities:				
Due to financial institutions	(1,650,068)	(341,698)	(1,538,951)	(1,192)
Due to customers	23,731,712	43,420,355	24,241,460	29,852,688
Income tax paid	(508,909)	(700,000)	-	(73,579)
Other liabilities	6,018	776,103	(1,859,108)	935,113
Net cash flow from operating activities	**17,739,760**	**5,792,701**	**16,576,364**	**24,550,906**
Cash flow from investment activity				
Dividends received from portfolio of equity method investments	662,710	385,041	(348,571	193,712
Acquisition of investment and inventory, property, tangible fixed assets and intangible assets	(7,444,065)	(3,143,564)	(4,522,024)	(2,404,577)
Proceeds from the disposal of tangible fixed assets, investment property and inventories	1,948,000	4,940,000	448,000	-
Acquisition of investment portfolio	(46,358)	(2,000)	(7,843)	-
Acquiring additional percentages in subsidiaries/associates	-	-	-	(14,641,500)
Net cash flows from investing activities	**(4,879,713)**	**2,179,477**	**(3,733,296)**	**(16,852,364)**
Cash flow from financing activity				
Increase in cooperative capital	16,838	742,055	16,823	742,055
Proceeds from the issue of debt securities	3,722,856	3,049,800	3,722,856	3,049,800
Termination of credit instruments	(2,110,000)	(2,070,000)	(2,110,000)	(2,070,000)
Net cash flow from financing activities	**1,629,693**	**1,721,855**	**1,629,678**	**1,721,855**
Effect of foreign exchange rate changes in cash and cash equivalents	(5,345)	13,555	(5,345)	13,555
Net increase / (decrease) of cash and cash equivalents	**14,484,395**	**9,707,587**	**14,467,401**	**9,433,951**
Cash and cash equivalents at the beginning of the fiscal year	162,386,263	152,678,677	162,097,599	152,663,648
Cash and cash equivalents at the end of the fiscal year	**176,870,659**	**162,386,263**	**176,565,000**	**162,097,599**

Chania, 15 June 2026

The notes on pages 45 to 143 constitute an integral part of the financial statements

NOTES TO THE CONSOLIDATED AND INDIVIDUAL FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR 01.01.2025 - 31.12.2025

NOTE 1: GENERAL INFORMATION

The Cooperative Bank of Chania Cooperative of Limited Liabilities (with the distinctive title COOPERATIVE BANK OF CHANIA, hereinafter “the Bank”) was established during the founding meeting of August 18, 1993 purely as a cooperative of limited liabilities. The Cooperative was authorized as a credit institution by Decision No 560 / 18-9-1995 (issue 14) of the Bank of Greece’s Committee on Monetary and Credit Affairs, and since then the Cooperative has been operating as a Credit Institution, pursuant to the provisions originally of Law 2076/1992, subsequently of Law 3601/2007 and currently of Law 4261/2014, in conjunction with the provisions of Presidential Decree 2258/1993 and the provisions of the decisions of the relevant committees of the Bank of Greece. In order to become a member of the Cooperative, one has to buy at least one cooperative share, the fair value of which is determined by its nominal value plus a surplus value determined by the Bank’s financial position. Based on its Articles of Association, the seat of the Cooperative is the Municipality of Chania, and since 2007 it is located in privately owned buildings at 28-32, Eleftheriou Venizelou Street, in the center of the city of Chania (GEMI No 123088758000, tel. (+30) 28210 25500), www.chaniabank.gr).

Pursuant to Clauses 2 and 3 of its Articles of Association and by decision of the Board of Directors, the Bank may establish branches, agencies, offices or other premises anywhere, as well as appoint or revoke representatives in any city of Greece or abroad, as long as it meets the requirements of law. During its twenty years of operation, the Bank has developed a number of attractive banking products that meet the requirements of its members/customers, while in line with its subsidiaries (hereinafter referred to as the “Group”), it seeks to consolidate its position in the banking market, but also to enhance the local economy.

The Group’s business operations consist of flexible (adjusted to the needs of its customers) business and retail lending and deposit products, other banking operations (foreign exchange operations and remittances), brokerage services and real estate management. The Group operates throughout Crete but also in Attica, with the prospect of expanding its network to the rest of Greece.

The composition of the Board of Directors at the date of approval of the Financial Statements is as follows:

- Michail Marakakis son of Emmanouil, Chairman of the BoD (Non-Executive Member)
- Georgios Androulakis son of Charalambos, Vice-Chairman of the BoD (Non-Executive Member)
- Apostolakis Spyridon, son of Nikolaos, Executive Director (Executive Member)
- Koulierakis Ioannis, son of Efstratios, Secretary (Non-Executive Member)
- Farantakis Georgios,son of Iosif, Treasurer, (Non-Executive Member)
- Emmanuel Apostolakis son of Apostolos, Non-Executive Member
- Anastasios Vamvoukas son of Dimitrios, Non-Executive Member
- Malindretou Margarita, daughter of Nikolaou, Non-Executive Member
- Tzatzimakis Georgios, son of Panagiotis, Independent Non-Executive Member
- Georgios Baourakis son of Michail, Independent Non-Executive Member
- Maria Sperelaki daughter of Theodoros, Independent Non-Executive Member
- Pothitakis Konstantinos, son of Dimitrios, Independent Non-Executive Member

It should be noted that on 15 June 2026, Mr Ioannis Michos, the appointed executive director, as elected at the extraordinary General Meeting of 19 October 2025, tendered his resignation as a member of the Bank’s Board of Directors, prior to the meeting of the Board of Directors No. 969 of 15 June 2026, convened to approve the financial statements as at 31 December 2025.

The financial statements are subject to the approval of the Annual General Meeting of the Bank’s partners. These financial statements were approved by the Bank’s Board of Directors on 15 June 2026 (BoD meeting No. 969/15.06.2026).

NOTE 2: SUMMARY OF KEY ACCOUNTING POLICIES

2.1 Basis of presentation

The Group's consolidated financial statements and the Bank's separate financial statements for the year ended 31 December 2025 (the 'financial statements') have been prepared in accordance with the International Financial Reporting Standards ("IFRS"), as adopted by the European Union (the "EU").
Amounts are rounded to Euro (unless otherwise stated). The comparative figures, where necessary, were adjusted to match the presentation of the current year.
The financial statements have been prepared under the historical cost principle, except for investment portfolio, financial assets at fair value through profit and loss and investment properties, which are measured at fair value.
The preparation of the financial statements in accordance with the IFRS requires the conduct of estimates and assumptions that may affect both the accounting balances of assets and liabilities and the required disclosures for contingent receivables and payables, as well as the amounts of income and expenses recognized during the reporting period. The above estimates and assumptions apply mainly to the following areas: impairment provisions for loans and other receivables, equity investments and financial assets at fair value through profit or loss, Real estate investment valuation, impairment testing goodwill and intangible assets from business combinations, control of the ability to recover deferred tax assets receivables, assessment of post-employment employee benefit liabilities and liabilities pending litigation and open tax years. Future results may differ from those published.
Areas with a higher degree of estimation and assumption or complexity, or areas where assumptions and estimates have a significant effect on the consolidated financial statements, are set out in Note 3.

2.2 Going concern

The Group has prepared its financial statements for the financial year ended on 31 December 2025 on a going concern basis. In assessing the appropriateness of applying this principle, the Management took into account the macroeconomic and financial environment in which the Group operates, prevailing market conditions, the applicable supervisory and regulatory framework, as well as the risks relating to the quality of the Bank's assets and its business model.

In this context, the Management has made estimates and assumptions regarding the Group's future developments and prospects for a period of at least twelve (12) months from the date of approval of these financial statements. The assessment included the examination of factors that may materially affect the Bank's financial position and performance, its liquidity and capital adequacy, as well as its compliance with minimum supervisory and regulatory requirements.

In particular, the Bank's management assessed the following factors, which are considered significant for the assessment of the going concern assumption.

Macroeconomic environment:
In 2025, economic activity in Greece continued to grow, outpacing the growth rate in Europe, despite the increased uncertainty prevailing in the global and European economic environment, due to the rapid escalation of trade and geopolitical tensions. Annual real GDP growth stood at 2.1% in 2025, remaining at the same level as in 2024. The growth in economic activity was mainly driven by an increase in investment and private consumption, as well as in the external sector.

Corporate profitability remained high in 2025, despite rising labour costs and a deterioration in the international macroeconomic environment. The tourism sector continued to perform strongly and generate high levels of travel receipts, confirming its pivotal role in the country's economic activity, whilst the tourist season was extended further, with increased activity also seen in months outside the traditional summer season.

The current account deficit fell significantly in 2025, standing at 5.7% of GDP, down from 6.4% of GDP recorded in 2024. Foreign direct investment continued to rise in 2025, accounting for approximately 4.8% of GDP, reflecting international investors' continued confidence in the prospects of the Greek economy.

The property market continued to attract investment interest in 2025, from both domestic and foreign investors.

The reduction in public debt continued in 2025, both as a percentage of GDP and in nominal terms. This reduction is attributed to the increased primary surplus, the further early repayment of debt obligations to the official sector, and the continued growth of the Greek economy.

The further upgrade of Greece's credit rating by international rating agencies has strengthened the position of Greek government bonds on international markets. Similarly, Greek systemic banks were upgraded following the upgrades of the Greek government, with the result that they are now all classified as investment grade. At the same time, less significant institutions (LSIs), including cooperative banks, continued to show an improvement in their key supervisory and financial indicators.

Despite the positive performance of the Greek economy, factors and circumstances giving rise to significant uncertainty continue to exist, chief among them the escalation of geopolitical tensions in the Middle East and the resurgence of uncertainty regarding US trade policy, the impact of higher tariff rates on EU exports to the US and further increases in the tariff rates applied by the US. According to the Bank of Greece's forecasts, the growth rate of the Greek economy is expected to slow in 2026, mainly due to slower growth in consumption and the negative contribution from the external sector. Inflationary pressures are expected to slow the growth in consumption slightly compared with the previous year. By contrast, the external sector is expected to make a negative contribution to the growth rate, as strong domestic demand and rising energy prices are expected to lead to a faster increase in imports than in exports, against a backdrop of subdued external demand and heightened international uncertainty.

Capital adequacy:
As at 31 December 2025, the Bank's Capital Adequacy Ratio stood above the minimum regulatory thresholds; specifically, the total capital adequacy ratio stood at approximately 16.59% (2024: 15.85%) and at 16.97% (2024: 15.99%) on a consolidated and standalone basis respectively.

In accordance with the new provisions (Law 4261/2014 and EU Regulation 575/2013), the following capital buffers came into force on 1 January 2016 and thereafter:

Capital Conservation Buffer: It is expressed as a percentage of the total amount of exposures at risk and amounts to 2.50% as from 01/01/2019. In accordance with CIC (Credit and Insurance Committee) 506/3/05.07.2024, the Bank must maintain a rate of 2.50% for the year 2025 and also for 2026, pursuant to the new CIC 569/5/24.04.2026.

Countercyclical capital buffer: It is expressed as a percentage of the total amount of exposures at risk and ranges from 0% to 2.50%. Pursuant to the decision of the Bank of Greece 'Meeting 235/07.10.2024/Item 2: 'Determination of the countercyclical capital buffer rate': a countercyclical capital buffer rate (CCyB) of 0.25% for exposures within Greece, with the date of application set at 1 October 2025, whilst from 1 October 2026 it will be set at 0.5% (pursuant to Meeting 248/6 October 2025/Item 1).

Pursuant to Decision 506/3/05.07.2024 of the Credit and Insurance Matters Committee and within the framework of the Supervisory Review and Evaluation Process (SREP), a capital guidance (Pillar 2 Capital Guidance) of 1.75%, in accordance with Article 96B of Law 4261/2014, as well as additional capital requirements of 2.98% for the year 2025, in the context of the application of the provisions of Article 96A, paragraph 1(a) of Law 4261/2014, whilst for the year 2026 the additional capital requirements, pursuant to CIC 569/5/24 April 2026, were set at 3.74%.

On the basis of all the above, the Bank's minimum required total capital adequacy ratio for 2025 was set at 15.48% and at 16.49% for 2026. In detail, for all indicators, the analysis is as follows:

	2025			2026		
Capital requirements	**CET1**	**TIER1**	**CAR**	**CET1**	**TIER1**	**CAR**
Regulation 575, article 92	4.50%	6.00%	8.00%	4.50%	6.00%	8.00%

SREP	1.68%	2.24%	2.98%	2.10%	2.81%	3.74%
TSCR ratio	**6.18%**	**8.24%**	**10.98%**	**6.60%**	**8.81%**	**11.74%**
Capital Conservationbuffer (CCB)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Countercyclical buffer (CCyB)	0.25%	0.25%	0.25%	0.50%	0.50%	0.50%
Overall Capital Requirements (OCR)	**8.93%**	**10.99%**	**13.73%**	**9.60%**	**11.81%**	**14.74%**
Pillar 2 Guidance (P2G)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Overall Capital Requirement (OCR) & Pillar 2 Guidance (P2G)	**10.68%**	**12.74%**	**15.48%**	**11.35%**	**13.56%**	**16.49%**

Non-performing exposures (NPEs) management:

The management and further reduction of non-performing exposures (NPEs) is a key strategic priority for the Bank. In May 2026, the Bank submitted its updated business plan for the management of NPEs/ NPLs, which sets out the strategic objectives for the gradual reduction of the stock of non-performing exposures by the end of 2029.

At the same time, pursuant to PEE 252/2/19.12.2025 concerning the regulatory capital coverage of non-performing exposures held by less significant institutions (LSIs), the Bank has assessed the required supervisory coverage for legacy non-performing exposures (Legacy NPEs), which must be covered by Common Equity Tier 1 (CET1) capital. Based on this assessment, management estimated that the additional regulatory provisions required to achieve a 70% coverage ratio for legacy NPEs (i.e. non-performing exposures classified as such prior to 2019) amount to approximately €50 million as at 31 December 2026.

The above supervisory requirement, combined with the Management’s strategic objectives for further business growth and enhanced credit expansion, makes the Bank’s strategic aim of substantially reducing its stock of non-performing exposures even more important, through management measures, including the sale or securitisation of portfolios.

In this context, the Bank, in 2025, engaged the services of a specialist financial adviser to support the sale of a portfolio of non-performing exposures with a carrying value of approximately €65 million before provisions. The transaction is expected to be completed in 2026 and is expected to help reduce the stock of non-performing exposures.

In addition to the above transaction, the Bank has drawn up a plan for further management measures and additional disposals of its non-performing exposures, with the aim of reducing the relevant ratio to below 5% by the end of 2027.

Liquidity:

The Bank’s liquidity remained at high levels during the 2025 financial year, with high cash balances held at the central bank and other banks amounting to €183 million and €170 million as at 31 December 2025 and 31 December 2024 respectively, whilst the regulatory liquidity ratios for both the Bank and the Group, the Liquidity Coverage Ratio (LCR) and the Net Stable Funding Ratio (NSFR), are maintained at high levels, well above the minimum regulatory threshold.

Contingent Liabilities from Legal Cases:

The Bank records all legal proceedings brought against it by third parties and examines the likelihood of their success and the possible outcome in cooperation with its legal advisors. In particular, there are legal disputes - lawsuits filed by partners against the Bank seeking compensation for damages allegedly suffered by them as a result of the conclusion of “Apodido” account agreements.

Of all the cases that have been heard, Court of Appeal judgements have been handed down in favour of the Bank and have become final in its favour, whereas, in respect of Court of Appeal judgements in favour of the opposing parties, the Bank has lodged appeals for annulment before the Supreme Court, and all judgements handed down to date have been in favour of the Bank. As regards the other appeals for annulment filed by both parties, their discussion is pending before the Supreme Court. Therefore, the Management of the Bank estimates, taking into account all the above and especially after the positive decisions of the Supreme Court (Arios Pagos) that the final settlement, until they become irrevocable, will have a positive outcome for the Bank.

Assessment of going concern:

The Bank is currently drawing up its new Business Plan for the years 2026–2029 as part of its conversion into a public limited company. It should be noted that the Bank has been granted a nationwide licence by the Bank of Greece. The key strategic priorities of the Bank's new business plan are to improve the quality of its assets, to free up resources for its credit and geographical expansion, boosting its profitability and maintaining strong capital adequacy. To achieve these objectives, the following actions have been set out:

- The significant reduction in the stock of non-performing exposures (NPEs). In this context, the Bank is already in the process of selling a portfolio of non-performing loans with a total gross book value (GBV) of approximately €65 million, with the support of a specialist financial adviser. The transaction is expected to be completed in 2026. At the same time, additional management measures have been planned, along with further sales of the Bank's non-performing loans, with the aim of reducing the relevant ratio to below 5% by the end of 2027.
- Divestment of non-core assets, such as shareholdings in subsidiaries and associated companies, as well as property. Management believes that these measures will help to reduce risk-weighted assets (RWA), strengthen capital adequacy ratios and free up capital to finance the Bank's future credit and geographical expansion.
- Exploring strategic partnerships with investors and assessing alternative options for raising capital. In this context, the Bank is in discussions with potential strategic investors and has appointed a specialist financial adviser to evaluate the relevant investment proposals, with the aim of further strengthening its capital base by the end of 2026.
- The significant development in favour of the Bank due to the Supreme Court rulings, which vindicate the Bank, as well as the recent positive court of appeal rulings, point to a positive outcome of the pending cases. With regard to legal issues, the established ad hoc case law of the Supreme Court is decisive, vindicating the Bank in relation to the true content of the "Apodido" Special Deposit Account agreements. The Bank's management believes that the final settlement of these lawsuits, once they become final, will have a positive outcome for the Bank.

Taking the above measures into account, the Bank's Management believes that its strong liquidity position, the expected measures under the Business Plan, the positive outlook for the Greek economy, the growth momentum of the Region of Crete – where the Bank operates primarily – the positive developments in pending legal cases, as analysed in detail in Note 21, as well as discussions with strategic investors aimed at securing significant capital injection in the near future, mitigate the risk factors that indicate the existence of material uncertainty which might cast doubt on the Bank's ability to continue as a going concern.

In this context, despite the existence of risk factors and conditions of uncertainty, the Bank's Board of Directors considers that the conditions for applying the going concern principle in preparing the financial statements are met.

2.3 Adoption of new standards, amendments to standards and interpretations

The following new Standards, Interpretations and amendments to Standards have been issued by the International Accounting Standards Board (IASB), have been adopted by the European Union and are mandatory from 01/01/2025 or later.

Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates": Lack of Interchangeability (applies to annual periods beginning on or after 01/01/2025)

In August 2023, the IASB issued amendments to IAS 21 "The effects of changes in foreign exchange rates", which require entities to provide more useful information in their financial statements when a currency cannot be exchanged for another currency. The amendments include the introduction of a definition of currency interchangeability and the process by which an entity should assess that interchangeability. In addition, the amendments provide guidance on how an entity should calculate the spot rate in cases where the currency is not convertible and require additional disclosures in cases where an entity has calculated an exchange rate due to a lack of convertibility. The above has been adopted by the European Union and will come into force on 1 January 2025. The amendments have no effect on the consolidated financial statements

2.3.1 New Standards, Interpretations, Revisions and Amendments to existing Standards that are not yet effective or have not been adopted by the European Union

The following new Standards, Interpretations and amendments to Standards have been issued by the International Accounting Standards Board (IASB) but are either not yet effective or have not been adopted by the European Union.

IFRS 9 & IFRS 7 "Amendments to the classification and measurement of financial instruments" (applicable for annual periods beginning on or after January 1, 2026)

In May 2024, the IASB issued amendments to the classification and measurement requirements of IFRS 9 "Financial Instruments" and corresponding disclosures in IFRS 7 "Financial Instruments: Disclosures". In particular, the new amendments clarify when a financial liability should be derecognised when it is settled by electronic payment. Additional guidance is also provided on assessing the contractual cash flow characteristics of financial assets linked to ESG (environmental, social, and corporate governance) criteria. In addition, the disclosure requirements relating to investments in equity instruments measured at fair value through other comprehensive income have been amended and disclosure requirements for financial instruments with contingent features not directly related to underlying risks and costs of default have been added. The Group will examine the impact of all of the above on its Financial Statements

Amendments to IFRS 9 and IFRS 7 – "Nature-dependent Electricity Contracts" (effective for annual periods beginning on or after January 1, 2026)

On December 18, 2024, the International Accounting Standards Board (IASB) issued amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures", to help companies better report the financial impact of nature-based electricity reference contracts, also known as Power Purchase Agreements (PPAs). Such contracts are used by companies to secure the supply of electricity from renewable sources such as wind and solar energy. However, the amount of energy produced may vary due to external factors such as weather conditions. The amendments aim to optimise the presentation of these contracts in financial statements by: a) clarifying the requirements for applying the concept of "own use"; b) allowing hedge accounting in cases where these contracts are used as hedging instruments; and (c) adding new disclosure requirements to enable investors to better understand the impact of these contracts on the financial results and cash flows of companies. The amendments are effective for accounting periods beginning on or after January 1, 2026, with early adoption permitted. The Group will examine the impact of all of the above on its Financial Statements. The above have been adopted by the European Union with effect from 01/01/2026.

Annual Improvements to IFRS Accounting Standards-Volume 11 (effective for annual periods beginning on or after January 1, 2026)

In July 2024, the IASB issued "Annual Improvements to IFRS Accounting Standards", which include minor amendments to the following accounting standards: IFRS 1 "First-time adoption of International Financial Reporting Standards", IFRS 7 "Financial instruments: Disclosures", IFRS 9 "Financial Instruments", IFRS 10 "Consolidated Financial Statements" and IAS 7 "Statement of Cash Flows". The amendments are effective for accounting periods beginning on or after January 1, 2026. The Group will examine the impact of all of the above on its Financial Statements. The above have been adopted by the European Union with effect from 01/01/2026.

IFRS 18 "Presentation and Disclosure in Financial Statements" (applicable for annual periods beginning on or after January 1, 2027)

In April 2024, the IASB issued a new Standard, IFRS 18, which replaces IAS 1 "Presentation of Financial Statements". The objective of the Standard is to improve the way information is provided in an entity's financial statements, particularly in the income statement and disclosures about the financial statements. Specifically, the Standard will improve the quality of financial reporting because: a) it requires specified subsets in the income statement; b) the requirement to disclose in a separate note to the financial statements the performance measures defined by management (Management-defined Performance Measures); c) the new principles for aggregation/disaggregation of information. The Group will examine the impact of all of the above on its Financial Statements. The above has been adopted by the European Union and will come into force on 1 January 2027.

IFRS 19 "Subsidiaries without Public Accountability: Disclosures" (applicable for annual periods beginning on or after January 1, 2027)

In May 2024, the IASB issued a new Standard, IFRS 19 "Subsidiaries without Public Accountability: Disclosures". The new standard allows eligible entities that meet the conditions set out in IFRS 19 to choose to apply the reduced disclosure requirements of IFRS 19 instead of the disclosure requirements set out in other IFRSs. IFRS 19 operates in parallel with other IFRSs, as subsidiaries should apply the measurement, recognition, and presentation requirements set out in other IFRSs and the reduced disclosure requirements described in IFRS 19. This simplifies the preparation of financial statements for subsidiaries that meet the requirements for applying this standard, while maintaining their usefulness to users. IFRS 19 applies to accounting periods beginning on or after January 1, 2027, with early adoption permitted. The Group will examine the impact of all of the above on its Financial Statements. The above have not been adopted by the European Union.

Amendments to IFRS 19 "Subsidiaries without Public Liability: Disclosures" (applicable for annual periods beginning on or after January 1, 2027)

IFRS 19 "Subsidiaries without Public Accountability: Disclosures" was developed based on the disclosure requirements of other IFRSs as applicable on February 28, 2021. At the time of its publication, IFRS 19 did not include any reduced disclosure requirements for standards introduced or amended after that date. In August 2025, the IASB amended IFRS 19 to include reduced disclosure requirements for new or amended IFRSs issued between February 2021 and May 2024. IFRS 19 will continue to be updated as new or amended IFRSs are issued. The Group will examine the impact of all of the above on its Financial Statements.

Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates": Conversion to the presentation currency of a hyperinflationary economy (applicable to annual periods beginning on or after 1 January 2027)

In November 2025, the International Accounting Standards Board (IASB) issued amendments to IAS 21 'The Effects of Changes in Foreign Exchange Rates', with the aim of clarifying how entities should translate financial statements from a functional currency that is not hyperinflationary to the presentation currency of a hyperinflationary economy. In accordance with the amendments, all amounts in the financial statements (assets, liabilities, equity, income and expenses, including comparative figures) must be translated at the closing exchange rate on the date of the most recent statement of financial position. Previously, assets and liabilities were translated at the closing exchange rate, whilst income and expenses were translated at the exchange rates prevailing on the transaction dates. Furthermore, when an entity applies IAS 29 'Financial Reporting in Hyperinflationary Economies' to a foreign operation whose functional currency is not hyperinflationary, the comparative amounts for that foreign operation are restated using a general price index rather than the closing exchange rate. The amendments also introduce additional disclosure requirements, including disclosures regarding the application of the new translation requirements, instances where the presentation currency ceases to be hyperinflationary, and the provision of summary financial information for the affected foreign operations. The Group will examine the impact of all of the above on its Financial Statements. The above have not been adopted by the European Union.

2.4 Consolidated financial statements

2.4.1. Consolidation principles

The consolidated financial statements comprise the financial statements of the Bank and its subsidiaries controlled by the Bank. Control requires all of the following to be met: (a) power over the company; (b) placements or rights to variable returns through its ownership of the company; and (c) ability to use its power over the company to affect the amount of its returns.
The Group's subsidiaries are consolidated by applying the full consolidation method from the date that control is acquired and cease to be consolidated with the loss of control.
Income and expense and other comprehensive income of the subsidiaries acquired or sold during the year are included in the consolidated income statement and in the consolidated statement of comprehensive income from the date of acquisition of the subsidiaries and cease to be incorporated from the date of sale of those subsidiaries. The net earnings and the total comprehensive income of the subsidiaries are distributed among the Bank's shareholders and the non-controlling interests even if, with this distribution, the balance of the non-controlling interests becomes negative.
If the subsidiaries apply different accounting policies than those of the Group, the necessary adjustments are made to their financial statements in order to be consistent with the Group's accounting policies. Intercompany transactions, intercompany balances as well as gains/losses arising from transactions between Group companies are completely eliminated upon consolidation.

2.4.2. Non-controlling interests

Non-controlling interests are initially recognized in proportion to their net identifiable assets. After the acquisition, the book value of the non-controlling interest is their value at initial recognition plus the share of the non-controlling interest in the subsequent changes in equity. Total comprehensive income is allocated to non-controlling interests even if this results in a non-controlling debt balance.

2.4.3. Changes in the percentage of the Group's interest in subsidiaries that do not result in loss of control

Changes in the percentage of a Subsidiary's interest that does not result in a loss of control are recognized as transactions between the shareholders.
The balance of the Bank's shareholders' equity accounts and the 'Non-controlling interest' account are adjusted to reflect the change in the interest rate of the above shareholders over the subsidiary. Any difference between the adjustment of non-controlling interests and the fair value of the consideration paid or received is recognized directly in equity attributable to the Bank's shareholders.

2.4.4. Loss of control

If the change results in the loss of control of the subsidiary, the gain or loss on disposal is calculated as the difference between (i) the sum of the fair value of the consideration received and the fair value of the interest held on a subsidiary and (ii) the carrying amount, before sale, of the assets (including goodwill), liabilities and non-controlling interests. Unrealized gains or losses that were recognized in other comprehensive income and arising on the fair value measurement of the subsidiary's assets are accounted for as if the Bank had directly sold those assets (transfer to profit or loss or to retained earnings, in accordance with applicable the IFRS).
The fair value of any interest in the subsidiary that continues to exist after the date of the loss of control is considered to be the fair value at initial recognition of the financial instrument in accordance with IFRS 9 or the acquisition cost adjusted using the equity method in the event that it is recognized as an associate or joint venture by the applicable standards.

