Independent Auditors' Review Report and Condensed Consolidated Interim Financial Information as at and for the nine-month period ended 30 September 2025

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REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

To the Shareholders and Board of Directors of Banka Kombëtare Tregtare Sh.a

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of "Banka Kombëtare Tregtare sh.a." (hereafter referred as the "Bank" or the "Group") as of 30 September 2025 and the related condensed consolidated interim statement of profit or loss and other comprehensive income, condensed consolidated interim statement of changes