2.4.5. Affiliates

Affiliates means companies over which the Group exercises significant influence but has no control over them. If the Group holds, directly or indirectly, 20% or more of the voting rights of the investment, it is considered to have a material influence, unless it can be clearly demonstrated that this is not the case. Investments in associates are incorporated in the financial statements using the method of equity accounting.

Under the method of equity accounting, investments in associates are initially recognized at cost. Goodwill arising on the acquisition of an associate is included in the acquisition cost of the investment (after any accumulated impairment provisions). The value of the investment increases or decreases according to the percentage of the Group's participation in the profit or loss of the associate after the acquisition (recognized in the income statement of the Group) and from the movements in reserves (recognized in the Group's reserves). The amount of dividends received from the associate during the year reduces the carrying amount of the investment. Investments in associates made solely for the purpose of disposing of them within one year of their acquisition date, when the material influence of the Group is considered to be temporary, are recognized in the "Non-current assets held for sale" account. Unrealized profit on transactions between the Group and its associates are eliminated as a percentage of the Group's interest in those companies. Any such losses, which are also eliminated, are an indication of impairment of the value of the transferred asset. Where appropriate, the financial statements of associates used in applying the method of equity accounting have been amended to ensure their consistency with the accounting policies adopted by the Group.

2.4.6. Joint Arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. A joint arrangement has the following characteristics:

(a) the parties are bound by a contractual arrangement, and

(b) the contractual arrangement gives two or more of those parties joint control of the arrangement.

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

Joint arrangements are either joint operations or joint ventures.

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Those parties are called joint operators.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. Those parties are called joint venturers.

The classification of a joint arrangement as a joint operation or a joint venture depends upon the rights and obligations of the parties to the arrangement.

In the event of the Group's participation in a joint venture, the Group recognizes:

(a) its assets, including its share of any assets held jointly

(b) its liabilities, including its share of any liabilities incurred jointly

(c) its revenue from the sale of its share of the output of the joint operation

(d) its share of the revenue from the sale of the output by the joint operation, and

(e) its expenses, including its share of any expenses incurred jointly.

In the case of the Bank's participation in a joint venture, the Bank recognizes its participation as an investment and accounts for that investment using the method of equity accounting (see Note 2.4.7).

2.4.7. Investments in subsidiaries, associates, and joint ventures in the standalone financial statements

In the Bank's financial statements, subsidiaries, associates and joint ventures are recognized at acquisition cost and the fair value of the investment is adjusted. The Bank changed its accounting policy for 2018 concerning measurement of its subsidiaries, from the acquisition cost to the equity method, as amended by IAS 27. The aforementioned amendment permits as of 01.01.2016 the use of the equity method of investing in subsidiaries, joint ventures and associates in a company's separate financial statements.

2.4.8. Impairment testing of investments in subsidiaries, associates and joint ventures in the standalone financial statements

The Group and the Bank assess and control (separately from the effect of the equity method on the value of the investment) whether an investment in a subsidiary, associate or joint venture has been impaired only when they believe that there is an indication of impairment (particularly due to external adverse factors). Where there is such an indication, the Group assesses the recoverable amount of the investment and when the carrying amount of the investment exceeds the estimated recoverable amount, then the book value is impaired to its recoverable value.

2.5 Business Mergers

2.5.1. Acquisition method

Acquisitions of companies that fall within the scope of IFRS 3 are recorded using the acquisition method. The consideration paid in a business merger is measured at fair value, calculated as the sum of the fair values of the assets contributed by the Group on the acquisition date, the liabilities assumed by the Group to the previous owners of the acquired business and the equity instruments issued by the Group in exchange for control of the acquired business. Expenses related to the acquisition are recognized in the profit and loss statement.

At the acquisition date, the assets acquired and liabilities are recognized at their fair value at the acquisition date, except for:

- deferred tax assets and liabilities and liabilities or assets related to employee benefits are recognized in accordance with IAS 12 "Income Taxes" and IAS 19 "Employee Benefits" respectively,
- liabilities or equity securities related to the equity-dependent benefit plan of the acquired company or equity-dependent equity benefit plans of the Group, entered into to replace the equity-dependent benefit plan of the acquired company, are recorded in accordance with IFRS 2 "Share-Related Benefits" at the acquisition date and
- assets (or groups of assets) held for sale in accordance with IFRS 5 "Non-current Assets Available for Sale and Discontinued Operations" are recorded in accordance with this standard.

2.5.2. Goodwill

Goodwill is recognized as the excess between (a) the sum of the consideration paid, any uncontrolled interests in the acquired business and the fair value of any prior interest in the acquired business, and (b) the net worth at the date of acquisition of the assets acquired and of the commitments made. If, after a review, the net value at the acquisition date of the acquired assets and liabilities exceeds the sum of the consideration paid, any non-controlling interest in the acquired company and the fair value of any prior interest in the acquired business, the difference is immediately recorded in the income statement.

2.5.3. Contingent consideration

If the consideration agreed at the business combination includes assets or liabilities arising from a contingent consideration, then the contingent consideration is measured at its fair value at the acquisition date and is included in the total consideration at the business combination. Changes in the fair value of the contingent consideration that are included in the adjustments to the redemption period are recognized retrospectively with a corresponding adjustment of goodwill. Adjustments to the redemption period result from new information received during the redemption period (which may not exceed one year from the acquisition date) on data and situations that existed at the acquisition date.

Changes in the fair value of the contingent consideration that are not included in the adjustments to the redemption period are accounted for by the classification of the contingent consideration. When the contingent consideration is classified as an item of equity it is not re-measured in subsequent reporting periods and its subsequent settlement is recognized in equity. If the contingent consideration is classified as a financial asset or a non-financial asset / liability, the fair value result in subsequent reporting periods is recognized in the income statement.

2.5.4. Business mergers achieved in stages

Where a business merger occurs in stages, the Group's interest in the acquired company is measured at fair value at the acquisition date (the date the Group obtains control) and the resulting gain or loss is recognized in the income statement. Amounts recognized in other comprehensive income and derived from the acquired business prior to the transfer of its control are recognized in the income statement if such treatment would have been appropriate in the event of its sale.

2.6 Foreign currency transactions

The consolidated financial statements are presented in Euro (€), which is the Bank's functional currency and the presentation currency of the Group's financial statements.

Transactions denominated in foreign currency are translated into the functional currency using the exchange rates (current rates) prevailing at the dates of the transactions or the revaluation when the items are revalued. Foreign exchange differences (gains or losses) resulting from the settlement of the above transactions as well as from the conversion at the end of the fiscal year of monetary items from the foreign currency to the functional currency are recognized in the income statement and specifically in “Results of financial transactions & investment securities”.

Foreign exchange differences resulting from the translation of non-monetary financial assets and liabilities carried at fair value through profit or loss are included in the income statement, in particular in “Results of financial instruments & investment securities”. Foreign exchange differences on non-monetary financial assets, such as available-for-sale debt securities, are recognized in “Other comprehensive income”. Non-monetary items that are recorded at historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

2.7 Financial instruments based on IFRS 9

2.7.1 Classification and measurement of financial assets

The Group classifies its financial assets based on the business model used for their management as well as on the characteristics of their typical cash flows. The classification of financial assets based on the above criteria is divided into the following three categories of financial assets: (a) Amortized Cost, (b) Fair value through other comprehensive income (FVTOCI) and (c) Fair value through profit and loss (FVTPL).

Purchases and sales of financial assets of the Group are recorded at the date of the transaction, with the exception of loans recognized at their disbursement date. More in accordance with IFRS 9:

- A financial asset held within a business model whose purpose is to hold financial assets for the purpose of collecting Hold-to-Collect and its contractual cash flows consists solely of repayment of capital and interest on the unpaid balance of principal (SPPI) is measured at amortized cost. The exception is if an entity chooses to measure that asset at fair value through profit or loss (FVTPL).
- A financial asset held within a business model whose objective is to achieve both the collection of contractual cash flows and the sale of financial assets, and its contractual cash flows consist solely of repayment of capital and interest on the unpaid balance of principal is measured at fair value through other comprehensive income (FVTOCI). The exception is if an entity chooses to measure that asset at fair value through profit or loss (FVTPL).
- Other debt securities as well as equity instruments are measured at fair value through profit or loss. An exception exists if an entity irrevocably chooses subsequent changes in the fair value of its equity instruments that are not held for trading, to be reported directly to other comprehensive income, recognizing only dividend income in its income statement.

Business Model Evaluation

The evaluation of the business model determines how the Group manages the cash flows of a group of financial assets. The determination of the business model is carried out by the Management of the Group in accordance with the Group’s operating model, taking into account how these elements are managed to generate cash flow, the risks associated with the performance of the business model, and how to evaluate and manage these risks, personnel compensation and frequency, volume and purpose of historical sales with respect to the group in question, and Management’s expectations for future sales.
The business model of the Group’s Loans and advances to customers and debt securities of the Group is evaluated as compatible with their HTC business model as:

- Loans, other receivables and debt securities are held to collect their contractual flows.
- The Bank’s business model and strategy do not include any future loan sales plans for any of its portfolios, without, however, excluding sporadic sales or sales of non-performing loans due to the deterioration of creditors’ ratings which, under IFRS 9 alone, cannot meet the Bank’s obligation to change its business model (as a result it will be able to continue to measure its loan portfolio at amortized cost).
- No loans or advances to customers have been sold in the past.
- The repayment of its loan portfolio results from the designated interest rates.

- The associated risks that affect the performance of the business model in the context of holding the loan portfolio are related to credit risk, and the way of managing that risk is primarily through collateral.
- The Bank's executives are not remunerated on the basis of loan sales receipts nor on the basis of the contractual cash flows of the loans.

Evaluation of contractual cash flows

The Group, at initial recognition of a financial asset, examines whether this asset is compliant with the SPPI criterion, evaluating whether its contractual terms are compatible with an underlying loan agreement. As part of the SPPI assessment, it is examined whether the interest on a financial asset (debt securities) includes only consideration for the time value of money, credit risk, other key borrowing risks, liquidity risk, other borrowing costs and a profit margin, thus being compatible with the SPPI criterion. In addition, it is assessed whether the contract of a financial asset contains conditions that could change the amount or timing of the contractual cash flows (early repayments, asset extension rights, leverage terms, convertible equity, the time value of money, terms that relate to other risks and introduce volatility in the flow of the financial asset, etc.) in a way that is incompatible with an underlying loan agreement, then the financial asset is considered to fail the SPPI valuation and therefore is measured at fair value through profit or loss. In the event that a contractual term is of minor importance, the classification of the related financial asset is not affected by that term. The Bank assesses whether the contractual cash flows are Solely Payments of Principal and Interest (SPPI) on its financial assets and the results are as follows:

- Loans and amounts due to customers: These financial assets are measured at amortized cost because of the characteristics of the contractual cash flows (exclusively capital and interest payments) and the business model as described above (Retention of financial assets for the purpose of collecting contractual cash flows, Hold-to-Collect). The Bank carries out an SPPI rating on a loan product because their contracts consist of standardized loan agreements as a whole.
- Bonds: The Group holds two bonds, one classified at fair value through profit and loss (FVTPL) as its contract includes terms that are inconsistent with an underlying loan agreement and another, due to the characteristics of the contractual cash flows (exclusively equity payments) and the aforementioned business model (Hold-to-Collect financial assets), at amortized cost.

Measurement of financial assets

The Group, having assessed the requirements of IFRS 9, distinguished its financial assets in the following categories:

- Cash and Cash with Central Banks
- Due from banks
- Loans and advances to customers at amortized cost
- Financial assets at amortised cost (debt securities)
- Other due included in Other assets
- Financial assets at fair value through profit or loss (debt securities)
- Equity instruments measured at fair value through profit or loss (Investment portfolio)

Financial assets measured at amortized cost

The Bank recognizes in this category its financial assets held under the HTC business model and the assessment of their contractual cash flows is compatible with interest and principal collection (SPPI rating). This category includes the following financial assets:

- Cash and Cash with Central Banks
- Due from banks
- Loans and amounts due to customers
- Financial assets at amortised cost (debt securities)
- Other due included in Other assets

After initial recognition, the aforementioned financial assets are measured at amortized cost using the effective interest rate method. Interest income on financial assets classified in Stages 1 and 2 is calculated on the basis of the book value of the asset before provisions, while for financial assets classified in Stage 3, the interest income is calculated at book value after provisions.

Financial assets measured at fair value

This category includes the following financial assets:

- Financial assets at fair value through profit or loss (debt securities)
- Equity instruments measured at fair value through profit or loss (Investment portfolio)

In more detail, this category has classified a debt instrument whose terms have been rated as non-compliant and are therefore incompatible with the SPPI criterion. In addition to the above heading, this category also includes the Group's equity instruments as they are presented in the "Investment Portfolio" line of the balance sheet.
The above financial assets are measured at fair value. Profits and losses on disposal or acquisition of the above items but also unrealized gains or losses arising from changes in their fair value are included in "Results of financial instruments & investment portfolio securities" of the income statement.

2.7.2 Derecognition of financial assets

The Group derecognizes a financial asset when:

(a) the contractual rights to the cash flows of the financial asset expire;

(b) the Group has transferred the rights to recover the cash flows of a financial asset either by transferring all the risks and benefits of ownership of the financial asset or has neither transferred nor actually retains the resulting risks and benefits from that asset but has transferred control of the asset,

(c) the Group retains the contractual rights to the cash flows of the financial asset but undertakes a contractual obligation to pay the cash flows to one or more recipients

In the event that the risks and benefits are neither transferred nor retained while the control of the financial asset is not transferred, the Group continues to recognize the financial asset to the extent that it continues to be involved therein.

2.7.3 Modification of financial assets

If the change in the contractual cash flows of a financial asset is considered significant enough, the original asset is derecognized and the modified asset is recognized as "new". The Group recognizes the "new" financial asset at fair value and the difference between the value of the existing asset and the fair value of the "new" one is recognized in the income statement as a profit or loss from derecognition. Alternatively, if a change in a financial asset is not considered significant to result in derecognition, the gain or loss recognized by the amendment is calculated as the difference in the present value of the new contractual cash flows ("modified asset") discounted to the real interest rate on the asset and the net book value of the existing financial asset.

2.7.4. Reclassifications of financial assets

The Group reclassifies all financial assets involved if there is a change in the business model applied to manage those financial assets.
Reclassification is effective in the future from the date of reclassification, therefore any prior profit or losses that have been recognized (including impairment losses) or interest are not restated.
No frequent changes to the business models used by the Group are expected.

2.7.5. Expected credit losses

Impairment

IFRS 9 introduces a model for impairment of expected credit losses (ECL), which applies to financial assets that are not measured at fair value through profit or loss, including loans, credit card receivables and other financial guarantee contracts (e.g. other undrawn loan commitments and documentary credits/letters of guarantee). The impairment provision based on

IFRS 9 is based on expected credit losses related to the probability of default within the next twelve months (12 month PD), unless there has been a significant increase in credit risk from initial recognition of the exposure, so the lifetime probability of default (lifetime PD) will be assessed. In addition, if the financial asset falls within the definition of credit-impaired assets at initial recognition (POCI), an impairment provision is recognized equal to the expected credit loss for their entire life.

Portfolio Ranking in Stages

IFRS 9 requires loans to be classified into three stages (Stage 1, Stage 2 and Stage 3). Early recognition and measurement of credit losses prior to the occurrence of catastrophic events and the reflection of the change in the risk of defaulting on a loan/customer introduced the concept of credit risk categorization in stages. Thus, except in the case of exposures that are classified as POCI and remain in this category throughout their life, the remaining exposures are classified into three stages according to their underlying probability of default. The Standard also introduces the new concept of “Significant Increase in Credit Risk” (SICR). To determine whether credit risk has increased significantly in each reporting period, the risk of default is compared over the remaining life of the loan with the expected default risk, as estimated at the date of recognition of the loan.

<u>Stage 1:</u> It includes retained exposures that do not have a significant increase in credit risk compared to the initial recognition of the exposure, while a provision for credit risk losses equal to the expected 12 month loss is recognized. This stage also includes exposures for which the credit risk has improved and this exposure has been reclassified from stages 2 or 3.

<u>Stage 2:</u> In the event that an exposure presents a significant increase in credit risk compared to its initial recognition and is non-performing, provisions for expected losses over its entire life are recognized and transferred from Stage 1 to Stage 2. This stage also includes exposures for which the credit risk has improved and this exposure has been reclassified from stage 3.

<u>Stage 3:</u> If there is any detrimental effect on the expected cash flows of an exposure, that financial asset is considered a credit-impaired loan and is classified as Stage 3 in accordance with IFRS 9. Provisions of expected losses over the life of the exposure are recognized at this stage.

Default Definition

The Bank applies a default definition for the purpose of preparing its financial statements, in accordance with the definition of Non-Performing Exposures (NPEs) as defined by the European Banking Authority in the Guidelines on the implementation of the definition of infringement under Article 178 of Regulation (EU) No. 575/2013 (EBA/GL/2016/07), and in accordance with the Implementing Regulation, as in force at the time, laying down implementing technical standards for the application of Regulation (EU) No. 575/2013 of the European Parliament and of the Council regarding the submission of supervisory reports by institutions. The definition of default is fully harmonized with the definition of credit-impaired loan. The definition of default applies at the borrower level for the business portfolio (borrowers designated by the Basel Committee as a business portfolio), while in the retail credit portfolio it is applied at the individual level (i.e. account level).

In view of the above, the Bank considers that a borrower or loan is in default of its contractual obligations when the following criteria are met:

i. The borrower is late in payment of more than 90 days on any significant credit liability to the Bank.
ii. The Bank considers that the creditor is unable to fully meet their contractual obligations to the Bank (Unlikely to Pay “UTP”) unless the Bank seeks to liquidate its collateral.
iii. The loan is classified as Non-Performing Forborne Exposure in accordance with Article 180 of Regulation (EU) No 227/2015.

Estimation of Expected Credit Loss

The Bank calculates Expected Credit Loss (ECL) using the following parameters:

- Exposure at Default (EAD): It represents the estimate of the loss in potential future default. For its calculation, the Bank takes into account expected changes in the exposure amount after the reporting date, including repayments of capital and interest or expected withdrawals from available limits. EAD includes both on and off-balance sheet exposures. The on-balance sheet report corresponds to the total amount committed and payable, which includes the outstanding debt, interest and arrears. The off-balance sheet report represents credit available for withdrawal in addition to the on-balance sheet report. In addition, the credit conversion factor (CCF) is used to convert credit lines and other off-balance sheet exposures to EAD amounts.

- Probability of Default (PD): It expresses the likelihood that a borrower will default on its financial position based on the prevailing financial conditions at the reporting date, adjusted by estimates of future financial conditions for a 12-month time horizon for exposures classified in Stage 1 and for the entire duration of the loan life for exposures classified in Stage 2 or 3. PD is used both for the calculation of Expected Credit Loss (ECLs) and for the Significant Credit Risk Increase (SICR).

- Loss Given Default ("LGD"): expresses the estimate of the damage resulting from a default event. In calculating this parameter, the Bank considers the following components:

    - Loss Given Loss (“LGL”), which is the expected loss on the percentage of loans that are in default and not repaid, for which the collateralization procedure is followed, in the case of covered loans, or cash recovery.

    - The possibility of recovery (Cure Rate - "CR"), that is, the possibility of defaulted accounts being returned, starting to pay their debts regularly.

The Bank calculates loan impairment either on a collective basis or on an individual basis, taking into account the first common grouping characteristics (such as the type of portfolio or loan exposure category), while for the latter the significance of an exposure and whether it is classified as non-performing or whether the customer has been subject to bankruptcy or creditors protection, are taken into account.

In accordance with the requirements of IFRS 9, the Bank develops three macroeconomic scenarios (optimistic, basic and unfavourable) in order to estimate the expected credit losses in a manner that reflects an unbiased and probability-weighted amount. Macroeconomic scenarios are used in addition to calculating expected credit losses and in assessing significant risk increases.

2.8 Fair value of financial instruments

The Group calculates the fair value of financial instruments based on a fair value calculation framework that classifies financial instruments into a three-level hierarchy of data used in valuation, according to their quality as described below:

Level 1: Quoted prices in active markets for identical financial instruments. Active market is the market in which transactions are of sufficient frequency and volume to provide price information on an ongoing basis. Level 1 includes quoted equity securities.

Level 2: Direct or indirect observable data (other than Level 1 prices), such as quoted prices of similar instruments, quotes from markets that are not active, or other observable data or data that result from observable data for almost the entire duration of the financial instrument. Level 2 includes securities with quoted prices in inactive markets available from third parties (dealers - brokers).

Level 3: Non-observable data backed by few or no active market transactions and significantly affecting fair value. This includes financial instruments that are valued either through the net asset value method or by discounting cash flows or other valuation methods that require management estimates. Level 3 includes unquoted equity securities.

The level in the fair value hierarchy in which a fair value calculation is determined by the lowest level of data used in the fair value calculation and has a significant effect. To this end, the significance of a given item is evaluated in relation to its total fair value.

2.9 Offsetting

The presentation in the financial statements of the net amount that results from the offsetting of financial assets and liabilities is permitted only if there is a contractual right that allows for the offsetting of the amounts recorded and at the same time there is an intention to either settle the total amount of both the financial assets and the liability respectively, or for settlement of the net amount that arises after the offsetting.

2.10 Interest and similar income and expenses

Interest income and expenses relating to all interest-bearing financial instruments is recognized in profit or loss using the effective interest method.
Interest income refers to interest on “Loans and advances to customers”, “Claims on financial institutions” and debt securities coupons.
Interest expenses relate to interest on “Liabilities to central banks”, “Liabilities to other financial institutions”, “Liabilities to customers” and “Debt securities and other loans”.

2.11 Commissions

Generally, commissions and related income are recognized during the period in which the related services were provided. Commissions and related income arising from trading, transactions or participation in trading on behalf of third parties, such as the purchase of claims on loans, equity or other securities and the purchase or sale of financial units, are recognized at the time of completion of the underlying transaction. It is noted that the accounting treatment of commissions has not changed since the application of the new IFRS 15 standard, the impact of which was assessed as not significant.

2.12 Property and equipment

Property and equipment include land and property, leased property improvements, transportation and equipment, held by the Group for their operational use, but also for administrative purposes. Property and equipment are initially recognized at their acquisition value, which includes all the costs required for a fixed asset to operate.
Subsequent to their initial recognition, property and equipment are measured at cost less accumulated depreciation and any accumulated impairment provisions. Expenditure subsequent to the acquisition of an asset under “Tangible assets” is capitalized only where it is probable that such expenditure will in the future bring additional financial benefits to the Group, beyond what was originally expected at the time of acquisition of the asset. Otherwise, these costs are transferred directly to profit and loss at the time they are incurred.
Depreciation on a fixed asset starts with the commencement of its use and is interrupted only by the sale or transfer of the item. Consequently, depreciation on a tangible asset that ceases to be used is not interrupted, unless fully depreciated, but its useful life is reassessed. Tangible assets are depreciated using the straight line method over their useful lives. The estimated useful lives of property and equipment by category are as follows:

Category of Assets	Useful Life
Fields	Not depreciated
Buildings	50 to 70 years
Improvements to leased real estate	During the remaining term of the lease, not exceeding 12 years
Mechanical Equipment / Technical Installations	From 10 to 25 years
Furniture & other equipment	Up to 12 years
Vehicles	Up to 10 years
Electronic and other equipment	Up to 5 years

The Bank and the Group companies review the residual values and useful lives of property and equipment at each date of drafting the financial statements. The Group examines at each reporting date whether there is any indication that property and equipment have been impaired. If such an indication exists, the Group calculates the recoverable amount of the property and equipment. When the book value of property and equipment exceeds their recoverable value, the Group makes a similar impairment provision in order to reflect the book value of the asset. Profit and losses on disposal of property and equipment are determined based on their book value and are taken into account in determining income before tax.

2.13 Assets from auctions/property inventory

The Bank's assets from auctions and inventory of acquired property of the Group's subsidiaries (property management sector) are recorded in "Other assets".

The Bank's assets from auctions are recognized in "Other assets" at the time of the auction or when collateral is obtained by agreement or court order. Assets from auctions arise when the Bank initiates legal action to collect collateral when it is no longer considered that repayment or settlement of the debt can be achieved. Where debts are secured by assets, legal actions include the initiation of an auction process with the aim of repaying the debts through the realizable value of the collateral.

The Bank's assets from auctions and the Group subsidiaries' property inventory are initially recognized at cost less estimated cost of sale and are accounted for as a provision in accordance with IAS 2. Subsequent to acquisition, they are valued at the lower of cost and net realizable value.

Profits and losses arising from the sale of assets from auctions are included in "Other net income".

2.14 Investment properties

Real estate investment includes land and buildings held for the purpose of collecting rents and/or capital gains. Real estate investment is initially recognized at its acquisition value, which includes transaction costs.
Subsequent to initial recognition, Real estate investment is measured at fair value as estimated by valuers. Fair value is determined by the market value of a property, and if it is not available, other valuation methods are used (e.g. comparative method, residual value of replacement, etc.). The fair value measurement should take into account the ability to derive maximum benefit from the best use or sale of the property.
Real estate investment is reviewed by valuers at least annually in order to assess their value. Subsequent expenditure increases the value of the property only when it is probable that the Group will derive future economic benefits. Other maintenance costs are recognized in profit and loss.
The Group has been applying the fair value method for Real estate investment since 2016.
Transfers to and from the category of Real estate investment are carried out only in the event of a change in the Group's intention to use the property.

2.15 Goodwill, software and other intangible assets
2.15.1. Goodwill

Subsequent to initial recognition, goodwill is measured at cost less any accumulated provisions for impairment.
For the purpose of impairment testing, goodwill is allocated to Cash Flow Generating Units ("CFGUs"). The allocation is made to those of the CFGUs, which are expected to benefit from the business combination resulting in goodwill.
The Group assesses the book value of goodwill on an annual basis, or more frequently, to determine whether there is a possible impairment of its value. In assessing this, it is estimated whether the book value of goodwill remains fully recoverable. The estimate is made by comparing the book value of the CFGU where the goodwill has been allocated to its recoverable amount, which is the greater of its fair value less costs of sale and its value in use. Fair value is measured at market value, if available, either determined by an independent valuer or derived from a valuation model. If the recoverable amount is less than the book value, an irreversible impairment provision is recognized, and the goodwill is impaired at the excess of the book value of the CFGU over the recoverable amount.

2.15.2. Know-how and Customer Relations
Initial Recognition and Measurement

Know-how and customer relationships acquired either separately or as part of a business combination are initially recognised at their acquisition cost. The cost of intangible assets acquired in a business combination reflects their fair value at the acquisition date.

Subsequent Measurement and Amortisation

Following initial recognition, know-how and customer relationships are measured at cost less accumulated amortisation and any accumulated impairment losses. As these assets have a limited useful life, their value is depreciated systematically using the straight-line method over their estimated useful economic life, which has been set at 5 years.

Review of Assumptions

The amortisation period and the amortisation method are reviewed and adjusted, if necessary, at least at the end of each fiscal year. Changes in the expected useful life or in the expected pattern of consumption of future economic benefits are treated as changes in accounting estimates.

Impairment Test

The carrying amount of know-how and customer relationships is tested for impairment only when there are indications (triggers) that their carrying amount may not be recoverable (e.g. loss of a significant customer, technological obsolescence). If the carrying amount exceeds the recoverable amount (the higher of fair value less costs to sell and value in use), an impairment loss is recognised immediately in the profit or loss for the period. Impairment losses on these items may be reversed in subsequent financial years if the estimates used to determine the recoverable amount change for the better.

2.15.3. Software

The acquisition cost of software includes expenses that are directly attributable to specific and discrete software products controlled by the Group, and which are expected to generate future benefits for more than one year and which will exceed the related acquisition costs. Costs that improve or extend the operation of software programs beyond their original specifications are capitalized and added to their original acquisition value.
Software is depreciated over the straight-line method over its useful life, but over a period of not more than 10 years.
In particular, internally generated software components are initially recognized at a value equal to the sum of the expenses incurred from the date that the component meets the recognition criteria. When an intangible asset cannot be recognized, development costs are recognized in profit or loss in the period incurred.
Research expenses are recognized as an expense when incurred. Internally generated software resulting from development costs incurred on an individual project are recognized only when the Group can demonstrate:

- that it has the technological capability to integrate internally created software to make it available for use,
- its intention to complete and use it,
- its ability to use it,
- how the asset will generate future economic benefits,
- that it has sufficient technological, financial and other resources to complete the development and use of the asset, and
- the ability to reliably measure costs when developing an asset.

Subsequent to their initial recognition, internally generated software items are measured at cost less accumulated depreciation and any accumulated impairment provisions. Expenses, such as the costs of establishment and first setting up business units or branches, staff training costs, advertising and promotional expenses, and the costs of relocating and reorganizing a section or all of the Group, are recognized as expenses when incurred.
At each reporting date, the management of the Group examines the value of intangible assets in order to determine whether there is any impairment. Where appropriate, the management of the Group performs an analysis to determine whether the carrying amount of the assets in question can be fully recovered. When the carrying amount of an intangible asset exceeds its recoverable amount, an impairment loss is recognised.

2.16 Leases
2.16.1. The Group as a lessee

The Group recognizes assets with the right of use, which represent the right of use of the underlying assets and respectively lease liabilities, which represent the obligation to pay leases. The Group follows this accounting treatment in all lease agreements with the exception of short-term leases (and low value leases whose rents are recognized in operating expenses.

2.16.2. Assets with right of use

The Group recognizes an asset with the right of use at the starting date of the lease period. The asset is measured at cost, less accumulative depreciation. The amortization of the rights of use is carried out with the straight-line method during the lease. The assets with the right of use are presented in "Property and equipment".

2.16.3. Lease liabilities

The Group recognizes as lease liabilities the obligation to pay rents at the start date of the lease term, which are measured at the present value of the rents at the time of the lease. The rents of the Group consist of fixed rents, while the liability from rents is recalculated in case of change in the rents and the book value of the asset with the right of use is adjusted accordingly. The lease liabilities are presented in “Other liabilities”.

2.16.4. The Group as a lessor

Finance lease contracts: Where the tangible assets are leased under finance lease, the present value of the minimum rents paid is presented as a receivable. Proceeds from finance leases are recognized during the lease by the net investment (pre-tax) method, which reflects a fixed rate of return. Due from finance leases is included in the “Loans and receivables to customers” account.
Operating leases: Fixed assets that are leased as operating leases are reflected in the Statement of Financial Position according to their operating nature. Leased tangible assets are depreciated over their useful lives, which should coincide with the useful lives of similar tangible assets. Rental income (less the value of any incentives provided to the lessee) is recognized on a straight-line basis over the term of the lease.

2.17 Cash and cash equivalents

For the purpose of establishing the statement of cash flows, cash and cash equivalents mean the balances of the accounts “Cash and cash equivalents with Central Banks”.

2.18 Provisions

The Group makes provisions for contingent liabilities and risks when there is a present legal or constructive obligation as a result of past events, a high probability of an outflow of resources that has financial benefits for settling the liability and it is possible to estimate the amount of the liability reliably.

2.19 Employee benefits

Group companies pay contributions to employee benefit plans after leaving service in accordance with the conditions and practices applicable in Greece. These plans are divided into defined benefit and defined contribution plans.

2.19.1 Pension plans

A. Defined benefit plans

A defined benefit plan is a post-employment employee benefit plan in which benefits are determined on the basis of financial and demographic assumptions. The most important assumptions, amongst others, are age, years of service, salary, life expectancy ratios, the discount rate, and the rate of increase in earnings and pensions. The value of the liability in defined benefit plans is equal to the present value of the defined payable benefits at the date of the financial statements, less the fair value of the plan’s assets.
The defined benefit obligation and the related expense is estimated annually by independent actuaries using the projected unit credit method unit. The present value of the obligation is determined by discounting the estimated future cash outflows using interest rates of high quality corporate bonds or government bonds in the same currency as the liability with proportional liability duration, or interest rate that takes into account the risk and duration of the obligation, in which case the market depth

for such bonds is insufficient. Service costs (current and past service (including deductions) and profit or loss arising from settlements) and the net financial cost of the net liability/(claim) of the defined benefits are recognized in the income statement and are included in Personnel Expenses. The net defined benefit liability (after deducting the fair value of the plan assets, if any) is recognised in the Statement of Financial Position, whilst changes arising from its remeasurement (including actuarial gains and losses and the return on plan assets, excluding amounts included in net finance costs) are recognised directly in Other Comprehensive Income, without being reclassified subsequently to the income statement.

B. Defined contribution plan

A defined contribution plan is defined as a post-service employee benefit plan, whereby the employer pays specific contributions to a Fund without any other legal or constructive obligation for further contributions if the Fund does not have the required assets in order to pay the benefits of the policyholders in the current and previous fiscal years. The Group's contributions to the defined contribution plans are recognized in the income statement during the period they relate to and are included in "Personnel costs" account.

2.20 Taxes

The basis for calculating the income tax payable is taxable profit for the year. Taxable profits differ from pre-tax profits in the income statement due to the exclusion of income or expense that will be taxed or deducted in subsequent years. Also excludes taxable income and expenses that are not recognized for tax deduction. The Group's income tax payable is calculated using the tax rates that are effective or substantially effective at the date of preparation of the financial statements. Deferred tax is calculated using the liability method. The tax that is expected to be paid or recovered and is calculated on the difference between the accounting base of the assets and liabilities and their corresponding tax base, is used to calculate taxable profits. The most significant temporary differences arise from the impairment of loans and advances to customers, the valuation of financial assets, provisions for retirement benefits, the valuation of real estate inventories at the lower of cost and net realizable value and valuation of Real estate investment. The tax benefits that may arise from unused tax losses that are carried forward to subsequent years to be offset are recognized as assets when it is deemed probable that future taxable profits will be sufficient to offset the cumulative tax losses.

Deferred tax assets and liabilities are determined on the basis of the tax rates that are expected to apply to the period in which the asset will be realized or the liability settled. The determination of future tax rates is based on laws adopted at the date of preparation of the financial statements.

Deferred tax assets and liabilities are not recognized if the temporary differences arise on initial recognition of goodwill, or on initial recognition of assets and liabilities (other than business combinations) in a transaction that affects neither taxable nor accounting earnings.

The recognition of deferred tax assets is based on the Management's belief, which is based on available supporting evidence, that tax benefits associated with temporary differences, such as tax losses carried forward and subsequent tax liabilities, are likely to be realized. The carrying amount of deferred tax assets is reviewed at each reporting date and is reduced to the extent that it is no longer probable that there will be sufficient taxable profits to recover all or part of it. In order for the Group and the Bank to make the decision to recognize these deferred tax assets, they consider all available, positive and negative elements, including the realization of the already existing tax temporary differences, projected future tax profits and recent results. If the Group and the Bank find that they are likely to recover deferred tax assets in the future beyond what they have already recognized, then they increase the book value of the deferred tax assets.

Current and deferred tax assets and liabilities are offset provided that the tax authorities grant the right to offset the assets and liabilities and if the deferred tax assets and liabilities relate to the same tax authority and management intends to settle the net amount that results after the offset. Deferred income tax is recognized in temporary differences arising from investments in subsidiaries, associates and joint ventures unless the timing of the reversal of the temporary difference can be controlled by the Group and there is a significant possibility that the difference will not be reversed in the near future.

Deferred tax assets or liabilities that relate to changes in the fair value of available-for-sale investment securities that are charged to or credited to other comprehensive income are also charged to Other comprehensive income and transferred to results and related profit or loss.

2.21 Cooperative capital

According to IFRIC 2, many financial instruments, including the members’ shares in cooperative entities, have equity characteristics such as voting rights and the right to participate in dividend distribution. The classification of these financial instruments as equity or financial liabilities is subject to repayment terms. Some financial instruments entitle their holder to request repayment in cash or for another financial instrument but may include or be subject to restrictions (such as restrictions on liquidity or reserves formed) as to whether the financial instruments will be repaid. The contractual right of the holder of a financial instrument to request repayment does not in itself require the classification of the financial instrument as a financial liability. An entity should consider and take account of all the terms and conditions of a financial instrument as well as its relevant laws and regulations to determine whether it should be classified as a financial liability or equity.

Co-operative shares of members constitute an equity component if one of the following conditions applies:

- An entity has an unconditional right to refuse to repay shares. An unconditional prohibition may be absolute, in the sense that all discounts are prohibited, or partial, in the sense that it prohibits the repayment of members’ shares if the repayment would be due to the number of members' shares or the amount of paid-up capital from members, to fall below a certain level.
- Domestic law or regulations or the entity's articles of association may prohibit the repayment of shares. However, domestic laws, regulations or an entity's articles of association prohibiting repayment under conditions - such as restrictions on liquidity or reserves - do not result in the shares being considered as equity.
- Members’ shares meet the requirements of IAS 32, regarding the recognition of equity, available by the holder of financial instruments and the obligations of the issuer upon liquidation.

For the purposes of Article 92 of Regulation (EU) No 575/2013 and Article 149 of Law 4261/2014, repayment of cooperative shares, including cases of retirement or exclusion of associates, which entails a reduction, within the financial year, of more than 2% of the credit institution's equity in the form of a cooperative under Law 1667/1986, is subject to the prior approval of the Bank of Greece. In any event, the Bank of Greece may prohibit the repayment of cooperative shares if the viability of the credit institution operating in the form of credit cooperative.

The Bank has recognized all of its cooperative capital in equity, as there is no relevant authorization to repay shares from the Bank of Greece in accordance with Article 149 of Law 4261/2014.

In addition, they are listed as follows:

The direct costs of issuing cooperative capital are deducted directly from equity.

The difference between the issue of premium shares concerns the difference between the nominal value of the shares issued and their selling price.

Own cooperative shares are those of the Bank held by the Group, which are recognized at acquisition cost and are deducted from the Group’s equity.

2.22 Associated parties

In accordance with IAS 24, associated parties include any natural or legal persons associated with the entity that compiles the financial statements. Two parties are considered to be associated if one can exercise control over the other or exercise significant influence over it when making financial and business decisions. Specifically, associated parties are:
a) Enterprises, directly or indirectly, controlled by the Bank.
b) Affiliates, in which the Bank has significant influence and are not subsidiaries.
c) Individuals and their close relatives holding, directly or indirectly, voting rights in the Bank, which
give them substantial influence over the Bank.
d) Members of the Bank’s Board of Directors and key Managers as well as closely related persons
e) Enterprises belonging to members of the Management.

2.23 Government grants

Government grants relating to assets are initially recognized as liabilities during the period collected or during the period when their approval becomes final and there is certainty of their collection.

The recognition criterion is valid as to the timing of recognition, which is unquestionable, while the stage of non-recovery is the criterion of their definitive approval and the assurance that they will be collected. Specifically, the grant approval is considered final when the entity has documented compliance with the conditions governing its award.

Government grants are recognized at the amounts collected or finally approved. After initial recognition, government grants are depreciated upon their transfer to the profit and loss as income, in the same period, and in a manner corresponding to the transfer to profit and loss of the accounting value of the asset granted.

NOTE 3: SIGNIFICANT ACCOUNTING ESTIMATES AND CONSIDERATIONS IN THE APPLICATION OF ACCOUNTING POLICIES

The preparation of financial statements in accordance with IFRS requires the management to make estimates and assumptions that affect both the carrying amounts of the assets and liabilities and the income and expenses recognized in the financial statements of the Group and the Bank. The Group's management believes that the estimates and assumptions made in the preparation of the consolidated financial statements sufficiently reflect the events and circumstances on 31 December 2024. Specifically, the Group makes estimates and assumptions when applying accounting policies in the following significant cases:

Evaluation of the business model and the contractual cash flow characteristics of the financial asset

Under IFRS 9, financial assets - in particular loans and debt securities - of an entity are classified on the basis of the business model evaluation for financial assets management and on the basis of the characteristics of their contractual cash flows. This dual evaluation of financial instruments requires a judgment taking into account the following.

Business Model Evaluation

It is not defined separately at the financial instrument level but at the portfolio level, i.e. financial assets with the same characteristics:

- Historical sales (frequency, amount of sales) and Management's future plans for portfolio sales
- The way to measure portfolio performance
- The associated risks that affect the performance of the business model and how it is managed
- The method of evaluation and remuneration of the Bank's executives

Fair value of financial instruments

The fair value of financial instruments traded in an active market is determined on the basis of available market prices. The fair value of financial instruments that are not traded in regulated markets or whose prices are not available is determined using various valuation methods. These methods include cash flow discounting methods, as well as other models based mainly on observable data and to a lesser extent on non-observable data. Valuation of non-quoted equity securities for which there are no available prices, the net asset value method is used.

Expected credit risk losses on financial instruments

With the repeal of IAS 39 and the transition to the new IFRS 9 standard, and in conjunction with the adoption of European Banking Authority guidelines in advance, the Group redefined the parameters used to calculate its loan portfolio impairment policy, the parameters used to calculate the estimated expected credit loss. However, the measurement of expected credit losses requires Management to make a judgment by making a series of estimates.

The estimates required are based on a number of factors, which can lead to changes in both the timing of the recognition of the loss and the amount of the impairment recognized and the calculation of expected credit losses is based on complex models, which depend on a number of assumptions on the choice of model variables and the interdependencies they create. The new standard has introduced a new concept, the "Significant Increase in Credit Risk" (SICR), the interpretation of which is critical both to the classification of loans and to the calculation of Expected Credit Loss. As IFRS 9 does not include a definition of Significant Increase in Credit Risk (SICR), estimates are made to determine the criteria used in assessing significant increase in credit risk, and estimates are also made by selecting appropriate methodologies for determining expected credit risk losses as well as identifying macroeconomic scenarios for calculating expected credit losses. At the same time, judgments and estimates are required regarding the determination of the residual duration of the recycled credit, the change in probability of default, and the grouping of financial assets based on similar credit risk characteristics.

Specifically, by using models and pooling financial assets with similar credit risk characteristics, the Group calculates expected credit losses with estimates of risk parameters, namely, Probability of Default, Loss Given Default and Exposure at Default, while incorporating the use of macroeconomic scenarios and their weighting factors in this calculation.

Impairment of associated companies

The Group exercises judgment and tests for impairment the value of its investments in associates, comparing the recoverable amount of each investment (the highest of the values between value of use and fair value less selling costs) to its book value. The permanent impairment of the investment in an associate as shown in the valuation is recorded in the Group's income statement.

Fair value of real estate

The Group's own-use properties are reviewed for impairment when events or changes in circumstances show that the book value may not be recoverable. The recoverable value is the greater of the fair value of property and equipment, less expenses to sell and value in use.
All inventory is measured at the lower value of its acquisition cost and its net realizable value. Net realizable value is the estimated selling price, less costs to sell.
Real estate investment is measured at fair value, as determined by certified valuers. Fair value is determined by market prices or, where unavailable, valuation methods are used with appropriate adjustments to reflect current financial conditions and management estimates, to the best possible extent, of future real estate market price trends.

Taxes

The Group recognizes deferred tax on temporary tax differences, taking into account the applicable tax provisions.
Deferred tax assets related to tax losses and deductible temporary differences are recognized to the extent that it is probable that a sufficient future taxable income will exist, to cover the tax losses and the deductible provisional differences. Estimating expected future taxable profits requires judgments and assumptions about trends and key profitability factors, such as loan and deposit volumes and profit margins.
Deferred tax assets on tax losses and deductible temporary differences that are not considered recoverable could be recognised in the foreseeable future if estimates for future taxable profits are improved during the period that the right to use taxable income tax deductions and allowances can be exercised. Taxable profits are calculated in accordance with Greek tax law and therefore cannot be considered equivalent to the result determined by accounting rules.
Changes in tax legislation and tax rates may affect in the future the recognized deferred tax assets and liabilities and therefore the level of future tax results.

Staff retirement benefits

Compensation is calculated based on the scale of dismissal compensation under Law 2112/1920 and is provided to employees upon their departure from the Company provided that they have established a right to retirement. Specifically, the amount of compensation is calculated at 40% of the amount of dismissal compensation for those who have retired (50% for those who have not established their right with a complementary fund).

The current value of liabilities due to staff retirement depends on factors determined on an actuarial basis using various assumptions, such as the discount rate and future salary increases. Any changes to such assumptions will affect the book value of retirement liabilities.
The Group shall set the appropriate discount rate for the calculation of the present value of the estimated pension liabilities at the end of each year. The rate of increase in wages is based on estimates of future levels of inflation and also reflects the Group's reward system and expected market conditions.
The remaining assumptions pertaining to retirement obligations, including inflation fluctuations, are partly based on current market conditions at the given time.
For further information on liabilities due to staff retirement and the aforementioned main actuarial assumptions, see note 8.

Provisions and contingent liabilities

The Group recognises provisions where there is a present legal or implied obligation for which the outflow of resources is almost certain and can be reliably measured. In cases where there is a low potential for an outflow of resources to settle the liability or the amount of the outflow cannot be reliably estimated, no provision is made but this is disclosed in the relevant financial statements.
At each reporting date, the Group exercises judgment and assesses the probability of settlement of the liability, the ability to reliably measure the outflow and the timing of settlement. In addition, in cases of pending litigation, the Group assesses them in detail, whenever financial statements are prepared, based on the estimates of the Bank’s Legal Service and its subsidiaries or the estimates of external independent legal advisors, where the amount in question is considered significant.

NOTE 4: RISK MANAGEMENT

4.1 Committees

Audit Committee

The Audit Committee, in addition to its other responsibilities, supports the Board of Directors in fulfilling its supervisory responsibilities regarding the effectiveness of the Internal Control System, the financial reporting process, the operation of the Internal Audit Unit, the external audit process and the monitoring of the Bank’s regulatory compliance. Furthermore, it monitors the adequacy and effectiveness of the risk management framework in collaboration with the Risk Management Committee, with which it works closely.

Risk Management Committee

The Risk Management Committee (BRC) supports the Board of Directors (BoD) in formulating, monitoring and periodically reviewing the Bank’s risk management strategy. It submits the Risk Appetite Framework (RAF) to the Board of Directors and monitors the overall risk profile, the adequacy of the management framework, and the alignment of the risk appetite with the Bank’s business and strategic objectives. Furthermore, it examines issues relating to capital adequacy, liquidity and related policies, supporting evidence-based decision-making.

Both Committees consist exclusively of non-executive members of the Board of Directors, the majority of whom are independent (including their Chairpersons), who are appointed by the Bank’s Board of Directors. The Head of the Risk Management Unit reports to the Risk Management Committee.

4.2 Financial risk management

4.2.1. Risk management policy

The Bank aims to adopt risk management practices, taking into account all relevant guidelines and supervisory requirements, as set out by the Basel Committee on Banking Supervision (BCBS), the European Banking Authority (EBA) and the Bank of Greece (BoG).
As part of the Bank's risk management framework, the Board of Directors has tasked the Risk Management Committee with overseeing all of the Bank's risk management functions.
The Bank has established the Risk Management Unit, which is responsible for examining and assessing the two main sources of risk, Credit Risk and Operational Risk, as well as for controlling and monitoring any other risks to which the Bank is exposed. It reports directly to the Board of Directors via the Risk Management Committee and acts as the second line of defence.
The Regulatory Compliance Unit, acting as the Second Line of Defence, is responsible for all matters relating to compliance with internal and external rules, such as applicable Greek and European legislation, supervisory regulations and accounting standards. The Bank's Internal Audit Unit, which reports directly to the Board of Directors via the Audit Committee, complements the risk management framework, acting as an independent audit body and the Third Line of Defence, and focuses on the effectiveness of the risk management framework and overall control.

4.2.2 Risk Appetite Framework

The Board of Directors has ultimate responsibility for establishing, approving and effectively overseeing the Bank's Risk Appointment Framework. In this context, it defines the risk appetite, ensuring that it is consistent with the Bank's business objectives, business model and Capital and Risk Strategy. This strategy forms the basis for the drafting and approval of Risk Appraisal Statements, which set out the level of risk the Bank is prepared to assume in pursuit of its strategic objectives.
It also assesses the effectiveness of risk management policy, as well as the adequacy of equity, in relation to the amount and form of risk undertaken. The risk appetite framework is updated annually upon recommendation by the Risk Management Unit to the Board of Directors, taking into account any supervisory requirements.

4.2.3 Risk Management Unit

In accordance with the provisions of its Operating Regulations, the Risk Management Unit's mission is:

- To specify and implement the credit risk policy with a focus on rating systems, assessment models and risk parameters, in accordance with the guidelines of the Bank's Board of Directors;
- To submit written assessments to the Bank's approval bodies for exposures to borrowers or groups of borrowers and participating through its supervisor and its executives, with voting rights, in the credit approval process;
- To calculate the supervisory and internal capital required to cover all risks and to prepare the relevant regulatory and supervisory reports;
- To design, specify, recommend and implement the risk management policy in accordance with the guidelines of the Bank's Board of Directors;
- To contribute, together with the other Directorates and Units of Management to the formation and development of the risk culture throughout the Bank;
- To evaluate the adequacy of the Bank's credit risk identification, measurement and monitoring all the risks incurred by the Bank and their periodic validation;

- To prepare and submit all necessary reports on matters within its competence, with a view to providing the Management with sufficient information on a quarterly, semiannual or annual basis;
- To collaborate with other units and departments of the Bank on risk management issues;
- To participate in Working Groups created from time to time for the purpose of drawing up regular and extraordinary plans with the supervisory authorities;
- To contribute, together with other Management Departments and Units, to the formation and development of a risk culture throughout the Bank, including climate and ESG risks;
- To participate in the Bank's committees responsible for developing strategies, policies and procedures, and for adopting ratios relating to climate and ESG risks, as well as for monitoring KPIs,
- The development, monitoring and periodic review of the Risk Appetite Framework, as well as supporting the Capital and Risk Strategy by monitoring risk indicators and submitting relevant reports to the competent governing bodies,
- The identification, assessment and monitoring of significant risks to which the Bank is or may be exposed, as well as the maintenance and updating of the Risk Register.

The Risk Management Unit is staffed by the head and two employees.

4.2.4 Asset-liability management

Asset/liability management policies are designed to ensure that the balance sheet is compiled in such a way as to limit both liquidity risk and interest rate risk and to contribute to its profitability. The Bank's asset/liability management policy is designed and implemented by the Assets-Liabilities Management Committee (ALCO), which sets the general policy for asset and liability management. ALCO sets out the Bank's strategy and policy on the structure and management of Assets and Liabilities, taking into account the current market conditions and risk limits set by the Bank.

4.2.5 Internal Audit Unit

The Internal Audit Unit provides independent and objective assurance regarding the adequacy and effectiveness of the Bank's internal control system, risk management and corporate governance procedures. Within the scope of its remit, it carries out audits in accordance with an approved annual programme, assesses compliance with the applicable regulatory and legislative framework, and monitors the implementation of corrective actions arising from audit findings, thereby contributing to the continuous improvement of procedures and ensuring the smooth operation of the Bank.

4.3 Managing specific risks

4.3.1 Credit risk

Credit risk is the risk of loss due to the counterpart's inability to meet the terms and obligations arising out of any contract with the Bank. It is incurred from lending activities. This is the most significant risk faced by the Bank. The process of assessing the creditworthiness of borrowers is carried out separately by the Bank and in particular in exposures of more than €500 thousand and by the Risk Management Unit.

4.3.2 Credit risk management procedures

The Bank's credit operations include:

- Credit criteria, clearly identified by the specific market targeted, the category of borrowers or counterparties, as well as the purpose, type of credit, and the source of repayment.
- Credit limits that allow for grouping and comparison at different levels of different forms of risk exposure.
- Established and clearly defined procedures for approving new credits, as well as restructuring, and renewing existing credits.

The Bank's internal safeguards for credit risk-related procedures include:

- Proper management of credit operations.
- Regular and timely corrective actions to manage loans in default.

4.3.3 Credit Risk Measurement, Monitoring and Internal Ratings

The process of assessing borrowers' creditworthiness is initially carried out by the First Line of Defence, namely the Branches and the Credit Department, which are responsible for conducting the preliminary screening and for assessing the relevant data. In addition, the Risk Management Unit, acting as the Second Line of Defence, participates in the assessment process and provides an independent opinion on cases involving assumed credit risk of €500,000 or more.

To support the credit risk assessment process, the Bank uses the ICAP CRIF Risk Profiler credit rating system, which is applied to both retail and corporate credit, with the aim of assessing and classifying borrowers' credit profiles on the basis of predefined criteria and methodologies.
The portfolio is categorised annually into ten credit grades, related to the Probability of Default.
Exposures to Business Lending as well as lending to SMEs are mainly covered by collateral and, secondarily, liquid assets, receivables, etc.

4.3.4 Management of Significant Risk Concentration

The Bank manages the lending process, controls exposure to credit risk and ensures compliance through a system of internal limits.
The main tool for monitoring the Business Portfolio are the Credit Limits which express the maximum permissible level of risk exposure for a given Credit Level.
The Board of Directors, following a recommendation from the Risk Management Committee, approves the maximum credit limits, which are reviewed on an annual basis. Any exceedances of the established internal limits are approved by the competent authorising bodies on the basis of the authorisation powers as set out in the Credit Regulations.
The credit risk arising from the excessive exposure to a counterparty or a group of related counterparties whose probability of default depends on common factors is monitored through the Large Exposures per group of related debtors.
Finally, in the context of the Internal Capital Adequacy Assessment Process, the Bank, in cooperation with Infonet Systems Integration LTD, calculates the risk of concentration and the risk of unexpected losses, i.e. the internal or financial capital of its exposures, by calculating the increase in capital requirements.

4.3.5 Loans and Advances Impairment Policy

The Bank has adopted a policy of impairment of loans and advances to customers. This policy sets out the guidelines for the process of assessing the impairment need and calculating the impairment provision. The Bank's Loans and Advances Impairment Policy is set out in Note 2.7.5 above. In addition, a Provision Committee has been set up to oversee the proper implementation of the Loan and Receivables Impairment Policy.

4.3.6 Collateral and other credit risk mitigation techniques

4.3.6.1 Loans and advances to customers

The most common practice used by the Bank to reduce credit risk on loans and advances to customers is to obtain collateral. The Bank has implemented guidelines on the acceptance of specific types of collateral as described in the Bank's Policy for Collateral Valuation. In particular, in the Policy for Collateral Valuation clearly identifies all eligible collateral as forms of credit protection. The main categories of collateral are the following:

- Mortgages on real estate used for residential and/or commercial property

- Pledges on deposits, shares (listed and non-listed), gold, machinery, etc.
- Guarantees of the Greek State or Greek and European organizations
- Assignment of receivables (both incurred and non-incurred)
- Corporate or personal guarantees

The Bank, to ensure more complete monitoring and more efficient management of collateral secured by loans and receivables, but also in full compliance with the existing supervisory framework, has incorporated the collateral subsystem into the existing information systems. The collateral subsystem enables the collateral information to be extracted at various levels, the components of the collateral that allow its qualitative evaluation to be monitored, as well as the components that allow its value to be calculated.

4.3.6.2 Maximum exposure to credit risk

The maximum exposure to credit risk at 31.12.2025 and 31.12.2024 for the Group and the Bank, respectively, is as follows:

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
A. On-Balance Sheet Items Subject to Credit Risk				
Balances at Central Banks	169,437,370	154,956,180	169,437,370	154,956,180
Due from financial institutions	6,737,472	7,984,784	6,737,472	7,984,784
Financial assets at fair value through profit or loss	100,000	100,000	100,000	100,000
Financial assets at amortized cost	1,044,865	1,044,865	1,044,865	1,044,865
Loans and advances to customers	417,159,305	407,790,087	438,904,211	434,554,912
Investments in subsidiaries and affiliated companies*	7,726,939	7,345,436	58,046,998	51,951,978
Other due from customers and various debtors	19,780,450	22,525,210	8,351,103	10,337,155
Investment portfolio	10,712,172	11,072,639	3,010,237	774,760
Total value of On-Balance Sheet Items Subject to Credit Risk*	**632,698,573**	**612,819,201**	**685,632,256**	**661,704,634**
B. Off-Balance Sheet Items Subject to Credit Risk				
Letters of guarantee, letters of credit and other guarantees	35,622,381	30,445,273	35,625,843	30,448,735
Total value of Off-Balance Sheet Items Subject to Credit Risk	**35,622,381**	**30,445,273**	**35,625,843**	**30,448,735**
Total Value of Exposures Subject to Credit Risk*	**668,320,954**	**643,264,474**	**721,258,099**	**692,153,369**

** this includes unused credit limits of the Group and the Bank.*

4.3.6.3 Recovery of collateral

In accordance with the Bank's Credit Policy, the value of collateral is monitored at regular intervals. The frequency of property appraisals usually does not exceed one year for commercial real estate and three years for residential real estate. Assessments are carried out by certified valuers.

The value of collateral includes:

- Collateral over immovable property, specifically charges or mortgages on commercial or residential property, net of any prior encumbrances, up to a maximum amount equal to the minimum security value,
- Financial collateral, and in particular, pledges on deposits, stock traded in a primary index of an organized market, gold,
- Other collateral (such as assignments of receivables),
- Value of guarantees (value of collateral relating to EAT S.A. and EIF).

According to the Bank's valuation policy, real estate collateral can also be calculated using the statistical indexing method (prop-indexing method).

The analysis of the collateral and guarantees received to mitigate credit risk exposure on loans and receivables from customers is broken down by portfolio category and summarised in the following tables, whilst it should be noted that the values of the collateral are limited to the carrying amount of the loan before provisions:

Analysis of collateral and guarantees - Group

	31 December 2025				31 December 2024			
	Collateral Value				Collateral Value			
	Collateral on real estate	Financial collateral	Total collateral	Value of guarantees	Collateral on real estate	Financial collateral	Total collateral	Value of guarantees
Retail Banking	98,353	2,700	(101,053)	3,168	95,082	2,826	97,908	2,738
Business Banking	257,082	8,722	265,804	26,894	254,604	7,946	262,550	22,602
Public Sector	-	-	-	-	-	-	-	-
Total	**355,435**	**11,422**	**366,857**	**30,062**	**349,686**	**10,772**	**360,458**	**25,340**

Analysis of collateral and guarantees - Bank

	31 December 2025				31 December 2024			
	Collateral Value				Collateral Value			
	Collateral on real estate	Financial collateral	Total collateral	Value of guarantees	Collateral on real estate	Financial collateral	Total collateral	Value of guarantees
Retail Banking	98,353	2,700	(101,053)	3,168	95,082	2,826	97,908	2,738
Business Banking	269,499	8,815	278,314	27,776	267,246	8,091	275,337	23,673
Public Sector	-	-	-	-	-	-	-	-
Total	**367,852**	**11,515**	**379,367**	**30,944**	**362,328**	**10,917**	**373,245**	**26,411**

4.3.6.4 Loan to Value Ratio

The Loan to Value Ratio reflects the relationship between the loan and the assurance value of the property held as collateral. The following are the loan balances depending on the LTV rate for the mortgage portfolio:

	Group		Bank	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
Less than 50%	3,082	3,182	3,082	3,182
50%-70%	3,154	3,373	3,154	3,373
71%-80%	3,886	3,387	3,886	3,387
81% -90%	1,866	3,960	1,866	3,960
91%-100%	2,708	1,238	2,708	1,238
101%-120%	2,006	2,624	2,006	2,624
121%-150%	2,039	2,735	2,039	2,735
More than 150%	6,244	6,846	6,244	6,846
Total	**24,985**	**27,345**	**24,985**	**27,345**
Ratio average	**99%**	**99%**	**99%**	**99%**

4.3.6.5 Loans and advances to customers

The credit quality of loans and advances to customers is summarized as follows:

Loans and advances to customers by credit quality - Group

31 December 2025	Stage 1			Stage 2			Stage 3			TOTALS	
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting Balance (net worth)	Value of collateral
Retail Banking	**26,580**	**(158)**	**26,423**	**11,415**	**(621)**	**10,793**	**112,670**	**(44,081)**	**68,589**	**105,806**	**101,053**
Housing Loans	9,947	(10)	9,938	1,153	(45)	1,108	13,883	(4,469)	9,415	20,461	20,878
Consumer loans*	5,727	(105)	5,621	1,077	(13)	1,064	16,146	(4,997)	11,148	17,833	13,415
Other loans	10,907	(43)	10,864	9,185	(563)	8,621	82,641	(34,615)	48,027	67,512	66,760
Business Banking	**153,124**	**(440)**	**152,685**	**82,681**	**(2,263)**	**80,418**	**139,300**	**(61,050)**	**78,251**	**311,354**	**265,804**
Large enterprises	4,795	(149)	4,646	1,355	(216)	1,138	19	(17)	1	5,786	541
Small and medium-sized enterprises (SMEs)	148,329	(291)	148,039	81,326	(2,047)	79,280	139,282	(61,032)	78,250	305,568	265,263
Public sector	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Greece	-	-	-	-	-	-	-	-	-	-	-
Other countries	-	-	-	-	-	-	-	-	-	-	-
Total	**179,705**	**(597)**	**179,108**	**94,096**	**(2,884)**	**91,211**	**251,971**	**(105,130)**	**146,840**	**417,159**	**366,857**

*Credit cards with a book balance of €479.8 thousand before provisions and €45 thousand after provisions are included in consumer loans at Stage 3.

Loans and advances to customers by credit quality - Bank

31 December 2025	Stage 1			Stage 2			Stage 3			TOTALS	
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting Balance (net worth)	Value of collateral
Retail Banking	**26,580**	**(158)**	**26,423**	**11,415**	**(621)**	**10,793**	**112,670**	**(44,081)**	**68,589**	**105,806**	**101,052**
Housing Loans	9,947	(10)	9,938	1,153	(45)	1,108	13,883	(4,469)	9,415	20,461	20,878
Consumer loans*	5,727	(105)	5,621	1,077	(13)	1,064	16,146	(4,997)	11,148	17,833	13,415
Other loans	10,907	(43)	10,864	9,185	(563)	8,621	82,641	(34,615)	48,027	67,512	66,760
Business Banking	**174,871**	**(442)**	**174,430**	**82,681**	**(2,263)**	**80,418**	**139,300**	**(61,050)**	**78,251**	**333,099**	**278,314**
Large enterprises	26,542	(151)	26,391	1,355	(216)	1,138	19	(17)	1	27,531	13,052
Small and medium-sized enterprises (SMEs)	148,329	(291)	148,039	81,326	(2,047)	79,280	139,282	(61,032)	78,250	305,568	265,263
Public sector	-	-	-	-	-	-	-	-	-	-	-
Greece	-	-	-	-	-	-	-	-	-	-	-
Other countries	-	-	-	-	-	-	-	-	-	-	-
Total	**201,452**	**(599)**	**200,852**	**94,096**	**(2,884)**	**91,211**	**251,971**	**(105,130)**	**146,840**	**438,904**	**379,367**

*Credit cards with a book balance of €479.8 thousand before provisions and €45 thousand after provisions are included in consumer loans at Stage 3.

Loans and advances to customers by credit quality - Group

31 December 2024	Stage 1			Stage 2			Stage 3			TOTALS	
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting Balance (net worth)	Value of collateral
Retail Banking	**30,559**	**(221)**	**30,338**	**3,940**	**(175)**	**3,765**	**108,320**	**(40,240)**	**68,080**	**102,184**	**97,908**
Housing Loans	9,340	(14)	9,326	847	(28)	819	17,158	(4,978)	12,180	22,324	22,428
Consumer loans*	6,005	(78)	5,927	256	(9)	247	11,213	(3,651)	7,562	13,736	9,493
Other loans	15,214	(128)	15,085	2,838	(138)	2,700	79,949	(31,611)	48,338	66,123	65,987
Business Banking	**205,433**	**(999)**	**204,434**	**23,668**	**(1,826)**	**21,842**	**141,398**	**(62,097)**	**79,302**	**305,577**	**262,550**
Large enterprises	7,618	(180)	7,438	1,409	(265)	1,144	18	(17)	1	8,584	2,526
Small and medium-sized enterprises SMEs	197,815	(819)	196,996	22,259	(1,561)	20,698	141,380	(62,080)	79,300	296,994	260,024
Public sector	**31**	**(2)**	**29**	**-**	**-**	**-**	**-**	**-**	**-**	**29**	**-**
Greece	31	(2)	29	-	-	-	-	-	-	29	-
Other countries	-	-	-	-	-	-	-	-	-	-	-
Total	**236,023**	**(1,222)**	**234,801**	**27,608**	**(2,001)**	**25,607**	**249,718**	**(102,337)**	**147,382**	**407,790**	**360,458**

* Credit cards before provisions amounting to €485.7 thousand and after provisions amounting to €48.6 thousand are included in consumer loans in Stage 3.

Loans and advances to customers by credit quality - Bank

31 December 2024	Stage 1			Stage 2			Stage 3			TOTALS	
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting Balance (net worth)	Value of collateral
Retail Banking	**30,559**	**(221)**	**30,338**	**3,940**	**(175)**	**3,765**	**108,320**	**(40,240)**	**68,080**	**102,184**	**97,908**
Housing Loans	9,340	(14)	9,326	847	(28)	819	17,158	(4,978)	12,180	22,324	22,428
Consumer loans*	6,005	(78)	5,927	256	(9)	247	11,213	(3,651)	7,562	13,736	9,493
Other loans	15,214	(128)	15,085	2,838	(138)	2,700	79,949	(31,611)	48,338	66,123	65,987
Business Banking	**232,201**	**(1,003)**	**231,199**	**23,668**	**(1,826)**	**21,842**	**141,398**	**(62,097)**	**79,302**	**332,342**	**275,337**
Large enterprises	28,158	(183)	27,974	1,409	(265)	1,144	18	(17)	1	29,120	10,627
Small and medium-sized enterprises (SMEs)	204,044	(819)	203,224	22,259	(1,561)	20,698	141,380	(62,080)	79,300	303,222	264,710
Public sector	**31**	**(2)**	**29**	**-**	**-**	**-**	**-**	**-**	**-**	**29**	**-**
Greece	31	(2)	29	-	-	-	-	-	-	29	-
Other countries	-	-	-	-	-	-	-	-	-	-	-
Total	**262,792**	**(1,226)**	**261,566**	**27,608**	**(2,001)**	**25,607**	**249,718**	**(102,337)**	**147,382**	**434,555**	**373,245**

* Credit balance before provisions amounting to €485.7 thousand and after provisions amounting to €48.6 thousand are included in consumer loans in Stage 3.

The maturity (number of days past due) of loans and advances to customers is summarised as follows:

31 December 2025	Maturity of loans and advances (net worth) - Group											
	Retail Banking											
	Housing Loans				Consumer loans				Other loans			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	9,401	751	53	10,205	5,306	523	268	6,097	10,233	8,353	2,044	20,630
1-30 days	536	65	42	644	316	-	30	345	631	40	160	832
31-60 days	-	13	-	13	-	538	923	1,460	-	228	62	290
61-90 days	-	279	-	279	-	3	5	7	-	-	6	6
91-180 days	-	-	128	128	-	-	2	2	-	-	750	750
181-360 days	-	-	203	203	-	-	412	412	-	-	1,688	1,688
> 360 days	-	-	8,988	8,988	-	-	9,509	9,509	-	-	43,316	43,316
Total	**9,938**	**1,108**	**9,414**	**20,461**	**5,621**	**1,064**	**11,148**	**17,833**	**10,864**	**8,621**	**48,027**	**67,512**
Collateral value	9,571	1,003	10,304	**20,878**	3,102	973	9,339	**13,415**	6,638	5,831	54,290	**66,760**

31 December 2025	Maturity of loans and advances (net worth) - Group															
	Business Banking								Public Sector							
	Large enterprises				SMEs				Greece				Other countries			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	4,646	1,138	-	5,785	137,611	62,373	2,443	202,428	-	-	-	-	-	-	-	-
1-30 days	-	-	-	0	10,427	10,409	2	20,838	-	-	-	-	-	-	-	-
31-60 days	-	-	-	0	-	5,766	82	5,848	-	-	-	-	-	-	-	-
61-90 days	-	-	-	0	-	732	1,094	1,826	-	-	-	-	-	-	-	-
91-180 days	-	-	-	0	-	-	375	375	-	-	-	-	-	-	-	-
181-360 days	-	-	-	0	-	-	1,733	1,733	-	-	-	-	-	-	-	-
> 360 days	-	-	1	1	-	-	72,519	72,519	-	-	-	-	-	-	-	-
Total	**4,646**	**1,138**	**1**	**5,786**	**148,039**	**79,280**	**78,250**	**305,568**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Collateral value	523	0	19	**541**	124,361	46,269	94,634	**265,264**	-	-	-	**-**	-	-	-	**-**

31 December 2025	Maturity of loans and advances (net worth) - Bank											
	Retail Banking											
	Housing Loans				Consumer loans				Other loans			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	9,401	751	53	10,205	5,306	523	268	6,097	10,233	8,353	2,044	20,630
1-30 days	536	65	42	644	316	0	30	345	631	40	160	832
31-60 days	-	13	-	13	-	538	923	1,460	-	228	62	290
61-90 days	-	279	-	279	-	3	5	7	-	-	6	6
91-180 days	-	-	128	128	-	-	2	2	-	-	750	750
181-360 days	-	-	203	203	-	-	412	412	-	-	1,688	1,688
> 360 days	-	-	8,988	8,988	-	-	9,509	9,509	-	-	43,316	43,316
Total	**9,938**	**1,108**	**9,414**	**20,461**	**5,621**	**1,064**	**11,148**	**17,833**	**10,864**	**8,621**	**48,027**	**67,512**
Collateral value	9,571	1,003	10,304	**20,878**	3,102	973	9,339	**13,415**	6,638	5,831	54,290	**66,760**

31 December 2025	Maturity of loans and receivables (net worth) - Bank															
	Business Banking								Public Sector							
	Large enterprises				SMEs				Greece				Other countries			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	26,391	1,138	-	27,530	137,611	62,373	2,443	202,428	-	-	-	-	-	-	-	-
1-30 days	-	-	-	-	10,427	10,409	2	20,838	-	-	-	-	-	-	-	-
31-60 days	-	-	-	-	-	5,766	82	5,848	-	-	-	-	-	-	-	-
61-90 days	-	-	-	-	-	732	1,094	1,826	-	-	-	-	-	-	-	-
91-180 days	-	-	-	-	-	-	375	375	-	-	-	-	-	-	-	-
181-360 days	-	-	-	-	-	-	1,733	1,733	-	-	-	-	-	-	-	-
> 360 days	-	-	1	1	-	-	72,519	72,519	-	-	-	-	-	-	-	-
Total	**26,391**	**1,138**	**1**	**27,531**	**148,039**	**79,280**	**78,250**	**305,568**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Collateral value	13,033	0	19	**13,052**	124,360	46,269	94,634	**265,263**	-	-	-	**-**	-	-	-	**-**

31 December 2024	Maturity of loans and advances (net worth) - Group											
	Retail Banking											
	Housing Loans				Consumer loans				Other loans			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	8,861	647	755	10,263	5,379	158	129	5,666	10,768	2,236	4,747	17,751
1-30 days	465	61	0	526	548	65	1	613	4,317	134	62	4,513
31-60 days	-	111	14	124	-	13	0	13	-	194	98	292
61-90 days	-	-	-	-	-	11	0	11	-	137	70	207
91-180 days	-	-	75	75	-	-	64	64	-	-	719	719
181-360 days	-	-	-	-	-	-	92	92	-	-	280	280
> 360 days	-	-	11,336	11,336	-	-	7,276	7,276	-	-	42,362	42,362
Total	**9,326**	**819**	**12,180**	**22,324**	**5,927**	**247**	**7,562**	**13,736**	**15,085**	**2,700**	**48,338**	**66,123**
Collateral value	8,674	810	12,945	**22,428**	3,378	106	6,009	**9,493**	9,865	2,391	53,732	**65,987**

31 December 2024	Maturity of loans and advances (net worth) - Group															
	Business Banking								Public Sector							
	Large enterprises				SMEs				Greece				Other countries			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	7,438	1,144	-	8,582	176,879	19,550	3,940	200,369	29	-	-	29	-	-	-	-
1-30 days	-	-	-	-	20,117	11	-	20,128	-	-	-	-	-	-	-	-
31-60 days	-	-	-	-	-	697	2	700	-	-	-	-	-	-	-	-
61-90 days	-	-	-	-	-	439	384	823	-	-	-	-	-	-	-	-
91-180 days	-	-	-	-	-	-	729	729	-	-	-	-	-	-	-	-
181-360 days	-	-	-	-	-	-	683	683	-	-	-	-	-	-	-	-
> 360 days	-	-	1	1	-	-	73,562	73,562	-	-	-	-	-	-	-	-
Total	**7,438**	**1,144**	**1**	**8,583**	**196,996**	**20,698**	**79,300**	**296,994**	**29**	**-**	**-**	**29**	**-**	**-**	**-**	**-**
Collateral value	2,508	0	18	**2,526**	149,676	12,597	97,751	**260,024**	-	-	-	-	-	-	-	**-**

31 December 2024	Maturity of loans and advances (net worth) - Bank											
	Retail Banking											
	Housing Loans				Consumer loans				Other loans			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	8,861	647	755	10,263	5,379	158	129	5,666	10,768	2,236	4,747	17,751
1-30 days	465	61	-	526	548	65	1	613	4,317	134	62	4,513
31-60 days	-	111	14	124	-	13	-	13	-	194	98	292
61-90 days	-	-	-	-	-	11	-	11	-	137	70	207
91-180 days	-	-	75	75	-	-	64	64	-	-	719	719
181-360 days	-	-	-	-	-	-	92	92	-	-	280	280
> 360 days	-	-	11,336	11,336	-	-	7,276	7,276	-	-	42,362	42,362
Total	**9,326**	**819**	**12,180**	**22,324**	**5,927**	**247**	**7,562**	**13,736**	**15,085**	**2,700**	**48,338**	**66,123**
Collateral value	8,674	810	12,945	**22,428**	3,378	106	6,009	**9,493**	9,865	2,391	53,732	**65,987**

31 December 2024	Maturity of loans and advances (net worth) - Bank															
	Business Banking								Public Sector							
	Large enterprises				SMEs				Greece				Other countries			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Up-to-date	27,974	1,144	-	29,119	183,107	19,550	3,940	206,597	29	-	-	29	-	-	-	-
1-30 days	-	-	-	-	20,117	11	-	20,128	-	-	-	-	-	-	-	-
31-60 days	-	-	-	-	-	697	2	700	-	-	-	-	-	-	-	-
61-90 days	-	-	-	-	-	439	384	823	-	-	-	-	-	-	-	-
91-180 days	-	-	-	-	-	-	729	729	-	-	-	-	-	-	-	-
181-360 days	-	-	-	-	-	-	683	683	-	-	-	-	-	-	-	-
> 360 days	-	-	1	1	-	-	73,562	73,562	-	-	-	-	-	-	-	-
Total	**27,974**	**1,144**	**1**	**29,120**	**203,224**	**20,698**	**79,300**	**303,222**	**29**	**-**	**-**	**29**	**-**	**-**	**-**	**-**
Collateral value	10,608	0	18	**10,627**	154,362	12,597	97,751	**264,710**	-	-	-	**-**	-	-	-	**-**

4.3.6.6 Impaired loans

Loans and advances to customers in accordance with the Bank's Impairment Policy are loans and receivables classified as Stage 3 (and are therefore considered exposures in Default). The Bank applies the definition of default, for the purpose of preparing its financial statements, harmonized with the definition of Non Performing Exposures (NPEs) as defined by the European Banking Authority - EBA, and Regulation (EU) No. 575/2013. In view of the above, the Bank considers that a borrower or loan is in default of its contractual obligations when the following criteria are met:

- The borrower is late in payment of more than 90 days on any significant credit liability to the Bank.
- The Bank considers that the creditor is unable to fully meet their contractual obligations to the Bank (Unlikely to Pay “UTP”) unless the Bank seeks to liquidate its collateral.
- The loan has been classified as a Non - Performing Forborne Exposure in accordance with Article 47a(3) of Regulation (EU) 575/2013, as in force.

4.3.6.7 Transfer of loans to the category of non-impaired

Impaired loans can be classified as non-impaired if there is objective evidence, after the impairment loss has been recognized, that the possibility of repayment under the original or any modified contractual terms may arise. According to the Bank's Impairment Policy, the reclassification of an exposure from Stage 3 to Stage 1 or 2 is an indication of exit from the Non-default status.

The analysis of transition flows for exposures and provisions, between impaired and non-impaired loans, by portfolio and Stage, is detailed in section 4.4.4.

4.3.6.8 Accounting policy for the recognition of accrued interest on impaired loans

The Bank and the Group have recognized income from credit impaired loans in their financial statements, the income analysis is presented in the following tables.

Interest income analysis of loans and advances to customers - Bank

31 December 2025

	Performing	Non-performing	Total interest income
Retail Banking	2,417	7,253	9,671
Business Banking	15,183	5,481	20,665
Public sector	2	-	2
Total interest income	**17,602**	**12,735**	**30,337**

Interest income analysis of loans and advances to customers - Group

31 December 2025

	Performing	Non-performing	Total interest income
Retail Banking	2,417	7,253	9,671
Business Banking	13,889	5,481	19,370
Public sector	2	-	2
Total interest income	**16,307**	**12,735**	**29,042**

Interest income analysis of loans and advances to customers - Bank

31 December 2024

	Performing	Non-performing	Total interest income
Retail Banking	2,233	7,083	9,316
Business Banking	15,390	6,352	21,742
Public sector	4	-	4
Total interest income	**17,627**	**13,435**	**31,062**

Interest income analysis of loans and advances to customers - Group

31 December 2024

	Performing	Non-performing	Total interest income
Retail Banking	2,233	7,083	9,316
Business Banking	13,186	6,352	19,538
Public sector	4	-	4
Total interest income	**15,422**	**13,435**	**28,857**

4.4 Loan forbearance

The rules apply in cases where the borrower's financial inability to service the loan in accordance with the original terms of the loan agreement is verified, provided that it is a cooperative and viable borrower. By assessing these difficulties, the Bank amends the terms of the loan agreement so that the debtor can service it, provided that the forbearance is effective and sustainable in the long run, taking into account both the reasons that have caused such financial difficulties and the debtor’s possibility of repayment.

The Bank is aligned with its supervisory obligations regarding the management of loans in arrears and the non-performing loans, being in line with the Implementing Committee Acts and other instructions of the Bank of Greece, in parallel with the applicable obligations arising from Law 4261/2014, Regulation (EU) No. 575/2013 and the delegated decisions of the Bank of Greece, as well as on the basis of 47a(3) of Regulation (EU) 575/2013 and the applicable implementing technical standards of the European Banking Authority.

For the retail portfolio, the forbearance usually involves extending the term of the original loan, providing a grace period - with or without interest only for that period - interest rate reductions and other modifications to the needs of each borrower.

The Bank applies the proposed by the regulatory framework forbearance types, which are classified into:

- Short-term types of settlement: apply where the debtor’s financial difficulties are duly considered to be provisional. Indicatively: Capitalization of Arrears, Interest Only Payment, Provision of grace period etc.
- Long-term arrangement types: apply for a longer period of time to reduce instalment and to possibly increase the number and extend repayment term. Indicatively: Interest Rate Reduction, Extension of Term, etc.
- Types of final arrangement: relate to cases where the contractual relationship is substantially terminated or changed, with a view to the final settlement of the bank’s claim against the debtor. Indicatively: Voluntary Delivery of Mortgaged Property, Claims Settlement, Liquidation through Auction, Mandatory Law Settlements, Partial Debt Write-Off etc.

For the business portfolio, the forbearance applied varies between different repayment plans, which are adapted to current market conditions and the borrower’s ability to repay the loan, such as extending the loan term depending on the borrower and his/her needs, converting the type of borrowing from short-term to long-term, paying interest only for a certain period of time, etc.

For both the business portfolio and the retail banking portfolios, the Bank’s respective Regulation of Arrears and Credit Regulation contain instructions - procedures that fully reflect all the forbearance types provided, the conditions to be met

Analysis of Forborne Loans and Advances to Customers by type of settlement (net amounts)

	Group		Bank	
Types of forbearance	**31 December 2025**	**31 December 2024**	**31 December 2025**	**31 December 2024**
Reduced instalment plan	89	296	89	296
Granting a grace period	5,898	2,149	5,898	2,149
Loan term extension	10,513	5,644	10,513	5,644
Capitalization of overdue instalments	47,143	17,228	47,143	17,228
Combination of forbearance measures	2,399	2,374	2,399	2,374
Other	25,672	19,021	25,672	19,021
Total net worth	**91,713**	**46,713**	**91,713**	**46,713**

by borrowers, and the handling and monitoring of forborne loans from the approval stage to the termination stage of the contract.

The impairment provision is calculated on an individual or collective basis per borrower, according to the calculation methodology applied by the Bank for the entire portfolio.

The Bank’s criteria for classifying a loan as restructured are fully aligned with Regulation (EU) No. 575/2013 and the European Banking Authority’s Implementing Technical Standards on forborne and non-performing exposures, both for supervisory purposes and for the preparation of financial statements.

Accordingly, forborne loans are all loans whose contractual terms and conditions have been amended or for which the debtor’s debt has been refinanced on more favourable terms due to existing or expected financial difficulty, which are not applied to debtors in a similar risk category.

In the context of the Bank’s lending policy compliance with the relevant definitions of the European Banking Authority and the Bank of Greece guidelines, specialised structures and procedures are in place, IT systems have been developed, and the existing applications and services have been modified. Specifically, the Arrears Handling Division is an independent administrative body of the Bank, whose main objectives are:

a) to ensure the effective and reliable management of non-performing loans for the entire portfolio of the Bank

b) to make arrangements to ensure the viability of borrowers, while maximizing profitability for the Bank; and

c) to monitor the effectiveness of the different types of arrangements

The Arrears Handling Division is not involved in the process of lending, nor in the management of the performing segment of the Bank's portfolio.

The following table summarizes the forborne Loans and Receivables by Customer by type of forbearance, as well as Loans and Receivables by Customer for which Final Settlement Solutions are set:

Refinanced Loans and Receivables by Customer by Category

	Group		Bank	
	31 December 2025	**31 December 2024**	**31 December 2025**	**31 December 2024**
Retail Banking	**21,380**	**16,334**	**21,380**	**16,334**
Housing Loans	2,260	2,306	2,260	2,306
Consumer loans	2,713	1,988	2,713	1,988
Other loans	16,407	12,040	16,407	12,040
Business Banking	**70,333**	**30,379**	**70,333**	**30,379**
Large enterprises	1,140	1,146	1,140	1,146

SMEs	69,193	29,234	69,193	29,234
Public sector	**-**	**-**	**-**	**-**
Greece	-	-	-	-
Other countries	-	-	-	-
Total	**91,713**	**46,713**	**91,713**	**46,713**

4.4.1 Recovery of collateral

As of December 31, 2025, assets from collateral received for the Bank and the Group amounted to €30 million (31 December 2024: €28.1 million), of which €22.6 million has been classified under the balance sheet heading 'Investment Property' (31 December 2024: €20.5 million)

4.4.2 Credit risk allocation of loans and advances to customers

The breakdown of the exposures and provisions of the Group and the Bank by Stage and Forbearance is summarized in the following tables:

Analysis of Forborne Loans and Advances to Customers based on their credit quality

	Group			Bank		
	31 December 2025			31 December 2025		
	Total loans and receivables	Refinanced loans and receivables	Percentage of refinanced loans	Total loans and receivables	Refinanced loans and receivables	Percentage of refinanced loans
Stage 1	179,705	-	0%	201,452	-	0%
Stage 2	94,095	74,398	79%	94,095	74,398	79%
Stage 3	251,970	36,169	14%	251,970	36,169	14%
Total before impairment provisions	**525,770**	**110,567**	**21%**	**547,517**	**110,567**	**20%**
Stage 1 - Provision	(597)	-	0%	(599)	-	0%
Stage 2 - Provision	(2,884)	(2,657)	92%	(2,884)	(2,657)	92%
Stage 3 - Provision	(105,130)	(16,198)	15%	(105,130)	(16,198)	15%
Accounting Balance (net worth)	**417,159**	**91,712**	**22%**	**438,904**	**91,712**	**21%**
Security received	366,856	70,477	19%	379,367	70,477	19%

Analysis of Forborne Loans and Advances to Customers based on their credit quality

	Group			Bank		
	31 December 2024			31 December 2024		
	Total loans and receivables	Refinanced loans and receivables	Percentage of refinanced loans	Total loans and receivables	Refinanced loans and receivables	Percentage of refinanced loans

Stage 1	236,023	-	0%	262,792	-	0%
Stage 2	27,608	25,409	92%	27,608	25,409	92%
Stage 3	249,719	40,874	16%	249,718	40,874	16%
Total before impairment provisions	**513,350**	**66,283**	**13%**	**540,118**	**66,283**	**12%**
Stage 1 - Provision	(1,222)	-	0%	(1,226)	-	0%
Stage 2 - Provision	(2,001)	(1,966)	98%	(2,001)	(1,966)	98%
Stage 3 - Provision	(102,337)	(17,604)	17%	(102,337)	(17,604)	17%
Accounting Balance (net worth)	**407,790**	**46,713**	**11%**	**434,554**	**46,713**	**11%**
Security received	360,458	40,351	11%	373,245	40,351	11%

The following table presents the credit risk assessment by rating. The assessment covers the next 12 months from the date of rating of the debtor.

Grading	Risk Level
1	Very Low
2	
3	Low
4	
5	Medium
6	
7	Medium - High
8	
9	High
10	

The Bank, in accordance with its Credit Regulation, evaluates the credit rating of each business customer (existing or prospective) at least once a year, in combination with other quantitative and qualitative credit criteria, such as repayment capacity, cooperation history, existing and proposed securities, etc. There is no recorded credit risk limit beyond which no financing is offered, as financing decisions are individual and tailor-made on a case-by-case basis taking account of the special characteristics of the relevant borrower.

4.4.3 Credit risk allocation of loans and advances to customers by sector of activity

Group

31 December 2025	Stage 1			Stage 2			Stage 3			Total
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	
Retail Banking	**26,580**	**(158)**	**26,423**	**11,415**	**(621)**	**10,794**	**112,670**	**(44,081)**	**68,589**	**105,806**
Housing Loans	9,947	(10)	9,937	1,153	(45)	1,108	13,883	(4,469)	9,414	20,459
Consumer loans	5,727	(105)	5,622	1,077	(13)	1,064	16,146	(4,997)	11,149	17,835
Other loans	10,907	(43)	10,864	9,185	(563)	8,622	82,641	(34,615)	48,026	67,512
Business Banking	**153,124**	**(439)**	**152,685**	**82,680**	**(2,263)**	**80,417**	**139,301**	**(61,050)**	**78,251**	**311,353**
Industry	21,432	(66)	21,366	16,379	(208)	16,171	25,211	(12,743)	12,468	50,005
Trade and services	47,783	(220)	47,563	12,342	(1,588)	10,754	45,528	(20,486)	25,042	83,359
Constructions	53,414	(66)	53,348	29,904	(285)	29,619	36,558	(17,581)	18,977	101,944
Energy	3,226	(13)	3,213	11,951	(161)	11,790	114	(60)	54	15,057
Tourism	26,108	(73)	26,035	10,814	(18)	10,796	29,105	(8,781)	20,324	57,155
Shipping	744	-	744	-	-	-	76	(65)	11	755
Other	417	(1)	416	1,290	(3)	1,287	2,709	(1,334)	1,375	3,078
Public sector	-	-	-	-	-	-	-	-	-	-
Total	**179,705**	**(597)**	**179,108**	**94,095**	**(2,884)**	**91,211**	**251,971**	**(105,131)**	**146,840**	**417,159**

*Credit cards with a book balance of €479.8 thousand before provisions and €45 thousand after provisions are included in consumer loans at Stage 3.

Bank

31 December 2025	Stage 1			Stage 2			Stage 3			Total
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	
Retail Banking	**26,581**	**(158)**	**26,423**	**11,415**	**(621)**	**10,794**	**112,670**	**(44,081)**	**68,589**	**105,806**
Housing Loans	9,947	(10)	9,937	1,153	(45)	1,108	13,883	(4,469)	9,414	20,459
Consumer loans	5,727	(105)	5,622	1,077	(13)	1,064	16,146	(4,997)	11,149	17,835
Other loans	10,907	(43)	10,864	9,185	(563)	8,622	82,641	(34,615)	48,026	67,512
Business Banking	**174,871**	**(442)**	**174,430**	**82,680**	**(2,263)**	**80,417**	**139,301**	**(61,050)**	**78,251**	**333,098**
Industry	26,585	(66)	26,519	16,379	(208)	16,171	25,211	(12,743)	12,468	55,158
Trade and services	61,408	(221)	61,187	12,342	(1,588)	10,754	45,528	(20,486)	25,042	96,983
Constructions	54,236	(66)	54,170	29,904	(285)	29,619	36,558	(17,581)	18,977	102,766
Energy	5,373	(14)	5,359	11,951	(161)	11,790	114	(60)	54	17,203
Tourism	26,108	(73)	26,035	10,814	(18)	10,796	29,105	(8,781)	20,324	57,155
Shipping	744	-	744	-	-	-	76	(65)	11	755
Other	417	(1)	416	1,290	(3)	1,287	2,709	(1,334)	1,375	3,078
Public sector	-	-	-	-	-	-	-	-	-	-
Total	**201,452**	**(600)**	**200,853**	**94,095**	**(2,884)**	**91,211**	**251,971**	**(105,131)**	**146,840**	**438,904**

*Credit cards with a book balance of €479.8 thousand before provisions and €45 thousand after provisions are included in consumer loans at Stage 3.

Group

31 December 2024	Stage 1			Stage 2			Stage 3			Total
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	
Retail Banking	**30,559**	**(220)**	**30,339**	**3,941**	**(175)**	**3,766**	**108,320**	**(40,240)**	**68,080**	**102,185**
Housing Loans	9,340	(14)	9,326	847	(28)	819	17,158	(4,978)	12,180	22,325
Consumer loans*	6,005	(78)	5,927	256	(9)	247	11,213	(3,651)	7,562	13,736
Other loans	15,214	(128)	15,086	2,838	(138)	2,700	79,949	(31,611)	48,338	66,124
Business Banking	**205,433**	**(1,000)**	**204,433**	**23,667**	**(1,826)**	**21,841**	**141,398**	**(62,097)**	**79,301**	**305,575**
Industry	35,214	(162)	35,052	341	(11)	330	24,174	(11,860)	12,314	47,696
Trade and services	41,526	(307)	41,219	12,100	(1,725)	10,375	50,737	(23,604)	27,133	78,727
Constructions	69,031	(452)	68,579	9,070	(35)	9,035	38,131	(18,416)	19,715	97,329
Energy	17,945	(17)	17,928	59	-	59	69	(58)	11	17,998
Tourism	38,762	(60)	38,702	2,097	(55)	2,042	25,651	(6,940)	18,711	59,455
Shipping	1,156	-	1,156	-	-	-	74	(62)	12	1,168
Other	1,799	(2)	1,797	-	-	-	2,562	(1,157)	1,405	3,202
Public sector	**31**	**(2)**	**29**	**-**	**-**	**-**	**-**	**-**	**-**	**29**
Total	**236,023**	**(1,222)**	**234,801**	**27,608**	**(2,001)**	**25,607**	**249,718**	**(102,337)**	**147,381**	**407,789**

* Credit cards with a book balance before provisions amounting to €485.7 thousand and after provisions amounting to €48.5 thousand are included in consumer loans in Stage 3.

Bank

31 December 2024	Stage 1			Stage 2			Stage 3			Total
	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	Accounting balance (before provisions)	Expected credit risk loss	Accounting Balance (net worth)	
Retail Banking	**30,559**	**(220)**	**30,339**	**3,941**	**(175)**	**3,766**	**108,320**	**(40,240)**	**68,080**	**102,185**
Housing Loans	9,340	(14)	9,326	847	(28)	819	17,158	(4,978)	12,180	22,325
Consumer loans*	6,005	(78)	5,927	256	(9)	247	11,213	(3,651)	7,562	13,736
Other loans	15,214	(128)	15,086	2,838	(138)	2,700	79,949	(31,611)	48,338	66,124
Business Banking	**232,202**	**(1,004)**	**231,198**	**23,667**	**(1,826)**	**21,841**	**141,398**	**(62,097)**	**79,301**	**332,340**
Industry	40,673	(162)	40,511	341	(11)	330	24,174	(11,860)	12,314	53,155
Trade and services	58,333	(310)	58,023	12,100	(1,725)	10,375	50,737	(23,605)	27,132	95,530
Constructions	69,858	(453)	69,405	9,070	(35)	9,035	38,131	(18,415)	19,716	98,156
Energy	21,621	(17)	21,604	59	-	59	69	(58)	11	21,674
Tourism	38,762	(60)	38,702	2,097	(55)	2,042	25,651	(6,940)	18,711	59,455
Shipping	1,156	-	1,156	-	-	-	74	(62)	12	1,168
Other	1,799	(2)	1,797	-	-	-	2,562	(1,157)	1,405	3,202
Public sector	**31**	**(2)**	**29**	**-**	**-**	**-**	**-**	**-**	**-**	**29**
Total	**262,792**	**(1,226)**	**261,566**	**27,608**	**(2,001)**	**25,607**	**249,718**	**(102,337)**	**147,381**	**434,554**

* Credit cards with a book balance before provisions amounting to €485.7 thousand and after provisions amounting to €48.5 thousand are included in consumer loans in Stage 3.

4.4.4 Transition of provisions and transfers to IFRS 9 Stages

Transition of Provisions 31/12/2024 - 31/12/2025 (Group)

	31 December 2024			31 December 2025		
	Individual evaluation	Collective evaluation	Overall Provision	Individual evaluation	Collective evaluation	Overall Provision
Performing	37	3,187	3,224	34	3,447	3,481
Non-performing	76,503	25,832	102,335	76,693	28,438	105,131
Total	**76,540**	**29,019**	**105,559**	**76,727**	**31,885**	**108,612**

Transition of Provisions 31/12/2024 - 31/12/2025 for the Guarantees and Commitments drawn (Group)

	31 December 2024			31 December 2025		
	Individual evaluation	Collective evaluation	Overall Provision	Individual evaluation	Collective evaluation	Overall Provision
Performing	-	64	64	-	69	69
Non-performing	-	-	-	-	-	-
Total	**-**	**64**	**64**	**-**	**69**	**69**

Transition of Provisions 31/12/2024 - 31/12/2025 (Bank)

	31 December 2024			31 December 2025		
	Individual evaluation	Collective evaluation	Overall Provision	Individual evaluation	Collective evaluation	Overall Provision
Performing	37	3,190	3,227	34	3,449	3,483
Non-performing	76,503	25,833	102,336	76,693	28,438	105,131
Total	**76,540**	**29,023**	**105,563**	**76,727**	**31,887**	**108,614**

Transition of Provisions 31/12/2024 - 31/12/2025 for the Guarantees and Commitments drawn (Bank)

	31 December 2024			31 December 2025		
	Individual evaluation	Collective evaluation	Overall Provision	Individual evaluation	Collective evaluation	Overall Provision
Performing	-	64	64	-	69	69
Non-performing	-	-	-	-	-	-
Total	**-**	**64**	**64**	**-**	**69**	**69**

ΣΥΝΕΤΑΙΡΙΣΤΙΚΗ ΤΡΑΠΕΖΑ ΧΑΝΙΩΝ

Balance Sheets before Provisions according to IFRS 9 Stage - Group

31 December 2025	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**236,023**	**27,608**	**249,718**	-	**513,350**
Transfer to Stage 1 (from 2 or 3)	1,671	(1,611)	(60)	-	-
Transfer to Stage 2 (from 1 or 3)	(69,520)	73,499	(3,979)	-	-
Transfer to Stage 3 (from 1 or 2)	(3,171)	(2,956)	6,127	-	-
Change of balances	20,883	(2,369)	13,118	-	**31,632**
New receivables (created or purchased)	11,464	-	-	-	**11,464**
Derecognition of receivables	(17,639)	(76)	(7,809)	-	**(25,524)**
Write-offs	(7)	-	(5,143)	-	**(5,150)**
Balances on 31/12/2025	**179,705**	**94,096**	**251,971**	**-**	**525,771**

31 December 2025	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**205,433**	**23,668**	**141,398**	-	**370,499**
Transfer to Stage 1 (from 2 or 3)	1,157	(1,110)	(47)	-	-
Transfer to Stage 2 (from 1 or 3)	(64,354)	65,012	(658)	-	-
Transfer to Stage 3 (from 1 or 2)	(1,769)	(2,343)	4,112	-	-
Change of balances	18,103	(2,540)	7,123	-	**22,687**
New receivables (created or purchased)	10,448	-	-	-	**10,448**
Derecognition of receivables	(15,892)	(6)	(7,530)	-	**(23,427)**
Write-offs	(3)	-	(5,099)	-	**(5,102)**
Balances on 31/12/2025	**153,124**	**82,681**	**139,300**	**-**	**375,106**

31 December 2025	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**30,559**	**3,940**	**108,320**	-	**142,820**
Transfer to Stage 1 (from 2 or 3)	514	(501)	(13)	-	-
Transfer to Stage 2 (from 1 or 3)	(5,166)	8,487	(3,321)	-	-
Transfer to Stage 3 (from 1 or 2)	(1,401)	(613)	2,014	-	-
Change of balances	2,780	170	5,994	-	**8,943**
New receivables (created or purchased)	1,015	-	-	-	**1,015**
Derecognition of receivables	(1,716)	(70)	(279)	-	**(2,065)**
Write-offs	(4)	-	(44)	-	**(48)**
Balances on 31/12/2025	**26,580**	**11,415**	**112,670**	**-**	**150,665**

31 December 2025	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**31**	**-**	**-**	-	**31**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	-	-	-	-	**-**
New receivables (created or purchased)	-	-	-	-	**-**
Derecognition of receivables	(31)	-	-	-	**(31)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2025	**-**	**-**	**-**	**-**	**-**

31 December 2025	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**30,008**	**913**	**137**	-	**31,058**
Transfer to Stage 1 (from 2 or 3)	12	(12)	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	(54)	54	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	(56)	-	56	-	**-**
Change of balances	2,423	(29)	(55)	-	**2,339**
New receivables (created or purchased)	11,004	-	-	-	**11,004**
Derecognition of receivables	(7,788)	(451)	(1)	-	**(8,240)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2025	**35,548**	**476**	**137**	**-**	**36,161**

Balance Sheets before Provisions according to IFRS 9 Stage - Bank

31 December 2025	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**262,792**	**27,608**	**249,718**	-	**540,118**
Transfer to Stage 1 (from 2 or 3)	1,671	(1,611)	(60)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(69,520)	73,499	(3,979)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(3,171)	(2,956)	6,127	-	**-**
Change of balances	20,367	(2,369)	13,118	-	**31,116**
New receivables (created or purchased)	11,464	-	-	-	**11,464**
Derecognition of receivables	(22,144)	(76)	(7,809)	-	**(30,030)**
Write-offs	(7)	-	(5,143)	-	**(5,150)**
Balances on 31/12/2025	**201,452**	**94,096**	**251,971**	**-**	**547,518**

31 December 2025	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**232,201**	**23,668**	**141,398**	-	**397,268**
Transfer to Stage 1 (from 2 or 3)	1,157	(1,110)	(47)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(64,354)	65,012	(658)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(1,769)	(2,343)	4,112	-	**-**
Change of balances	17,588	(2,540)	7,123	-	**22,172**
New receivables (created or purchased)	10,448	-	-	-	**10,448**
Derecognition of receivables	(20,397)	(6)	(7,530)	-	**(27,933)**
Write-offs	(3)	-	(5,099)	-	**(5,102)**
Balances on 31/12/2025	**174,871**	**82,681**	**139,300**	**-**	**396,853**

31 December 2025	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**30,559**	**3,940**	**108,320**	-	**142,820**
Transfer to Stage 1 (from 2 or 3)	514	(501)	(13)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(5,166)	8,487	(3,321)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(1,401)	(613)	2,014	-	**-**
Change of balances	2,780	170	5,994	-	**8,943**
New receivables (created or purchased)	1,015	-	-	-	**1,015**
Derecognition of receivables	(1,716)	(70)	(279)	-	**(2,065)**
Write-offs	(4)	-	(44)	-	**(48)**
Balances on 31/12/2025	**26,580**	**11,415**	**112,670**	**-**	**150,665**

31 December 2025	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**31**	**-**	**-**	-	**31**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	-	-	-	-	**-**
New receivables (created or purchased)	-	-	-	-	**-**
Derecognition of receivables	(31)	-	-	-	**(31)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2025	**-**	**-**	**-**	**-**	**-**

31 December 2025	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**30,011**	**913**	**137**	-	**31,061**
Transfer to Stage 1 (from 2 or 3)	12	(12)	-	-	-
Transfer to Stage 2 (from 1 or 3)	(54)	54	-	-	-
Transfer to Stage 3 (from 1 or 2)	(56)	-	56	-	-
Change of balances	2,482	(29)	(55)	-	**2,399**
New receivables (created or purchased)	11,004	-	-	-	**11,004**
Derecognition of receivables	(7,788)	(451)	(1)	-	**(8,240)**
Write-offs	-	-	-	-	-
Balances on 31/12/2025	**35,611**	**476**	**137**	**-**	**36,224**

Balance Sheets before Provisions according to IFRS 9 Stage - Group

31 December 2024	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**(183,551**	**39,023**	**252,128**	-	**474,702**
Transfer to Stage 1 (from 2 or 3)	9,254	(9,179)	(76)	-	-
Transfer to Stage 2 (from 1 or 3)	(1,291)	3,614	(2,323)	-	-
Transfer to Stage 3 (from 1 or 2)	(2,682)	(1,924)	4,606	-	-
Change of balances	3,632	(599)	11,396	-	**14,429**
New receivables (created or purchased)	60,640	-	-	-	**60,640**
Derecognition of receivables	(17,082)	(3,309)	(1,332)	-	**(21,722)**
Write-offs	-	(18)	(14,681)	-	**(14,699)**
Balances on 31/12/2024	**236,023**	**27,608**	**249,718**	**-**	**513,350**

31 December 2024	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**154,603**	**34,816**	**150,550**	-	**339,970**
Transfer to Stage 1 (from 2 or 3)	8,030	(8,030)	-	-	-
Transfer to Stage 2 (from 1 or 3)	(771)	854	(83)	-	-
Transfer to Stage 3 (from 1 or 2)	(964)	(304)	1,267	-	-
Change of balances	6,103	(452)	4,836	-	**10,487**
New receivables (created or purchased)	54,161	-	-	-	**54,161**
Derecognition of receivables	(15,730)	(3,217)	(526)	-	**(19,472)**
Write-offs	-	-	(14,646)	-	**(14,646)**
Balances on 31/12/2024	**205,433**	**23,668**	**141,398**	**-**	**370,499**

31 December 2024	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**28,900**	**4,207**	**(101,577**	-	**134,684**
Transfer to Stage 1 (from 2 or 3)	1,224	(1,149)	(76)	-	-
Transfer to Stage 2 (from 1 or 3)	(520)	2,760	(2,240)	-	-
Transfer to Stage 3 (from 1 or 2)	(1,718)	(1,621)	3,339	-	-
Change of balances	(2,453)	(148)	6,560	-	**3,960**
New receivables (created or purchased)	6,479	-	-	-	**6,479**
Derecognition of receivables	(1,352)	(92)	(806)	-	**(2,250)**
Write-offs	-	(18)	(35)	-	**(53)**
Balances on 31/12/2024	**30,559**	**3,940**	**108,320**	**-**	**142,820**

31 December 2024	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**49**	**-**	**-**	-	**49**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	(18)	-	-	-	**(18)**
New receivables (created or purchased)	-	-	-	-	-
Derecognition of receivables	-	-	-	-	-
Write-offs	-	-	-	-	-
Balances on 31/12/2024	**31**	**-**	**-**	**-**	**31**

31 December 2024	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**27,948**	**1,238**	**156**	-	**29,342**
Transfer to Stage 1 (from 2 or 3)	1	(1)	-	-	-
Transfer to Stage 2 (from 1 or 3)	(511)	513	(2)	-	-
Transfer to Stage 3 (from 1 or 2)	(20)	0	20	-	-
Change of balances	1,925	(258)	(36)	-	**1,631**
New receivables (created or purchased)	9,866	-	-	-	**9,866**
Derecognition of receivables	(9,201)	(579)	(1)	-	**(9,781)**
Write-offs	-	-	-	-	-
Balances on 31/12/2024	**30,008**	**913**	**137**	**-**	**31,058**

Balance Sheets before Provisions according to IFRS 9 Stage - Bank

31 December 2024	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**227,870**	**39,023**	**252,128**	-	**519,021**
Transfer to Stage 1 (from 2 or 3)	9,254	(9,179)	(76)	-	-
Transfer to Stage 2 (from 1 or 3)	(1,291)	3,614	(2,323)	-	-
Transfer to Stage 3 (from 1 or 2)	(2,682)	(1,924)	4,606	-	-
Change of balances	(2,545)	(599)	11,396	-	**8,252**
New receivables (created or purchased)	60,640	-	-	-	**60,640**
Derecognition of receivables	(28,455)	(3,309)	(1,332)	-	**(33,095)**
Write-offs	-	(18)	(14,681)	-	**(14,699)**
Balances on 31/12/2024	**262,792**	**27,608**	**249,718**	**-**	**540,118**

31 December 2024	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**198,921**	**34,816**	**150,550**	-	**384,288**
Transfer to Stage 1 (from 2 or 3)	8,030	(8,030)	-	-	-
Transfer to Stage 2 (from 1 or 3)	(771)	854	(83)	-	-
Transfer to Stage 3 (from 1 or 2)	(964)	(304)	1,267	-	-
Change of balances	(74)	(452)	4,836	-	**4,310**
New receivables (created or purchased)	54,161	-	-	-	**54,161**
Derecognition of receivables	(27,103)	(3,217)	(526)	-	**(30,845)**
Write-offs	-	-	(14,646)	-	**(14,646)**
Balances on 31/12/2024	**232,201**	**23,668**	**141,398**	**-**	**397,268**

31 December 2024	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**28,900**	**4,207**	**(101,577**	-	**134,684**
Transfer to Stage 1 (from 2 or 3)	1,224	(1,149)	(76)	-	-
Transfer to Stage 2 (from 1 or 3)	(520)	2,760	(2,240)	-	-
Transfer to Stage 3 (from 1 or 2)	(1,718)	(1,621)	3,339	-	-
Change of balances	(2,453)	(148)	6,560	-	**3,960**
New receivables (created or purchased)	6,479	-	-	-	**6,479**
Derecognition of receivables	(1,352)	(92)	(806)	-	**(2,250)**
Write-offs	-	(18)	(35)	-	**(53)**
Balances on 31/12/2024	**30,559**	**3,940**	**108,320**	**-**	**142,820**

31 December 2024	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**49**	**-**	**-**	-	**49**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	(18)	-	-	-	**(18)**
New receivables (created or purchased)	-	-	-	-	**-**
Derecognition of receivables	-	-	-	-	**-**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2024	**31**	**-**	**-**	**-**	**31**

31 December 2024	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**(27,951**	**1,238**	**156**	-	**29,346**
Transfer to Stage 1 (from 2 or 3)	1	(1)	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	(511)	513	(2)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(20)	-	20	-	**-**
Change of balances	1,925	(258)	(36)	-	**1,631**
New receivables (created or purchased)	9,866	-	-	-	**9,866**
Derecognition of receivables	(9,201)	(579)	(1)	-	**(9,781)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2024	**30,011**	**913**	**137**	**-**	**31,061**

Accumulated impairment losses per IFRS 9 Stage - Group

31 December 2025	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**1,222**	**2,001**	**102,337**	-	**105,560**
Transfer to Stage 1 (from 2 or 3)	54	(31)	(23)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(546)	1,366	(820)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(21)	(115)	136	-	**-**
Change of balances	(49)	(336)	12,780	-	**12,395**
New receivables (created or purchased)	58	-	-	-	**58**
Derecognition of receivables	(113)	(1)	(4,137)	-	**(4,251)**
Write-offs	(7)	-	(5,143)	-	**(5,150)**
Balances on 31/12/2025	**597**	**2,884**	**105,130**	**-**	**108,612**

31 December 2025	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**999**	**1,826**	**62,097**	-	**64,922**
Transfer to Stage 1 (from 2 or 3)	42	(23)	(19)	-	-
Transfer to Stage 2 (from 1 or 3)	(479)	712	(233)	-	-
Transfer to Stage 3 (from 1 or 2)	(6)	(74)	81	-	-
Change of balances	(60)	(178)	8,281	-	**8,044**
New receivables (created or purchased)	45	-	-	-	**45**
Derecognition of receivables	(99)	-	(4,058)	-	**(4,157)**
Write-offs	(3)	-	(5,099)	-	**(5,102)**
Balances on 31/12/2025	**440**	**2,263**	**61,050**	**-**	**63,752**

31 December 2025	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**221**	**175**	**40,240**	-	**40,636**
Transfer to Stage 1 (from 2 or 3)	12	(8)	(4)	-	-
Transfer to Stage 2 (from 1 or 3)	(68)	655	(587)	-	-
Transfer to Stage 3 (from 1 or 2)	(15)	(41)	56	-	-
Change of balances	10	(158)	4,498	-	**4,350**
New receivables (created or purchased)	13	-	-	-	**13**
Derecognition of receivables	(12)	(1)	(78)	-	**(91)**
Write-offs	(4)	-	(44)	-	**(48)**
Balances on 31/12/2025	**158**	**621**	**44,081**	**-**	**44,860**

31 December 2025	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**2**	**-**	**-**	-	**2**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	-	-	-	-	-
New receivables (created or purchased)	-	-	-	-	-
Derecognition of receivables	(2)	-	-	-	**(2)**
Write-offs	-	-	-	-	-
Balances on 31/12/2025	**-**	**-**	**-**	**-**	**-**

31 December 2025	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**61**	**3**	**-**	-	**64**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	(3)	-	-	-	**(3)**
New receivables (created or purchased)	27	-	-	-	**27**
Derecognition of receivables	(18)	(1)	-	-	**(19)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2025	**67**	**1**	**-**	**-**	**69**

Accumulated impairment losses per IFRS 9 Stage - Bank

31 December 2025	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**1,226**	**2,001**	**102,337**	-	**105,563**
Transfer to Stage 1 (from 2 or 3)	54	(31)	(23)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(546)	1,366	(820)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(21)	(115)	136	-	**-**
Change of balances	(49)	(336)	12,780	-	**12,395**
New receivables (created or purchased)	58	-	-	-	**58**
Derecognition of receivables	(114)	(1)	(4,137)	-	**(4,252)**
Write-offs	(7)	-	(5,143)	-	**(5,150)**
Balances on 31/12/2025	**599**	**2,884**	**105,130**	**-**	**108,614**

31 December 2025	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**1,003**	**1,826**	**62,097**	-	**64,925**
Transfer to Stage 1 (from 2 or 3)	42	(23)	(19)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(479)	712	(233)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(6)	(74)	81	-	**-**
Change of balances	(60)	(178)	8,281	-	**8,044**
New receivables (created or purchased)	45	-	-	-	**45**
Derecognition of receivables	(100)	-	(4,058)	-	**(4,158)**
Write-offs	(3)	-	(5,099)	-	**(5,102)**
Balances on 31/12/2025	**442**	**2,263**	**61,050**	**-**	**63,754**

31 December 2025	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**221**	**175**	**40,240**	-	**40,636**
Transfer to Stage 1 (from 2 or 3)	12	(8)	(4)	-	-
Transfer to Stage 2 (from 1 or 3)	(68)	655	(587)	-	-
Transfer to Stage 3 (from 1 or 2)	(15)	(41)	56	-	-
Change of balances	10	(158)	4,498	-	**4,350**
New receivables (created or purchased)	13	-	-	-	**13**
Derecognition of receivables	(12)	(1)	(78)	-	**(91)**
Write-offs	(4)	-	(44)	-	**(48)**
Balances on 31/12/2025	**158**	**621**	**44,081**	**-**	**44,860**

31 December 2025	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**2**	**-**	**-**	-	**2**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	-	-	-	-	-
New receivables (created or purchased)	-	-	-	-	-
Derecognition of receivables	(2)	-	-	-	**(2)**
Write-offs	-	-	-	-	-
Balances on 31/12/2025	**-**	**-**	**-**	**-**	**-**

31 December 2025	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2025	**61**	**3**	**-**	-	**64**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	(3)	-	-	-	**(3)**
New receivables (created or purchased)	27	-	-	-	**27**
Derecognition of receivables	(18)	(1)	-	-	**(19)**
Write-offs	-	-	-	-	-
Balances on 31/12/2025	**67**	**1**	**-**	**-**	**69**

Accumulated impairment losses per IFRS 9 Stage - Group

31 December 2024	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**1,171**	**1,798**	**(106,960**	-	**109,929**
Transfer to Stage 1 (from 2 or 3)	115	(95)	(20)	-	-
Transfer to Stage 2 (from 1 or 3)	(5)	279	(274)	-	-
Transfer to Stage 3 (from 1 or 2)	(20)	(99)	119	-	-
Change of balances	(142)	145	10,588	-	**10,591**
New receivables (created or purchased)	156	-	-	-	**157**
Derecognition of receivables	(52)	(10)	(355)	-	**(417)**
Write-offs	-	(18)	(14,681)	-	**(14,699)**
Balances on 31/12/2024	**1,222**	**2,001**	**102,337**	**-**	**105,560**

31 December 2024	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**973**	**1,616**	**69,932**	-	**(72,522**
Transfer to Stage 1 (from 2 or 3)	51	(51)	-	-	-
Transfer to Stage 2 (from 1 or 3)	(1)	25	(24)	-	-
Transfer to Stage 3 (from 1 or 2)	(1)	(1)	4	-	-
Change of balances	(101)	246	7,041	-	**7,187**
New receivables (created or purchased)	115	-	-	-	**115**
Derecognition of receivables	(37)	(9)	(210)	-	**(257)**
Write-offs	-	-	(14,646)	-	**(14,646)**
Balances on 31/12/2024	**999**	**1,826**	**62,097**	**-**	**64,922**

31 December 2024	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**196**	**182**	**37,027**	-	**37,406**
Transfer to Stage 1 (from 2 or 3)	63	(44)	(20)	-	-
Transfer to Stage 2 (from 1 or 3)	(4)	254	(249)	-	-
Transfer to Stage 3 (from 1 or 2)	(18)	(98)	116	-	-
Change of balances	(43)	(101)	3,547	-	**3,402**
New receivables (created or purchased)	42	-	-	-	**42**
Derecognition of receivables	(14)	(1)	(145)	-	**(161)**
Write-offs	-	(18)	(35)	-	**(53)**
Balances on 31/12/2024	**221**	**175**	**40,240**	**-**	**40,636**

31 December 2024	Public Sector

	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**2**	**-**	**-**	-	**2**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	-	-	-	-	-
New receivables (created or purchased)	-	-	-	-	-
Derecognition of receivables	-	-	-	-	-
Write-offs	-	-	-	-	-
Balances on 31/12/2024	**2**	**-**	**-**	**-**	**2**

31 December 2024	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**60**	**4**	**-**	-	**65**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	-
Transfer to Stage 2 (from 1 or 3)	(2)	2	-	-	-
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	-
Change of balances	(4)	(1)	-	-	**(5)**
New receivables (created or purchased)	25	-	-	-	**25**
Derecognition of receivables	(19)	(2)	-	-	**(21)**
Write-offs	-	-	-	-	-
Balances on 31/12/2024	**61**	**3**	**-**	**-**	**64**

Accumulated impairment losses per IFRS 9 Stage - Bank

31 December 2024	Portfolio total				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**1,175**	**1,798**	**(106,960**	-	**109,933**
Transfer to Stage 1 (from 2 or 3)	115	(95)	(20)	-	-
Transfer to Stage 2 (from 1 or 3)	(5)	279	(274)	-	-
Transfer to Stage 3 (from 1 or 2)	(20)	(99)	119	-	-
Change of balances	(142)	145	10,588	-	**10,591**
New receivables (created or purchased)	156	-	-	-	**157**
Derecognition of receivables	(53)	(10)	(355)	-	**(418)**
Write-offs	-	(18)	(14,681)	-	**(14,699)**
Balances on 31/12/2024	**1,226**	**2,001**	**102,337**	**-**	**105,563**

31 December 2024	Business Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**977**	**1,616**	**69,932**	-	**72,526**
Transfer to Stage 1 (from 2 or 3)	51	(51)	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	(1)	25	(24)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(3)	(1)	4	-	**-**
Change of balances	(99)	246	7,041	-	**7,189**
New receivables (created or purchased)	115	-	-	-	**115**
Derecognition of receivables	(38)	(9)	(210)	-	**(258)**
Write-offs	-	-	(14,646)	-	**(14,646)**
Balances on 31/12/2024	**1,003**	**1,826**	**62,097**	**-**	**64,925**

31 December 2024	Retail Banking				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**196**	**182**	**37,027**	-	**37,406**
Transfer to Stage 1 (from 2 or 3)	63	(44)	(20)	-	**-**
Transfer to Stage 2 (from 1 or 3)	(4)	254	(249)	-	**-**
Transfer to Stage 3 (from 1 or 2)	(18)	(98)	116	-	**-**
Change of balances	(43)	(101)	3,547	-	**3,402**
New receivables (created or purchased)	42	-	-	-	**42**
Derecognition of receivables	(14)	(1)	(145)	-	**(161)**
Write-offs	-	(18)	(35)	-	**(53)**
Balances on 31/12/2024	**221**	**175**	**40,240**	**-**	**40,636**

31 December 2024	Public Sector				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**2**	**-**	**-**	-	**2**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	-	-	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	-	-	-	-	**-**
New receivables (created or purchased)	-	-	-	-	**-**
Derecognition of receivables	-	-	-	-	**-**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2024	**2**	**-**	**-**	**-**	**2**

31 December 2024	Guarantees and commitments given				
	Stage 1	Stage 2	Stage 3	POCI	Total
Balances on 1/1/2024	**60**	**4**	**-**	-	**65**
Transfer to Stage 1 (from 2 or 3)	-	-	-	-	**-**
Transfer to Stage 2 (from 1 or 3)	(2)	2	-	-	**-**
Transfer to Stage 3 (from 1 or 2)	-	-	-	-	**-**
Change of balances	(4)	(1)	-	-	**(5)**
New receivables (created or purchased)	25	-	-	-	**25**
Derecognition of receivables	(19)	(2)	-	-	**(21)**
Write-offs	-	-	-	-	**-**
Balances on 31/12/2024	**61**	**3**	**-**	**-**	**64**

4.5 Market risk

The Bank does not hold positions in its trading book or in derivative financial instruments and, consequently, does not calculate separate capital requirements for market risk, as it does not exceed the limits set out in Article 94 of Regulation (EU) No 575/2013. Furthermore, the Bank is not exposed to any significant foreign exchange risk.

4.6 Interest rate risk

Definition

Interest Rate Risk in the Banking Book (IRRBB) refers to the current or future risk to the Bank’s capital and profits arising from adverse changes in interest rates, which affect the positions in the banking book. Interest rate risk relates to the potential reduction in profits or in the value of assets arising from shifts in the yield curve, which stems from the time lag in the revaluation of the Bank’s assets and liabilities.

When interest rates change, the present value and the timing of future cash flows change. This, in turn, affects the underlying value of the Bank’s assets, liabilities and off-balance-sheet items, and consequently its economic value. Interest rate risk refers to changes in future cash flows resulting from fluctuations in interest rates (whether these relate to deposit products or lending products). Changes in interest rates also affect the Bank’s profits, as they alter interest-rate-sensitive income and expenses, thereby impacting net interest income (NII) as well as the Economic Value of Equity (EVE).

This risk is measured on the basis of the change in NII (ΔNII), as well as the ratio of this change to the Bank’s equity, and by the change in EVE (ΔEVE) and the ratio of this change to the Bank’s equity. The above figures are calculated on the basis of the most adverse interest rate scenario for each change, which, for both 2024 and 2025, was a simultaneous downward shift in interest rates of 200 basis points. The Bank monitors the level of the spread between its deposit and lending products, which is ultimately the main source of its profitability.

Based on the exercise carried out by the Bank, under the most adverse scenario for the reference dates 31 December 2024 and 31 December 2025, both on a standalone and consolidated basis for interest rate risk (IRRBB), the change in the key metrics for both Economic Value of Equity (EVE) and net interest income (NII) is as follows:

Group*				
Amounts in EUR	**31.12.2025**	**Supervisory Limits 2025***	**31.12.2024**	**Supervisory Limits 2024***
ΔEVE (under the worst-case scenario)	(2,450,559)	(8,593,380)	(3,414,574)	(8,749,614)
Percentage of ΔEVE in Tier 1 capital (under the most adverse scenario)	-4.28%	-15.00%	-5.85%	-15.00%
ΔNII (under the worst-case scenario)	(871,175)	(2,864,460)	(1,500,833)	(2,916,538)
ΔNII Ratio in Tier 1 Capital (under the worst-case scenario)	-1.52%	-5.00%	-2.57%	-5.00%

**Supervisory consolidation*

Bank				
Amounts in EUR	**31.12.2025**	**Supervisory Limits 2025***	**31.12.2024**	**Supervisory Limits 2024***
ΔEVE (under the worst-case scenario)	(2,429,042)	(8,599,795)	(3,412,805)	(-8,756,348)
Percentage of ΔEVE in Tier 1 capital (under the most adverse scenario)	-4.24%	-15.00%	-5.85%	-15.00%
ΔNII (under the worst-case scenario)	(1,085,402)	(2,866,598)	(1,175,832)	(2,918,783)
ΔNIII Ratio in Tier 1 Capital (under the worst-case scenario)	-1.89%	-5.00%	-2.01%	-5.00%

**Based on regulatory Tier 1 capital as at 31 December of the relevant year*

Responsibilities and Supervision

The Bank's exposure to interest rate risk is low to medium, partly because all loans and credits granted relate to products that bear interest at the BLR rate (Basic Lending Rate), which is pegged to the European Central Bank's base rate, and, on the other hand, because there are no specific products (such as interest rate swaps, interest rate futures, etc.). Fluctuations in interest rate trends are monitored continuously on a daily basis by the relevant departments, and any necessary adjustments continue to be handled by the Asset and Liability Management Committee (ALCO) and the Bank's Board of Directors. Finally, the Bank conducts stress tests for this risk at least once a year, with the results being incorporated into the Internal Capital Adequacy Assessment Process (ICAAP).

In addition to the above, the Bank, in compliance with its regulatory obligations, also prepares a quarterly report on interest rate risk arising from non-trading book activities (IRRBB).

Principles

The Bank is developing its governance framework, procedures and systems to ensure full compliance with the 'Implementing Technical Standards on Supervisory Reporting', with regard to the reporting of interest rate risk in the banking book (IRRBB). The revised principles for the management of interest rate risk are as follows:

- **Comprehensive interest rate risk hedging:** Full recognition of interest rate risk in the banking book (IRRBB) is ensured, covering all material sources of risk arising from assets, liabilities and off-balance-sheet positions, with the aim of ensuring its coherent and consistent assessment at Bank level.

- **A two-pronged approach to quantifying risk (Earnings and Economic Value perspectives):** IRRBB is quantified both in terms of the change in Net Interest Income (ΔNII) and in terms of the change in the Economic Value of Equity (ΔEVE), enabling a parallel assessment of the impact of interest rate changes on profitability as well as on the economic value of the balance sheet.

- **Risk assessment across multiple time horizons:** The implications of interest rate risk are taken into account over both the short-term and the medium- to long-term time horizons, ensuring a comprehensive assessment of the risk through the dynamic cash-flow approach and the static economic value approach.

- **Inclusion of all interest-rate-sensitive instruments outside the trading book:** The scope of the measurement covers all interest-rate-sensitive instruments arising from activities outside the trading book, including in particular:

o <u>Non-Performing Exposures (NPEs)</u>, for which a differentiated methodological approach is applied between individually and collectively assessed exposures in accordance with IFRS 9,

o <u>limited trading book activities</u>, in cases where the relevant interest rate risk is not adequately captured by other risk indicators.

- **Use of supervisory scenarios and interest rate shocks:** The quantification of IRRBB is based on scenario analysis, which includes:

o the six supervisory interest rate shock scenarios for assessing the change in the economic value of equity (ΔEVE),

o the two supervisory scenarios for assessing the change in net interest income (ΔNII),

o in addition to a base scenario, as well as any additional internally developed interest rate change scenarios, in accordance with the applicable supervisory requirements.

- **Regulatory exemptions under the Supervisory Outlier Test (SOT):** The calculation of the Supervisory Outlier Test (SOT), Common Equity Tier 1 (CET1) instruments are excluded, as are other perpetual own funds without call dates, in accordance with the provisions of the current regulatory framework.

Interest Rate Risk Calculation / Measurement Methods

There are two complementary methods for measuring the potential impact of interest rate risk on the banking book (IRRBB):

- Changes in expected revenue (ΔNII)
- Changes in the economic value of equity (ΔEVE)

These two methods are complementary, as both capture the impact of changes in interest rates on cash flows, whilst changes in expected revenue are ultimately reflected in the change in economic value.

The main differences between the two measurements include the following:

- ΔEVE reflects the change in the value of equity that would result from the revaluation, under conditions of an interest rate shock, of the portfolio of assets financed by equity, whilst ΔNII focuses on changes in future profitability.
- ΔEVE reflects changes in economic value in relation to equity throughout the balance sheet's lifetime, that is, until all positions have been fully matured or impaired. In contrast, the ΔNII mainly covers the short to medium term and therefore does not fully capture risks that may affect the results of operations beyond the assessment period.

ΔEVE focuses on changes in the cash flows of the items already included in the balance sheet. Conversely, the ΔNII may be based either on a static balance sheet assumption (run-off of existing positions), or it may also take into account the impact of new business expected to be undertaken in the future, as well as the development of existing positions (dynamic balance sheet).

4.7 Country risk

It is the risk arising from the institution's activities in countries other than Greece. The Bank does not operate in any countries other than Greece. Consequently, it is not exposed to any such risk. It should also be noted that the Bank has no exposure to Greek government debt (treasury bills, government bonds, etc.).

4.8 Liquidity risk

A financial institution's liquidity risk is the risk arising from the potential inability to find sufficient cash to meet its liabilities when they become due. For the effective management of its liquidity risk, the Bank has established a number of procedures for identifying, measuring, monitoring and controlling liquidity risk based on the "Liquidity Risk Appetite Strategy" and the "Risk-Taking and Appetite Framework" adopted, and fully complies with the specifications set by the Internal Liquidity Adequacy Assessment Process (ILAAP).

Based on the above liquidity risk appetite framework, the Bank monitors liquidity risk through internal administrative and supervisory reports as well as intra-day monitoring of its cash and financing sources. Reports on liquidity monitoring and management updates include, amongst other things, the monitoring of liquidity risk metrics as defined in the Bank's 'Governance and Risk Management Framework' as well as in the 'Recovery Plan' (RP) and the 'Contingency Funding Plan' (CFP) in relation to the early warning triggers that have been adopted, actively incorporating the aforementioned process into its liquidity management framework. The Bank also regularly conducts liquidity risk simulation exercises, during which it evaluates the impact of these extreme scenarios on the liquidity measurement ratios as well as on the Liquidity Buffer it maintains. It should be noted that, for the effective management of liquidity risk under abnormal conditions, the Bank maintains an 'Emergency Funding Plan' (CFP), which sets out in detail all the steps to be taken by authorised executives to raise funds and stabilise liquidity levels in the event of a liquidity crisis.

The purpose of the Bank in managing liquidity risk is to ensure, to the best of its ability, the maintenance of its liquidity levels at acceptable levels, both under normal and extreme conditions.

The Bank's main sources of financing and liquidity are:

- Customer Deposits: The Banks customer deposits consist of demand, savings and fixed-term deposits. The Bank's deposits increased in 2025 by about 4% compared to 2024
- Debt securities: The Bank raises additional liquidity through the issuance of debt securities.

The following is a list of the obligations of the bank and the group as at 31.12.2025 and 31.12.2024:

Analysis of contractual maturities for financial liabilities (non-discounted cash flows)			**Bank**			
Amounts in EUR	**Up to 1 month**	**1 to 3 months**	**3 to 12 months**	**1 to 5 years**	**Over 5 years**	**Total**
31 December 2025						
Due to financial institutions	32,300	-	-	-	-	32,300
Due to customers	367,550,625	166,788,618	118,120,255	-	2,914,074	655,373,573
Liabilities from credit securities & other loan liabilities	-	-	5,925,019	12,362,200	6,798,708	25,085,926
Other liabilities	-	-	6,832,718	-	-	6,832,718
Balance sheet total	**367,582,925**	**166,788,618**	**130,852,974**	**12,415,926**	**9,684,074**	**687,324,518**

Analysis of contractual maturities for financial liabilities (non-discounted cash flows)			**Group**			
Amounts in EUR	**Up to 1 month**	**1 to 3 months**	**3 to 12 months**	**1 to 5 years**	**Over 5 years**	**Total**
31 December 2025						
Due to financial institutions	153,711	-	-	-	-	153,711
Due to customers	365,595,505	166,788,618	118,120,255	-	2,914,074	653,418,453
Liabilities from credit securities & other loan liabilities	-	-	5,925,019	12,362,200	6,798,708	25,085,926
Other liabilities	-	-	15,820,148	-	-	15,820,148
Balance sheet total	**365,749,216**	**166,788,618**	**139,865,422**	**12,415,926**	**9,684,074**	**694,478,238**

Analysis of contractual maturities for financial liabilities (non-discounted cash flows)			**Bank**			
Amounts in EUR	**Up to 1 month**	**1 to 3 months**	**3 to 12 months**	**1 to 5 years**	**Over 5 years**	**Total**
31 December 2024						
Due to financial institutions	1,571,251	-	-	-	-	1,571,251
Due to customers	291,315,546	103,755,885	230,552,821	2,888,305	2,619,555	631,132,112
Liabilities from credit securities & other loan liabilities	-	-	-	15,263,071	8,210,000	23,473,071
Other liabilities	-	-	7,767,153	-	-	7,767,153
Balance sheet total	**292,886,797**	**103,755,885**	**238,319,975**	**18,151,376**	**10,829,555**	**663,943,587**

Analysis of contractual maturities for financial liabilities (non-discounted cash flows)			**Group**			
Amounts in EUR	**Up to 1 month**	**1 to 3 months**	**3 to 12 months**	**1 to 5 years**	**Over 5 years**	**Total**
31 December 2024						
Due to financial institutions	1,803,779	-	-	-	-	1,803,779
Due to customers	289,870,175	103,755,885	230,552,821	2,888,305	2,619,555	629,686,741
Liabilities from credit securities & other loan liabilities	-	-	-	15,263,071	8,210,000	23,473,071
Other liabilities	-	-	13,358,770	-	-	13,358,770
Balance sheet total	**291,673,954**	**103,755,885**	**243,911,591**	**18,151,376**	**10,829,555**	**668,322,361**

4.9 Operational risk

Operational is the risk of causing damage due to insufficiency or failure of internal processes, individuals and systems or external events. It refers to the possibility of losses arising from the failure of information system processes or human resources, as well as losses arising from the regulatory framework, and includes any other unforeseen external risk. This category includes the legal risk and the technological risk referred to below.

The unit responsible for monitoring operational risk is the Risk Management Unit (RMU). RMU submits the required supervisory reports relating to capital requirements for operational risk on an annual basis. With a view to monitoring operational risk more effectively, the Organisation Department compiles, on a monthly basis, a list of all loss-causing events across all the Bank's units and informs the Risk Management Unit.

To calculate the capital requirements for this risk, the Bank calculates the Business Indicator Component (BIC) in accordance with the requirements of Article 312 of the Regulation, which is derived from applying the specified coefficients to the individual categories of the Business Indicator (BI), which include:

- the Interest, Leases and Dividends Component (ILDC),
- the Services Component (SC), and
- the Financial Component (FC).

The above coefficients are calculated using the Standardised Approach.

Furthermore, in accordance with Article 313 of the Regulation in question, the Business Indicator Component (BIC) may take on values depending on the values of the BI, as follows:

The Bank calculates the three-year average of the BI using data from the FINREP supervisory report, as set out in the relevant EBA/CPs. It then applies the tiered rates for each BI level (which effectively falls within the 12% threshold) in order to determine the final capital requirement and RWA for Operational Risk (i.e. BI × 12% × 12.5). Consequently, the risk-weighted assets required to cover operational risk are calculated and determined as follows:

BI Component	**Individual Basis (*amounts in thousand €*)**	**Consolidated Basis* (*amounts in thousand €*)**
ILDC	16,073	15,929
SC	3,546	3,770
FC	132	836
BI	**19,752**	**20,535**
BI Component	**Individual Basis (*amounts in thousand €*)**	**Consolidated Basis* (*amounts in thousand €*)**
12%	2,370	2,464
15%	-	-
18%	-	-
Total BIC	2,370	**2,464**
RWA (=BICx12.5)	**29,627**	**30,802**

** Supervisory consolidation*

4.10 Capital adequacy

The supervisory authorities have established quantitative criteria to ensure the capital adequacy of credit institutions, requiring them to maintain minimum capital ratios calculated on the basis of risk-weighted assets. These ratios express the relationship of regulatory capital to risk-weighted assets and related off-balance sheet items.

The supervisory authority for the Chania Cooperative Bank is the Bank of Greece (BoG).

During the period from 1.1.2008 to 31.12.2013, the Basel II supervisory framework was applied; this was transposed into Greek law by Law 3601/2007 and its subsequent amendments, as well as through the relevant Acts of the Governor of the Bank of Greece.

The Basel III framework came into force on 1.1.2014. At European level, on June 2013, Directive 2013/36/EU (CRD IV) and Regulation (EU) No 575/2013 (CRR) were adopted, thereby incorporating the Basel Committee's reforms (Basel III) into the European Union's regulatory framework. This framework was implemented in Greece through Law 4261/2014 and its subsequent amendments, as well as the relevant European regulations and implementing acts.

From 1 January 2025, the final Basel III reforms, also known as 'Basel IV', will come into force through Regulation (EU) 2024/1623 (CRR III) and Directive (EU) 2024/1619 (CRD VI). The current supervisory framework is supplemented and further specified by the relevant amendments, regulatory technical standards and guidelines issued by the competent European and national supervisory authorities.

According to the new provisions (Law 4261/2014 and EU Regulation 575/2013), the following capital buffers have entered into force since 01/01/2016:

Capital Conservation Buffer: It is expressed as a percentage of the total amount of exposures at risk and amounts to 2.50% as from 01/01/2019. In accordance with CIC (Credit and Insurance Committee) 506/3/05.07.2024, the Bank must maintain a rate of 2.50% for the year 2025 and also for 2026, pursuant to the new CIC 569/5/24.04.2026.

Countercyclical capital buffer: It is expressed as a percentage of the total amount of exposures at risk and ranges from 0% to 2.50%. Pursuant to the decision of the Bank of Greece 'Meeting 235/07.10.2024/Item 2: 'Determination of the countercyclical capital buffer rate': a countercyclical capital buffer rate (CCyB) of 0.25% for exposures within Greece, with the date of application set at 1 October 2025, whilst from 1 October 2026 it will be set at 0.5% (pursuant to Meeting 248/6 October 2025/Item 1).

Pursuant to Decision 506/3/05.07.2024 of the Credit and Insurance Matters Committee and within the framework of the Supervisory Review and Evaluation Process (SREP), a capital guidance (Pillar 2 Capital Guidance) of 1.75%, in accordance with Article 96B of Law 4261/2014, as well as additional capital requirements of 2.98% for the year 2025, in the context of the application of the provisions of Article 96A, paragraph 1(a) of Law 4261/2014, whilst for the year 2026 the additional capital requirements, pursuant to CIC 569/5/24 April 2026, were set at 3.74%.

On the basis of all the above, the Bank's minimum required total capital adequacy ratio for 2025 was set at 15.48% and at 16.49% for 2026. In detail, for all indicators, the analysis is as follows:

	2025			2026		
Capital requirements	**CET1**	**TIER1**	**CAR**	**CET1**	**TIER1**	**CAR**
Regulation 575, article 92	4.50%	6.00%	8.00%	4.50%	6.00%	8.00%
SREP	1.68%	2.24%	2.98%	2.10%	2.81%	3.74%
TSCR ratio	**6.18%**	**8.24%**	**10.98%**	**6.60%**	**8.81%**	**11.74%**
Capital Conservation buffer (CCB)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Countercyclical buffer (CCyB)	0.25%	0.25%	0.25%	0.50%	0.50%	0.50%
Overall Capital Requirements (OCR)	**8.93%**	**10.99%**	**13.73%**	**9.60%**	**11.81%**	**14.74%**

Pillar 2 Guidance (P2G)	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Overall Capital Requirement (OCR) & Pillar 2 Guidance (P2G)	**10.68%**	**12.74%**	**15.48%**	**11.35%**	**13.56%**	**16.49%**

In addition, it should be noted that due to the significant contribution of deferred taxation to regulatory capital, the risk associated with the recognition of deferred tax assets (Article 27 and 27a of Law 4172/2013) is significant and associated with future tax rates and any adverse changes in the legal and regulatory framework governing the handling of deferred tax assets in regulatory capital.

The capital adequacy ratio of the Cooperative Bank of Chania is presented in the following tables for the years 2025 and 2024.

Group*

Amounts in EUR thousand	**31.12.2025**	**31.12.2024**
1. Total Risk-Weighted Assets (RWA)	**465,833**	**465,129**
2. Risk-Weighted Assets for credit risk	*435,031*	*408,043*
3. Risk-Weighted Assets for operational risk	30,802	*57,086*
4. Risk-Weighted Assets for concentration risk	-	-
5. Total Regulatory Capital	**77,298**	**73,700**
6. Total Capital Adequacy Ratio	**16.6%**	**15.9%**

**Supervisory consolidation*

Bank

Amounts in EUR thousand	**31.12.2025**	**31.12.2024**
1. Total Risk-Weighted Assets (RWA)	**460,203**	**461,150**
2. Risk-Weighted Assets for credit risk	*430,575*	*402,580*
3. Risk-Weighted Assets for operational risk	*29,627*	*58,570*
4. Risk-Weighted Assets for concentration risk	-	-
5. Total Regulatory Capital	**78,082**	**73,745**
6. Total Capital Adequacy Ratio	**17.0%**	**16.0%**

Note: The Total Capital Adequacy Ratio results from the division of Total Regulatory (line 5) by Total Weighted Assets (line 1).

The minimum threshold of the Total Capital Adequacy Ratio for 2025 is 15.48% as reported in Note 2.2 in the Capital Adequacy section.

4.10.1 Capital Adequacy Ratio Risk

This risk relates to the level, structure and stability of equity, as equity determines the risk capability and is the basis for calculating various supervisory indicators. The Bank aims to maintain the required level of equity. Equity (which is taken into account for the calculation of the total capital ratio) consists of Tier 1 Equity and Tier 2 funds. The Bank uses Category 2 funds after required capital depreciation. During the years 2025 and 2024, the Bank presented adequate equity on an individual and consolidated basis.

4.11 Fair values of financial assets and liabilities

4.11.1 Financial assets not measured at fair value

	Group				
Amounts in EUR	**31.12.2025**	**31.12.2025**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Loans and advances to customers	417,159,305	417,159,305	-	-	417,159,305
Financial assets at amortized cost	1,044,865	1,044,865	-	-	1,044,865
Financial liabilities					
Due to customers	653,418,453	653,418,453	244,593,364	408,825,089	
Debt securities and other loans in issue	25,085,926	25,085,926	-	-	25,085,926

	Bank				
Amounts in EUR	**31.12.2025**	**31.12.2025**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Loans and advances to customers	438,904,211	438,904,211	-	-	438,904,211
Financial assets at amortized cost	1,044,865	1,044,865	-	-	1,044,865
Financial liabilities					
Due to customers	655,373,572	655,373,572	246,548,484	408,825,089	-
Debt securities and other loans in issue	25,085,926	25,085,926	-	-	25,085,926

	Group				
Amounts in EUR	**31.12.2024**	**31.12.2024**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Loans and advances to customers	407,790,087	407,790,087	-	-	407,790,087
Financial assets at amortized cost	1,044,865	1,044,865	-	-	1,044,865
Financial liabilities					
Due to customers	629,686,741	629,686,741	211,708,192	417,978,548	-
Debt securities and other loans in issue	23,473,071	23,473,071	-	-	23,473,071

	Bank				
Amounts in EUR	**31.12.2024**	**31.12.2024**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Loans and advances to customers	434,554,912	434,554,912	-	-	434,554,912
Financial assets at amortized cost	1,044,865	1,044,865	-	-	1,044,865
Financial liabilities					
Due to customers	631,132,112	631,132,112	213,153,564	417,978,548	-
Debt securities and other loans in issue	23,473,071	23,473,071	-	-	23,473,071

The above table presents the book value and fair value of financial assets that are not measured at fair value in the Group's financial statements and their categorization.

The book value of deposits repayable on demand approximates their fair value as they are considered to be short-term financial assets, while the fair value of time deposits is calculated using discounted interest rate models of similar products.

The fair value of debt securities issued is calculated using the discount rate method for the purchase of similar products.

The fair value of Loans and advances to customers is estimated to approximate their book value as they relate to floating rate loans, which are reviewed at regular intervals.

The fair value of financial assets at amortized cost as well as other financial assets and liabilities (cash and cash equivalents of central banks, receivables and liabilities of financial institutions, liabilities to central banks) that are not measured in the financial statements at fair value approximates their book value, either because they relate to short-term transactions or because they are re-priced at regular intervals.

4.11.2 Financial assets not measured at fair value

	Group				
Amounts in EUR	**31.12.2025**	**31.12.2025**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Financial assets at fair value through profit or loss	-	100,000	-	-	100,000
Investment portfolio	10,712,172	10,712,172	140,105	-	10,572,067

	Bank				
Amounts in EUR	**31.12.2025**	**31.12.2025**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Financial assets at fair value through profit or loss	-	100,000	-	-	100,000
Investment portfolio	3,010,237	3,010,237	136,838	-	2,873,399

	Group				
Amounts in EUR	**31.12.2024**	**31.12.2024**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Financial assets at fair value through profit or loss	-	100,000	-	-	100,000
Investment portfolio	11,072,639	11,072,639	84,065	-	10,988,575

	Bank				
Amounts in EUR	**31.12.2024**	**31.12.2024**	**Level 1**	**Level 2**	**Level 3**
	Book value	**Fair value**			
Financial assets					
Financial assets at fair value through profit or loss	-	100,000	-	-	100,000
Investment portfolio	774,760	774,760	80,798	-	693,962

Fair value measurement of Level 3 financial assets is carried out using variables that are not based on observable market data. Level 3 financial assets include shares of investment portfolio. Level 3 shares are not traded in active markets or there are no available prices from third party traders. The valuation of these shares at fair value was approximated through the net asset value method.

For the year ended December 31, 2025 there were no transfers of financial assets between fair value hierarchy levels.

The following table shows the movement of the financial assets measured at fair value and classified at Level 3:

Amounts in EUR	Group	
Investment portfolio	**31.12.2025**	**31.12.2024**
Opening balance on the 1st of January	**10,988,574**	**8,975,128**
Other changes	9,320	442
Additions for the period	46,358	2,000
Changes in fair value	(472,185)	2,011,447
Balance as at 31 December	**10,572,067**	**10,988,574**

Amounts in EUR	Bank	
Investment portfolio	**31.12.2025**	**31.12.2024**
Opening balance on the 1st of January	**693,962**	**693,962**
Changes from absorption of subsidiary	2,150,349	-
Additions for the period	7,858	-
Changes in fair value	21,230	-
Balance as at 31 December	**2,873,399**	**693,962**

The category "Changes from absorption of a subsidiary" for the Bank includes the shareholdings acquired through the absorption of the subsidiary Cretan Holdings S.A., whilst the 'Changes in fair value' for the Group includes an impairment loss of €493,000 on the investment held by the subsidiary Cretan Properties S.A. in EPI.CHEIPA.

4.11.3 Risk related to Tax Credits to the Greek State

As of 31,12,2025, the Group's deferred tax assets amounted to approximately €17.7 million (compared with approximately €17.95 million as at 31 December 2024).

Pursuant to Regulation (EU) No 575/2013 on capital requirements, deferred tax assets that are based on future profitability and that exceed specific limits must be deducted from the Bank's Tier 1 Common Stock. However, Article 27A of Law 4172/2013 and its amendments (Law 4302/2014 and Law 4340/2015) allow, subject to certain conditions, the deferred tax assets resulting from accumulated impairment provisions to be converted to cover credit risk and which have been accounted for as at 30 June 2015 in final and outstanding claims against the Greek State (Tax Credits). The Bank, by the decision of the Extraordinary General Meeting dated November 24, 2015, has been subject to the provisions of Article 27A of Law 4172/2013 (as amended by Article 4 of Law 4340/2015). The provisions of Article 27A of Law 4172/2013, involve the optional conversion of deferred tax assets, on temporary differences, into definitive and outstanding claims against the Greek State which may be counted in supervisory funds.

This guarantees the provisional tax claim (DTA) by converting it into a definitive claim (DTC) against the State, with a corresponding benefit in the calculation of the Supervisory Equity, as in such case these claims are not deducted from Tier 1 equity but are counted on the Group's weighted assets at current rates.

In March 2017, a new law (4465/2017) was adopted that introduced amendments to Articles 27 and 27A of Law 4172/2013. These amendments introduce the 20-year amortization of definitive losses on write-offs and loan sales. In addition, the purpose of Article 27A extends beyond PSI losses and loan impairment provisions to losses from permanent write-off/sale of loans as well as accounting write-offs of loans.

As of 31.12.2025, the maximum amount of deferred tax assets that meets the criteria of the above legal provisions and which can be converted into a final and settled claim against the Greek State amounted to €17.70 m.

At each reporting date, the Bank re-evaluates the value of its deferred tax assets, which may result in a change in their balance presented in the statement of financial position and, by way of extension, in its regulatory capital.

The recognition of deferred tax assets and their possible conversion into claims against the Greek State (Tax Credits) may be adversely affected by: (a) the future reduction of income tax rates; (b) the adverse change in the regulations governing the handling of deferred tax assets in regulatory capital. Should any of the above risks occur, this could have an adverse effect on the adequacy of the Group's regulatory capital.

NOTE 5: NET INTEREST INCOME

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Interest income from:				
Bonds	68,300	60,493	68,300	60,493
Due from banks	3,678,424	5,202,444	3,678,424	5,202,444
Loans and amounts from t customers	29,303,672	29,131,385	30,336,707	31,095,238
Interest and similar income	**33,050,396**	**34,394,322**	**34,083,431**	**36,358,175**
Interest expenses from:				
Due to banks	5,342	7,785	5,342	7,785
Debt securities	1,217,961	1,122,484	1,217,961	1,122,484
Due to customers	8,617,500	9,580,075	8,460,492	9,374,024
Financial liability (Rights of use)	102,995	65,830	96,819	95,852
Interest and similar expenses	**9,943,798**	**10,776,175**	**9,780,614**	**10,600,145**
Net interest income	**23,106,598**	**23,618,147**	**24,302,817**	**25,758,029**

NOTE 6: NET COMMISSIONS REVENUE

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Retail banking commissions	1,767,446	1,669,577	1,777,772	1,678,901
Loan commission income	1,056,267	1,126,879	1,056,267	1,126,879
Commission expenses	(980,560)	(730,736)	(982,221)	(721,204)
Net commission income	**1,843,153**	**2,065,721**	**1,851,819**	**2,084,577**

Commission expenses at the bank rose by 36% in the 2025 fiscal year compared with the corresponding period in 2024, a rise attributable almost entirely to commissions paid to the VISA and Mastercard transaction clearing organisations.

NOTE 7: PERSONNEL EXPENSES

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Wages and other staff benefits	11,085,232	10,201,422	9,051,395	8,802,070
Defined benefit scheme costs (see Note 8)	188,035	104,135	113,324	98,158
Used staff provisions	(9,695)	(61,370)	(9,695)	(24,608)
Other staff costs	125,681	154,772	120,771	118,842
Total	**11,389,252**	**10,398,959**	**9,275,795**	**8,994,461**

The number of staff for the Bank and the Group is as follows:

	Group	
Personnel costs	**31.12.2025**	**31.12.2024**
Bank	**237**	**228**
CHANIA REIC	4	-
CRETAN REAL ESTATE S.A.	3	3
PRIME ENERGY S.A.	7	7
INDUSTRIAL SOCIÉTÉ ANONYM "ANATOLI" (A.B.E.A.-BIOXYM)	47	46
ZYMELIA S.A.	53	-
Total	**351**	**284**

NOTE 8: DEFINED BENEFIT PLANS LIABILITY

Defined benefit plans

Redundancy payments

Group companies are required by law 2112/1920 to provide compensation to employees who retire from service. These compensations are a lump sum based on the final salary and years of service.

On November 12, 2012 the new Law 4093/2012, reduced the redundancy payment in case of dismissal or retirement according to the provisions of Law 2112/1920. According to the provisions of the law, the maximum amount of redundancy payment for employees is limited to 12 salaries instead of 24 salaries.

In addition, the transitional provisions of that Law provide that for employees who have completed 17 or more years of service with the same employer on 12 November 2012, the compensation shall be limited to one additional salary for each completed year and up to 24 salaries. In case of dismissal, the additional salary is limited to EUR 2,000.

The provision was calculated based on the projected unit credit method imposed by IAS 19. According to this method, each period of service creates a right for an additional unit of entitlement to the benefits and which is discounted and valued separately in order to form the final liability.

The distribution of benefits for the formation of the provision is calculated over the last 16 years up to the employees' retirement date, following the scale of Law 4093/2012.

The amounts of defined benefit and compensation plans recognized in the financial statements are analysed as follows:

Defined Benefit Plan Expenses

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Service cost	178,011	88,485	96,479	83,340
Net financial cost on net defined benefit liability	19,385	15,650	16,845	14,818
Total	**197,396**	**104,135**	**113,324**	**98,158**

Net liability in the Statement of Financial Position

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Present Value of Non-Funded Liabilities	806,238	628,915	672,381	575,907
Total	**806,238**	**628,915**	**672,381**	**575,907**

The net liability has been included in Other Liabilities (see Note 20).

Change in liabilities for defined benefit plans

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Balance as at 1 January	**628,915**	**570,865**	**575,907**	**502,139**
Acquisition/merger of subsidiaries	-	3,748	-	-
Service cost	178,011	88,485	96,479	83,340
Financial cost	19,385	15,650	16,845	14,818
Benefits used by the Group/Bank	(18,820)	(61,370)	(9,695)	(24,608)
Loss/(profit) from changes in actuarial assumptions	(1,253)	11,537	(7,155)	218
Balance on the 31st of December	**806,238**	**628,915**	**672,381**	**575,907**

Actuarial profit/(loss) from changes in actuarial assumptions

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Experience-based	7,711	9,075	(1,447)	(609)
Financial cases (discount rate)	(8,965)	383	(5,708)	827
Financial cases (salary growth rate)	-	2,079	-	-
Balance on the 31st of December	**(1,253)**	**11,537**	**(7,155)**	**218**

Weighted average actuarial assumptions at the end of the period

	Group		Bank	
	31.12.2025	**31.12.2024**	**31.12.2025**	**31.12.2024**
Discount rate	3.09% - 3.37%	2.93% - 3.18%	3.09%	2.93%
Earnings growth rate	2.00% - 2.50%	2.00% - 2.50%	2.00%	2.00%

NOTE 9: GENERAL ADMINISTRATIVE AND OTHER OPERATING EXPENSES

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Third party fees and expenses	2,952,412	3,097,343	2,467,712	2,587,195
Repair & maintenance expenses	1,270,933	1,212,116	1,018,805	1,068,012
ATM and POS expenses*	759,906	676,476	759,906	676,476
Telecommunications and utility costs	792,302	1,071,537	682,817	864,749
Promotion and advertising costs	646,111	631,287	606,022	579,827
Taxes - Fees	713,130	637,395	450,506	274,805
Rent expenses	261,815	337,492	255,357	232,104
TEKE contributions	24,223	15,434	23,560	15,434
Other expenses	1,745,664	1,601,196	1,032,746	1,070,418
Total	**9,166,496**	**9,280,276**	**7,297,429**	**7,369,018**

**For this category, a reclassification was made for the fiscal year 2024 from third party fees and expenses and repair & maintenance expenses*

NOTE 10: CREDIT IMPAIRMENT PROVISION

Provision of impairment of loans and other receivables for the year

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Loans and advances to customers	8,201,938	10,332,395	8,200,667	10,332,090
Provisions for letters of guarantee	5,372	(862)	5,372	(862)
Other receivables against customers and financial institutions	-	297,429	-	297,429
Total	**8,207,309**	**10,628,962**	**8,206,038**	**10,628,657**

For 2025, the Group’s and the Bank’s provisions for “Loans and receivables from customers” amounted to €8.2 million. (2024: € 10.6 million).

Cumulative provision of impairment of loans and advances to customers

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Loans and advances to customers	108,612,038	105,559,990	108,614,138	105,563,361
Total	108,612,038	**105,559,990**	**108,614,138**	**105,563,361**

The cumulative provision of impairment of loans and advances to customers are as follows:

Amounts in EUR	**Group**		**Bank**	
	31.12.2025	**31.12.2024**	**31.12.2025**	**31.12.2024**
Balance of provisions 01 January	**105,559,990**	**109,929,135**	**105,563,361**	**109,932,811**
Provisions for the year	8,201,938	10,332,395	8,200,667	10,332,090
Write-offs	(5,149,890)	(14,701,540)	(5,149,890)	(14,701,540)
Balance of provisions as at 31 December	**108,612,038**	**105,559,990**	**108,614,138**	**105,563,361**

NOTE 11: CASH AND CASH EQUIVALENT

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Cash and cash equivalent	7,433,289	7,430,083	7,127,630	7,141,419
Bank of Greece	169,437,370	154,956,180	169,437,370	154,956,180
Total	**176,870,659**	**162,386,263**	**176,565,000**	**162,097,599**

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Due from other financial institutions	6,737,472	7,984,784	6,737,472	7,984,784
Total	**6,737,472**	**7,984,784**	**6,737,472**	**7,984,784**

NOTE 12: FINANCIAL ASSETS

Financial assets at amortised cost

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Bank bonds	1,044,865	1,044,865	1,044,865	1,044,865
Total	**1,044,865**	**1,044,865**	**1,044,865**	**1,044,865**

The amount relates to a bond issued by CrediaBank (formerly Pancretan Bank), with an interest rate of 6%, a seven-year maturity and a nominal value of €1,000,000.

Financial assets at fair value through profit or loss

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Bank bonds	100,000	100,000	100,000	100,000
Total	**100,000**	**100,000**	**100,000**	**100,000**

The amount relates to a bond issued by the Thessaly Cooperative Bank on 29 July 2024, with no fixed maturity, a nominal value of €100,000 and a gross interest rate of 8.3%.

NOTE 13: INVESTMENT PORTFOLIO

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Shares & stock	10,712,172	11,072,639	3,010,237	774,760
Balance as at 1 January	**11,072,639**	**9,044,603**	**774,760**	**760,171**
Changes from absorption of subsidiary	-	-	2,150,349	-
Changes in fair value	(416,145)	2,026,036	77,270	14,589
Additions	46,358	1,000	7,858	-
Other changes	9,320	1,000	-	-
Balance as at 31 December	**10,712,172**	**11,072,639**	**3,010,237**	**774,760**

NOTE 14: INTANGIBLE ASSETS

Amounts in EUR	Group			Bank		
	Software	Other intangible assets	Total	Software	Other intangible assets	Total
Acquisition cost						
Balance on the 1st of January 2024	**7,173,329**	**185,979**	**7,359,308**	**5,931,975**	-	**5,931,975**
Additions	574,927	-	574,927	561,997	-	561,997
Other changes	(120,000)	-	(120,000)		-	-
Balance on the 31st of December 2024	**7,628,256**	**185,979**	**7,814,235**	**6,493,972**	-	**6,493,972**
Accumulated depreciation & impairment provisions						
Balance on the 1st of January 2024	**(4,107,747)**	-	**(4,107,747)**	**(3,173,081)**	-	**(3,173,081)**
Depreciation	(498,807)	-	(498,807)	(409,574)	-	(409,574)
Balance on the 31st of December 2024	**(4,606,553)**	-	**(4,606,553)**	**(3,582,655)**	-	**(3,582,6552)**
Gross book value as at 31 December 2024	**3,021,703**	**185,979**	**3,207,681**	**2,911,317**	-	**2,911,317**
Acquisition cost						
Balance on the 1st of January 2025	**7,628,256**	**185,979**	**7,814,235**	**6,493,972**	-	**6,493,972**
Additions	604,309	2,650,000	3,254,309	604,309	-	604,309
Balance on the 31st of December 2025	**8,232,565**	**2,835,979**	**11,068,543**	**7,098,280**	-	**7,098,280**
Accumulated depreciation & impairment provisions						
Balance on the 1st of January 2025	**(4,606,553)**	-	**(4,606,553)**	**(3,582,655)**	-	**(3,582,655)**
Depreciation	(630,444)	(176,667)	(807,110)	(553,244)	-	(553,244)
Impairment provisions	-	(588,333)	(588,333)	-	-	-
Balance on the 31st of December 2025	**(5,236,997)**	**(765,000)**	**(6,001,997)**	**(4,135,899)**	-	**(4,135,899)**
Gross book value as at 31 December 2025	**2,995,568**	**2,070,979**	**5,066,546**	**2,962,381**	-	**2,962,381**

During the 2025 fiscal year, the subsidiary ZYMELIA SINGLE-PERSON S.A. acquired the goodwill, know-how and customer base of the company CHIOTAKIS BROS. S.A. for a total amount of €2.65 million. During the current fiscal year, the Group's management carried out an impairment test on the asset in question and recognised a total impairment loss of €588,000, which was charged to the financial results for the current fiscal year (under the heading 'Impairment of tangible, intangible and other assets').

NOTE 15: PROPERTY AND EQUIPMENT

					BANK				
Amounts in EUR	**Land**	**Buildings***		**Vehicles and equipment**	**Improvements to leased third-party properties**	**Furniture & other Equipment**	**Assets under construction***	**Assets with the right to use fixed assets**	**Total**
Acquisition cost									
Balance on the 1st of January 2024	**210,600**	**537,536**		**66.630**	**4,856,520**	**9,810,965**	**28,305**	**2,755,609**	**18,261,178**
Additions	-	44,516		-	27,180	1,615,173	-	1,668,674	**3,355,542**
Sales and write-offs	-	-		-	-	(1,377)	-	-	**(1,377)**
Balance on the 31st of December 2024	**210,600**	**582,052**		**66.630**	**4,883,699**	**11,424,761**	**28,305**	**4,424,283**	**21,620,331**
Accumulated depreciation & impairment provisions									
Balance on the 1st of January 2024	**-**	**(64,483)**		**(63,128)**	**(4,469,155)**	**(8,543,701)**	**(19,862)**	**(1,763,178)**	**(14,918,518)**
Depreciation	-	(9,883)		(1,365)	(101,238)	(503,775)	-	(713,180)	**(1,329,440)**
Sales and write-offs	-	-		-	-	354	-	-	**354**
Balance on the 31st of December 2024	**-**	**(74,366)**	**-**	**(64,493)**	**(4,570,393)**	**(9,047,121)**	**(19,862)**	**(2,476,357)**	**(16,252,592)**
Gross book value as at 31 December 2024	**210,600**	**507,687**		**2,137**	**313,306**	**2,377,640**	**8,443**	**1,947,925**	**5,367,739**
Acquisition cost									
Balance on the 1st of January 2025	**210,600**	**582,052**		**66.630**	**4,883,699**	**11,424,761**	**28,305**	**4,424,283**	**21,620,331**
Additions	-	1,702,883		-	55,508	516,717	-	786,425	**3,061,532**
Other changes in fixed assets	-	-		-	-	(2,408)	-	-	**(2,408)**
Sales and write-offs	-	-		-	-	(9,878)	-	-	**(9,878)**
Balance on the 31st of December 2025	**210,600**	**2,284,935**		**66.630**	**4,939,207**	**11,929,192**	**28,305**	**5,210,707**	**24,669,577**
Accumulated depreciation & impairment provisions									
Balance on the 1st of January 2025	**-**	**(74,366)**		**(64,493)**	**(4,570,393)**	**(9,047,121)**	**(19,862)**	**(2,476,357)**	**(16,252,592)**
Depreciation	-	(20,475)		(1,365)	(56,145)	(472,979)	-	(720,066)	**(1,271,030)**
Sales and write-offs	-	-		-	-	1,025	-	-	**1,025**
Balance on the 31st of December 2025	**-**	**(94,841)**		**(65,857)**	**(4,626,538)**	**(9,519,075)**	**(19,862)**	**(3,196,424)**	**(17,522,597)**
Gross book value as at 31 December 2025	**210,600**	**2,190,094**		**773**	**312,669**	**2,410,117**	**8,443**	**2,014,284**	**7,146,979**

GROUP

Amounts in EUR	Land	Buildings*	Mechanical Equipment / Technical Installations*	Vehicles and equipment	Improvements to leased third-party properties	Furniture & other Equipment	Assets under construction*	Assets with the right to use fixed assets	Total
Acquisition cost									
Balance on the 1st of January 2024	**3,460,246**	**11,120,928**	**16,550,013**	**286,523**	**4,856,520**	**10,504,913**	**153,646**	**3,016,713**	**49,949,503**
Additions	-	113,192	137,325	20,500	27,180	1,641,971	39,138	1,668,674	3,647,979
Other changes in fixed assets	-	-	147,303	(20,448)	-	-	(28,173)	(1,023,837)	(925,155)
Transfers	-	-	-	-	-	-	(43,508)	-	(43,508)
Sales and write-offs	-	-	-	-	-	(1,377)	-	(176,097)	(177,473)
Balance on the 31st of December 2024	**3,460,246**	**11,234,119**	**16,834,641**	**286,575**	**4,883,700**	**12,145,508**	**121,103**	**3,490,440**	**52,451,345**
Accumulated depreciation									
Balance on the 1st of January 2024	**-**	**(1,375,565)**	**(10,655,460)**	**(257,837)**	**(4,469,154)**	**(9,195,470)**	(19,862)	(1,823,744)	**(27,797,093)**
Other depreciation changes	-	-	(17,140)	20,448	-	-	-	42,263	(45,572)
Depreciation	-	(145,189)	(643,948)	(10,018)	(101,238)	(522,629)	-	(390,520)	(1,813,541)
Sales and write-offs	-	-	-	-	-	354	-	-	354
Balance on the 31st of December 2024	**-**	**(1,520,754)**	**(11,316,547)**	**(247,406)**	**(4,570,393)**	**(9,717,745)**	**(19,862)**	**(2,176,987)**	**(29,564,708)**
Gross book value as at 31 December 2024	**3,460,246**	**9,713,365**	**5,518,094**	**39,169**	**313,307**	**2,427,762**	**101,241**	**1,313,453**	**22,886,638**
Acquisition cost									
Balance on the 1st of January 2025	**3,460,246**	**11,234,119**	**16,834,641**	**286,575**	**4,883,700**	**12,145,508**	**121,103**	**3,490,440**	**52,456,331**
Additions	-	1,796,104	83,837	24,800	55,508	557,844	94,068	2,629,570	5,241,731
Other changes in fixed assets	-	-	-	-	-	(2,408)	(36,807)	45,540	6,325
Transfers	-	-	-	-	-	-	(14,020)	-	(14,020)
Sales and write-offs	-	-	(1,900)	-	-	(9,878)	-	-	(11,778)
Balance on the 31st of December 2025	**3,460,246**	**13,030,223**	**16,916,578**	**311,375**	**4,939,208**	**12,691,065**	**164,345**	**6,165,549**	**57,678,588**
Accumulated depreciation									
Balance on the 1st of January 2025	**-**	**(1,520,754)**	**(11,316,547)**	**(247,406)**	**(4,570,393)**	**(9,717,745)**	**(19,862)**	**(2,176,987)**	**(29,569,694)**
Other depreciation changes	-	-	-	-	-	-	-	1,190	1,190
Depreciation	-	(165,241)	(726,036)	(12,510)	(56,145)	(484,408)	-	(517,411)	(1,961,751)
Sales and write-offs	-	-	1,615	-	-	1,025	-	-	2,640
Balance on the 31st of December 2025	**-**	**(1,685,994)**	**(12,040,968)**	**(259,916)**	**(4,626,538)**	**(10,201,128)**	**(19,862)**	**(2,693,209)**	**(31,527,616)**
Gross book value as at 31 December 2025	**3,460,246**	**11,344,228**	**4,875,610**	**51,459**	**312,670**	**2,489,937**	**144,483**	**3,472,340**	**26,150,973**

**As reclassified*

NOTE 16: INVESTMENT PROPERTIES

	Group	Bank
Amounts in EUR	**Fields - plots**	**Fields - plots**
Acquisition cost		
Balance on the 1st of January 2024	**56,901,988**	**18,989,460**
Additions	632,839	155,711
Transfers from property holdings (Note 18)	372,499	372,499
Changes in fair value	1,301,254	982,382
Sales	(4,947,122)	-
Balance on the 31st of December 2024	**54,261,459**	**20,500,053**
Acquisition cost		
Balance on the 1st of January 2025	**54,261,459**	**20,500,053**
Additions	1,642,609	1,642,609
Transfers from property holdings (Note 18)	353,500	-
Changes in fair value	2,282,480	441,680
Sales	1,437,906	-
Balance on the 31st of December 2025	**57,102,142**	**22,584,342**

The changes in fair value mainly come from (€1.8m) the subsidiary “CHANIA REIC". Within the fiscal year 2025, the subsidiaries CHANIA REIC and PRIME ENERGY sold investment properties worth €658,000 and €779,000 respectively. Profit from sales amounted to a total of €62,000.

Changes in fair value, as well as net gains or losses on the sale of property, are recognised under the heading ‘Other Net Income’ in the income statement for the current financial year. Estimates are used to determine the fair value of Investment Properties, as detailed in Note 2.14 “Investment Properties”. The fair values of the Group’s and the Bank’s Real estate investment are classified at level 3 of the fair value hierarchy.

NOTE 17: DEFERRED TAX ASSETS -LIABILITIES

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Deferred tax assets				
Provisions for credit losses	9,888,192	9,820,152	9,888,192	9,820,152
DTC (Article 27 par.3 of Law 4172/13)	3,624,641	1,801,690	3,624,641	1,801,690
Impairment of other financial assets	3,354,949	3,354,949	3,354,949	3,354,949
Valuation/Impairment of participations	2,639,596	5,248,274	2,639,596	5,248,274
Revaluation of investment properties	(1,798,504)	(1,670,416)	(1,798,504)	(1,670,416)
Tangible fixed assets, intangible assets and rights of use	(407,854)	(329,581)	(407,854)	(329,581)
Pension and other benefits after retirement	194,990	(76,007)	194,990	(76,007)
Other temporary differences	27,286	41,582	27,286	41,582
Total	**17,523,298**	**18,190,644**	**17,523,298**	**18,190,644**

Group

Amounts in EUR	31.12.2025	31.12.2024
Deferred tax liabilities		
Impairment of other financial assets	409,885	409,885
Valuation/Impairment of participations	(58,354)	(1,930,246)
Revaluation of investment properties	(444,491)	(509,040)
Tangible fixed assets, intangible assets and rights of use	(1,125,364)	(1,200,602)
Pension and other benefits after retirement	27,841	11,662
Other adjustments	8,906	9,274
Total	**(1,181,578)**	**(3,209,068)**

The Group and the Bank have offset deferred tax assets and liabilities per company separately.

Deferred tax assets on the Bank and the Group primarily arise from differences in the accounting and tax bases that do not have an expiry date and therefore their recoverability is not called into question in the context of ongoing concern.

Pursuant to Regulation (EU) No 575/2013 on capital requirements, deferred tax assets that are based on future profitability and that exceed specific limits must be deducted from the Bank's Tier 1 Common Stock. However, Article 27A of Law 4172/2013 and its amendments (Law 4303/2014 and Law 4340/2015) allow, subject to certain conditions, the deferred tax assets resulting from accumulated impairment provisions to be converted to cover credit risk and which have been accounted for as at 30 June 2015 in final and outstanding claims against the Greek State (Tax Credits). The Bank, by the decision of the Extraordinary General Meeting dated November 24, 2015, has been subject to the provisions of Article 27A of Law 4172/2013 (as amended by Article 4 of Law 4340/2015). The provisions of Article 27A of Law 4172/2013, involve the optional conversion of deferred tax assets, on temporary differences, into definitive and outstanding claims against the Greek State.

Article 43 of Law 4465/04.04.2017 amended Articles 27 and 27a of the Income Tax Code (Law 4172/2013). According to the new provisions, the debt difference that will arise for legal entities supervised by the Bank of Greece from the permanent write-off of their debtors as well as the loss from the sale of loans, are recognized for deduction from gross income and are amortized over a period of 20 years. The deferred tax asset that will be recognized by the above debt difference as well as any write-offs of loans or credits that have not been converted into debt at the end of each accounting year are converted into a definitive and settled receivable against the State pursuant to the above terms and conditions.

The total amount of the deferred tax asset that will arise (a) from the debt difference due to the definitive write-off of debtors and loan sales, (b) from the temporary differences arising from the loan and credit write-offs as well as (c) from the temporary differences in accumulated provisions and other general credit risk losses may not exceed the total amount of tax on accumulated provisions and other credit risk losses recognized until June 30, 2015. This arrangement, which entered into force on 01.01.2016, ensures that loan write-offs and restructuring to reduce non-performing loans will not lead to a loss of supervisory capital.

The deferred tax assets of 31.12.2025, which fall under Article 27a of Law 4172/2013, amounted to €17.7 million at both Group and Bank level. This is the chargeable tax, 29% on the temporary differences in the accumulated provisions against credit risk, which had been calculated up to 30 June 2015. The existence of tax losses is the basic requirement for the creation of Tax Credits, which are calculated as a percentage of accounting losses after tax under IFRS to equity (excluding losses in the year). This percentage is applied to the balance of the eligible deferred tax assets of a particular year to calculate the tax credit that will be converted into that year in relation to the previous fiscal year. EU Directive 575/2013 allows credit institutions not to deduct, for purposes of calculating the capital adequacy ratio, the deferred tax assets of Tier 1 Common Stock.

The Bank's current income tax rate is 29%. The income tax rate for legal entities, other than credit institutions, is 22%.

NOTE 18: OTHER ASSETS

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Repossessed property holdings	10.609.013	11,181,707	7,426,345	7,645,540
Trade and other receivables	17,767,926	18,064,994	6,409,586	6,731,684
Prepaid expenses	513,501	521,063	462,705	473,418
Tax advances and other tax claims	1,667,485	1,013,601	316,779	203,996
Revenue receivables	41,687	41,522	-	-
Other	5,636,601	8,425,355	1,941,517	3,645,177
Total	**36,236,212**	**39,248,243**	**16,556,932**	**18,699,815**

The Bank's 'Trade and other receivables' also include receivables arising from amounts advanced to partners (provisionally enforceable) due to the dispute concerning the 'Apodido' account contracts, totalling €9.9 million (2024: €10.3 million), for which the Bank has recognised an impairment provision of €8.9 million (see Note 21a legal issues).

"Other assets" for the Group mainly include the value of the inventories on 31.12.2025, of the subsidiaries "A.B.E.A.-BIOXYM" and "PRIME ENERGY" totalling € 3.6 million (31.12.2024: €4.7 million).

'Repossessed Property holdings' relate to properties acquired through auctions or through the realisation of collateral held by the Bank. The Group's property portfolio includes the property holdings of the Group's subsidiaries. These properties were valued at the lower of their acquisition cost and their net realizable value. The movement of "Repossessed Property Holdings" is presented in the following table:

	Group	Bank
Balance on the 1st of January 2024	**11,530,412**	**7,994,245**
Additions	23,795	23,795
Transfers from / (to) Repossessed Property Holdings	(372,499)	(372,499)
Balance on the 31st of December 2024	**11,181,708**	**7,645,540**

Amounts in EUR	**Group**	**Bank**
Balance on the 1st of January 2025	**11,181,708**	**7,645,540**
Additions	159,251	159,251
Transfers from / (to) Repossessed Property Holdings	(353,500)	-
Write offs/ Sales	(378,446)	(378,446)
Balance on the 31st of December 2025	**10.609.013**	**7,426,345**

NOTE 19: LIABILITIES TO CUSTOMERS AND OTHER FINANCIAL INSTITUTIONS

b) Due to customers

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Deposits:				
Savings accounts	110,023,478	106,616,573	110,023,478	106,616,573
Current & Sight	134,569,886	105,091,620	136,525,006	106,536,991
Term Deposits	408,825,089	417,978,548	408,825,089	417,978,548
Total	**653,418,453**	**629,686,741**	**655,373,572**	**631,132,112**

According to Law 4151/2013, all inactive deposit accounts after 20 years are subject to limitation in favour of the Greek State. All credit institutions operating in Greece are required by the end of April of each year to return the cash balances of these inactive accounts to the Greek government. The accounts that reached their 20-year milestone in 2025 amount to €23.2 thousand (2024: 28.7 thousand) and are included in note 20 "Other liabilities."

b) Due to Financial institutions

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Due to Financial institutions:				
Sight deposits	32,300	1,571,251	32,300	1,571,251
Other loan liabilities	121,411	232,528	-	-
Total	**153,711**	**1,803,779**	**32,300**	**1,571,251**

NOTE 20: OTHER LIABILITIES

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Creditors and Suppliers	6,574,262	3,606,509	980,305	671,197
Taxes and liabilities to insurance institutions	1,660,296	1,063,337	1,040,114	869,842
Expenses payable and income of subsequent fiscal years	735,676	944,532	57,846	74,925
Defined benefit obligations (see note 8)	806,240	628,915	672,381	575,907
Lease Liabilities (Rights of Use)	3,601,677	1,378,502	2,100,300	2,022,921
Other liabilities	2,441,997	5,736,975	1,981,771	3,552,361
Total	**15,820,148**	**13,358,770**	**6,832,718**	**7,767,153**

The line item 'Taxes and liabilities to insurance institutions' includes an income tax liability relating to the subsidiaries PRIME ENERGY S.A., CHANIA REIC and A.B.E.A.-BIOXYM, totalling €354,000 (2024: €573 thousand).

The change in lease liabilities for the Group and the Bank is shown in the table below:

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Balance as at 1 January	1,378,502	1,122,793	2,022,921	1,057,433
Additions	136,341	-	136,341	1,023,837
Modifications/Remeasurements/Termination of contracts	2,584,209	637,608	650,084	644,837
Interest income	102,995	65,830	96,819	95,852
Rent payments during the year	(600,370)	(447,728)	(805,864)	(799,038)
Balance as at 31 December	**3,601,677**	**1,378,502**	**2,100,300**	**2,022,921**

To determine the present value of the minimum future payments at initial recognition, a deemed borrowing rate of 4.75% was applied to the Bank and the Group.

NOTE 21: CONTINGENT OBLIGATIONS, SECURITIES AND COMMITMENTS

a. Legal issues

The Bank records all legal proceedings brought against it by third parties and assesses the likelihood of their success, as well as the likely outcome, in consultation with its legal advisers. In particular, there are legal disputes - lawsuits filed by partners against the Bank seeking compensation for damages allegedly suffered by them as a result of the conclusion of "Apodido" savings account contracts.
With regard to the legal proceedings concerning the 'Apodido' contracts, 108 Court of Appeal judgements have been handed down to date in favour of the Bank, as well as judgements by the Supreme Court. All of the latter judgements have ruled in favour of the Bank. Although the Bank's management recognises that a final resolution of these matters may take several years, it anticipates a positive outcome for the Bank.

Particularly:
With regard to the legal disputes and claims brought by partners against the Bank, seeking compensation for the plaintiffs on the grounds of the alleged loss they have suffered as a result of the drawing up of savings account contracts 'Apodido', some of these cases had been heard by early June 2026, involving a total amount of approximately €49.4 million, of which approximately €18.2 million relates to judgements in the Bank's favour.
With regard to the other legal proceedings in which judgements were handed down against the Bank, a sum of approximately €25.1 million has been awarded. (of which approximately €3.9 million relates to provisionally enforceable amounts), excluding legal costs amounting to €719,000. In total, the amounts paid by the Bank up to early June 2026 amount to €11.3 million, including legal costs, whilst it has also recovered €1.2 million. It should be noted that the Bank has lodged an appeal against all of the above claims.
In view of the potential risk arising from the non-recovery of all receivables it has already paid out, the Bank has made a cumulative provision for all relevant receivables as at 31.12.2025, amounting to €8.9 million. For these amounts, the re-collection procedure has already started for the appeal decisions awarded to the Bank.
Of the total number of lawsuits that have been decided, 65 appellate decisions have been handed down upholding the opposing parties against which the Bank has already filed appeals before the Supreme Court.
Accordingly, 108 Court of Appeal judgments have been handed down in favour of the Bank, of which 60 have become final in favour of the Bank because the opposing parties did not lodge an application for cassation, 5 have become final because the Supreme Court issued a judgment rejecting the appeal filed by the opposing parties, and 1 has also become final because the Supreme Court issued a judgment setting aside the proceedings.
For appeals filed by both parties and already heard before the Supreme Court, 25 decisions have been issued, all in favour of the Bank. As regards the other appeals for annulment filed by both parties, their hearing before the Supreme Court is still pending.
As regards the other first-instance judgements, the appeals lodged by both the Bank and the opposing parties are still pending.

In the opinion of the Legal Advisers, the significant development in the Bank's favour resulting from the Supreme Court's rulings, which uphold the Bank's position, as well as the recent favourable Court of Appeal rulings, point to a positive outcome in the pending cases. With regard to legal issues, the established ad hoc case law of the Supreme Court is decisive, vindicating the Bank in relation to the true content of the "Apodido" Savings Deposit Account agreements.

The facts of each case and their interpretation by the courts are crucial to the issue of tort, especially when it comes to claims that partners weren't given enough or accurate info about what was in the "Apodido" savings account agreements. The fact that the content of the above contracts was not misleading, as initially ruled by many courts of first instance, which found that there was an unlawful act based on these incorrect assumptions, is now accepted at first and second instance, which is in line with all the positive decisions of the Supreme Court.

Consequently, the Bank's Management considers, taking into account all of the above and particularly following the positive rulings of the Supreme Court (Areios Pagos), that the final settlement, pending their final and irrevocable conclusion, will have a positive outcome for the Bank.

b. Pending tax audits

The Bank has not performed tax audits for the years 2020 to 2025 and has accumulated provisions of €50,000 for those unaudited tax years which are considered sufficient.

The Group's subsidiaries have not been audited for certain fiscal years and therefore their tax liabilities for those years have not been finalized. Therefore, as a result of these audits, additional fines and taxes may be imposed, the amounts of which cannot be accurately determined at present. However, apart from the subsidiary 'A.B.E.A. – BIOXYM', which has made a provision of approximately €128,000, at Group level, no provisions have been made for any discrepancies that may arise during a future tax audit of their unaudited financial years, given that tax audits carried out in the past – particularly in fiscal years with accounting and tax profits did not result in the imposition of significant additional tax. In the present situation and with the majority of the unaudited years of the Group's subsidiaries being related to accounting and tax losses, it is difficult to make an estimate at the Group level, and Management estimates that tax audit differences that will have a significant impact on the Group's financial position, may be found.

- The Bank and its Subsidiaries were not required to have a Certified Auditor issue a Tax Certificate by the until the fiscal year 2015 while from 2016 onwards the issuance of the "Annual Tax Certificate" became optional (with the exception of the Bank which does not fall under the Credit Partnership provisions on the issue of an optional Tax Certificate) for the Group's subsidiaries. Of these, the company "A.B.E.A." has chosen to be subject to a Tax Certificate (relevant Tax Compliance Report without notes) for the fiscal years 2018 to 2021.

- As of 31 December 2025, the government's right to issue an income tax assessment is time-barred until fiscal year 2019. For the tax years 2020 and onwards, according to POL.1006/2016, companies that have been audited by an independent auditor and for which a tax certificate has been issued without reservations for violations of tax legislation are not exempt from regular tax audits by the competent tax authorities.

Following is a list of the unaudited tax years of the Group companies:

Subsidiary Name	Unaudited years
CRETAN REAL ESTATE S.A.	2020 – 2025
PRIME ENERGY GROUP OF COMPANIES S.A.	2020 – 2025
A.B.E.A. -BIOXYM	2022 – 2025
ZYMELIA	2025
CHANIA REIC	2020 – 2025

c. Loan commitments

The loan commitments relate to letters of guarantee issued by the Bank on behalf of its clients as set out in Note 4.3.6.2.

NOTE 22: COOPERATIVE CAPITAL AND PREMIUM

The total paid-up capital and the cooperative capital premium of the Group as at 31 December 2025 and 31 December 2024 are as follows:

Amounts in EUR	Bank					Group	
	No. of shares	Nominal value	Capital	Above par	Total Capital (Bank)	Own cooperative capital	Total Capital (Group)
On 31.12.2024	7,097,643	3	21,292,929	87,735,137	**109,028,066**	(303,890)	**108,724,175**
On 31.12.2025	7,098,757	3	21,296,271	87,748,617	**109,044,888**	(303,875)	**108,741,013**

The following table shows the movement of cooperative capital and premium for the years 2025 and 2024:

Amounts in EUR	Bank		
	Cooperative capital	Cooperative capital premium	Total
Opening balance as at 1 January 2024	**21,028,695**	**87,257,316**	**108,286,011**
Net increase of cooperative capital	264,234	477,821	742,055
Balance on the 31st of December 2024	**21,292,929**	**87,735,137**	**109,028,066**
Net increase of cooperative capital	3,342	13,481	16,823
Balance on the 31st of December 2025	**21,296,271**	**87,748,617**	**109,044,888**

Amounts in EUR	Group			
	Cooperative capital	Cooperative capital premium	Own cooperative capital	Total
Opening balance as at 1 January 2024	**21,028,695**	**87,257,316**	**(303,890)**	**107,982,121**
Net increase of cooperative capital	264,234	477,821	-	**742,055**
Balance on the 31st of December 2024	**21,292,929**	**87,735,137**	**(303,890)**	**108,724,176**
Net increase of cooperative capital	3,342	13,481	-	**16,823**
(Purchases) / Sales of Own Cooperative capital	-	-	15	**15**
Balance on the 31st of December 2025	**21,296,271**	**87,748,617**	**(303,875)**	**108,741,013**

NOTE 23: DEBT SECURITIES IN ISSUE

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Balance as at 1 January	23,473,071	22,493,271	23,473,071	22,493,271
Bond issues	3,720,000	3,050,000	3,720,000	3,050,000
Expiry of bonds	(2,110,000)	(2,070,000)	(2,110,000)	(2,070,000)
Change in accrued interest	2,856	(200)	2,856	(200)
Balance as at 31 December	**25,085,926**	**23,473,071**	**25,085,926**	**23,473,071**

In 2025, the Bank issued a bond loan amounting to €3.72 million, with a maturity of 7 years from the date of issue; with interest payments due every six months at a rate of 4.50%, whilst a bond worth €2.11 million, issued in 2018, matured and was repaid.

As in previous issues of the Bank, the bonds are unsecured and ranked after the fully-secured claims of all other creditors of the Bank. The capital will be repaid in one instalment upon Bond maturity.

The main reason why the Bank proceeds with the issuance of subordinated bonds is, among other things, the strengthening of its regulatory capital (Tier 2 Capital) and consequently of the total Capital Adequacy Ratio (CAR).

The net proceeds of the issue of subordinated bonds fell into the category of Tier II funds of the Bank, as defined by the Bank of Greece in accordance with Law 4261/2014 and Article 92 of Regulation 575/2013, with a view to enhancing the Bank's equity.

The table below provides a breakdown of bank bonds currently in issue:

Characteristics of bonds	Terms							
	Issue 2019	*Issue 2019*	*Issue 2019*	*Issue 2020*	*Issue 2021*	*Issue 2023*	*Issue 2024*	*Issue 2025*
	Subordinated Bond (Common)	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*	*Subordinated Bond (Common)*
	Terms	**Terms**	**Terms**	**Terms**	**Terms**	**Terms**	**Terms**	**Terms**
Date of issue	30/6/2019	31/10/2019	15/11/2019	31/12/2020	31/12/2021	31/10/2023	31/12/2024	16/6/2025
Expiry date	30/6/2026	31/10/2026	15/11/2026	31/12/2027	31/12/2028	31/10/2030	31/12/2031	16/6/2032
Years	7	7	7	7	7	7	7	7
Amount	1,900,000	3,000,000	1,000,000	4,000,000	3,150,000	5,160,000	3,050,000	3,720,000
Nominal value of the bond	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Number of Bonds	190	300	100	400	315	516	305	300
Interest rate	4.75%	5.30%	5.30%	4.00%	3,50%	6.75%	5,25%	4.50%
Payment of interest	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days	Bi-monthly / 365 days
Recognition in Tier 2 Supervisory Capital	Tier II	Tier II	Tier II	Tier II	Tier II	Tier II	Tier II	Tier II

NOTE 24: RELATED-PARTY TRANSACTIONS

	Group		Bank	
Amounts in EUR thousand	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Receivables	23,388	33,333	45,203	60,236
Liabilities	1,772	6,031	3,762	7,516
Letters of guarantee, contingent liabilities and other memo accounts	1,936	1,070	1,939	1,074

	Group		Bank	
Amounts in EUR thousand	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Income from interest, commissions and other income	3,157	1,743	4,483	4,009
Expenses from interest, commissions and other expenses	16	119	440	167

Fees and allowances to executives and board members of the Bank and the Group from 1 January to 31 December 2025 are as follows:

	Group		Bank	
Amounts in EUR thousand	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Compensation of BoD Members	26	10	26	10
Remuneration of BoD members	366	344	234	281
Remuneration of Bank executives*	990	854	934	854
Total	**1,382**	**1,208**	**1,194**	**1,146**

**Social security contributions not included*

The intercompany transactions mentioned above have been made on market terms and on a purely commercial basis (arm's length transactions). The loans have been approved by the Bank's competent bodies and have been disbursed in accordance with the Bank's approved financing policies and procedures. Specifically, grants to associated parties:

A) have been provided under the normal business context;
B) included the same terms (interest rate, collateral) as similar loans granted to third parties in the same period;
C) are regularly serviced and a provision has been made - in some cases - for their balances;
D) do not contain a greater risk of default than usual.

NOTE 25: INVESTMENTS IN SUBSIDIARIES

	Group participation rate	
Subsidiary Name	**31.12.2025**	**31.12.2024**
CRETAN REAL ESTATE S.A.	74.46%	74.46%
CRETAN HOLDINGS SINGLE-MEMBER S.A.	-	100.00%
A.B.E.A. - BIOXYM	71.97%	71.97%
ZYMELIA	71.97%	-
PRIME ENERGY GROUP OF COMPANIES S.A.	100.00%	100.00%
CHANIA REIC	100.00%	100.00%

The financial statements of the consolidated companies are included with the method of full consolidation in the consolidated financial statements of the Group and with the method of equity in the individual balance sheet of the Bank. In fiscal year 2025, the subsidiary company CRETAN HOLDINGS SINGLE-MEMBER S.A.was absorbed by the Bank, while the subsidiary company A.B.E.A - BIOXYM (100% shareholder) established the company ZYMELIA SINGLE-MEMBER S.A.

NOTE 26: HOLDINGS IN ASSOCIATED COMPANIES

	Group	
Amounts in EUR	**31.12.2025**	**31.12.2024**
Holding in "ETANAP S.A."	27.44%	27.44%
Holding in "Chiotaki Bros SA"	-	48.98%
Holding in "Milk Processing Industry SA"	14.92%	25.00%

**the holding was reclassified within the investment portfolio*

The following table shows the movements of holdings in 2025 and 2024:

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Balance as at 1 January	7,345,436	6,678,056	3,541,070	3,219,621
Share of results of associates	390,824	667,380	188,366	321,448
Other changes	(9,320)	-	-	-
Balance as at 31 December	**7,726,939**	**7,345,436**	**3,729,436**	**3,541,070**

The Group had a participation in "Chiotakis Bros. S.A." and "Milk Processing Industry S.A.", indirectly through the subsidiary Cretan Holdings S.A. which was absorbed by the Bank. It should be noted that during the 2025 fiscal year and prior to the takeover, the subsidiary "Cretan Holdings S.A." sold its stake in "Chiotakis Brothers S.A.", whilst its stake in "Milk Processing Industries S.A." was reduced to 14.92% and reclassified to the investment portfolio (see note 13).

NOTE 27: FEES OF THE INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Fees for statutory audit of financial statements	93,652	82,720	58,652	53,320
Fees for other audit services	4,154	5,608	4,154	2,108
Total	**97,806**	**88,328**	**62,806**	**55,428**

The audit firm "KSI Greece P.C." was the Bank's statutory independent auditor for the 2025 financial year and for the comparative 2024 fiscal year. Similarly, for the Group's companies, fees for audit and other professional services were paid to the audit firm "APEX Certified Public Accountants S.A.", as was the case in the previous fiscal year of 2024.

NOTE 28: OTHER RESERVES

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Statutory reserve	2,614,059	2,614,059	2,614,059	2,614,059
Articles of Association reserve	983,698	983,698	983,698	983,698
Taxable reserves	549,071	549,071	549,071	549,071
Special reserves	137,755	137,755	137,755	137,755
Other Reserves	397,630	317,546	55,947	48,790
Total	**4,682,214**	**4,602,129**	**4,340,530**	**4,333,374**

NOTE 29: NET INCOME FROM NON-BANKING OPERATIONS

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Results from other non-banking operations	4,869,569	6,327,755	-	-
Rental of buildings	685,666	655,769	78,500	76,110
POS rentals	159,082	139,764	159,082	139,764
Safe-deposit box rentals	15,310	15,270	15,310	15,270
Other income	133,451	46,183	30,683	44,683
Total	**5,863,079**	**7,184,741**	**283,575**	**275,827**

The Group's "Results from other non-banking operations" for the fiscal year 2025 totalling around €4,86 million (2024: €6.32 million) mainly include the gross profit of the consolidated subsidiaries A.B.E.A., BIOXYM and PRIME ENERGY. More specifically, this includes revenue from sales by the two subsidiaries, net of their production costs.

NOTE 30: TAXES

The income tax in the income statement is broken down in the table below:

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Current Income Tax	(353,764)	(572,803)	-	-
Deferred Tax revenue/(expense)	(1,353,669)	(1,894,331)	(526,546)	(1,379,788)
Total	**999,905**	**(2,467,134)**	**(526,546)**	**(1,379,788)**

Deferred tax in the income statement arises from temporary differences, the impact of which is analysed as follows:

	Group		Bank	
Amounts in EUR	**31.12.2025**	**31.12.2024**	**31.12.2025**	**31.12.2024**
Effect of deferred tax arising from:				
Provisions for credit losses	68,040	(414,822)	68,040	(414,822)
DTC (Article 27 par.3 of Law 4172/13)	1.822.951	29,476	1.822.951	29,476
Impairment of other financial assets	-	86,254	-	86,254
Valuation/Impairment of participations	(736,785)	(1,220,210)	(2,467,877)	(710,967)
Revaluation of investment properties	(63,538)	(284,891)	(128,087)	(284,891)
Tangible fixed assets, intangible assets and rights of use	(3,035)	(128,265)	(78,273)	(105,951)
Pension and other benefits after retirement	287,177	24,461	270,997	21,330
Other adjustments	(21,140)	13,666	(14,296)	(217)
Deferred Tax revenue/(expense)	**(1,353,669)**	**(1,894,331)**	**(526,546)**	**(1,379,788)**

The income tax rate for Financial institutions on income for the 2025 and 2024 fiscal years is 29%, whilst that for other companies is 22%.
The unaudited fiscal years of the Bank and the other Group companies are set out in note 21b. Pending tax audits.

NOTE 31: EVENTS AFTER DECEMBER 31, 2025

- In March 2026, the Bank's Board of Directors decided to sell part of the Bank's portfolio of non-performing exposures (NPEs), with a total gross carrying amount, before provisions, of approximately €65 million. The process of selling this portfolio is currently underway in collaboration with an advisory firm; the sale is expected to be completed before the end of 2026 and is expected to contribute significantly to reducing the Bank's non-performing exposures.
- In April 2026, by means of CIC 569/5/24.04.2026, the Bank of Greece set the Bank's additional capital requirements for 2026, in relation to the results of the Supervisory Review and Evaluation Process (SREP), within the framework of the implementation of the provisions of Article 96A(1)(a) of Law 4261/2014. This requirement was set at 3.74% for the total CAR ratio for the year 2026. An analysis of the Bank's minimum capital adequacy ratios required for 2026 is provided in Note 4.
- In April 2026, an Extraordinary General Meeting approved a share capital increase of €1.3 million for the subsidiary "ZYMELIA MONOPROSOPI S.A.".

- By the decision of the Bank's Board of Directors dated 03.06.2026, the Bank approved the commissioning of an independent consultancy firm to assess potential investors and investment proposals with a view to a significant capital injection into the Bank.

Chania, 15 June 2026

Chairman of the BoD	The Appointed Executive Director	The Director of Financial Services
Michail Marakakis	Spyridon Apostolakis	Maria Hatzipanagou
ID No.: AO 803253	ID No.: A00933588	ID No.: AM 149788
		CLASS A LICENSE No. 0098813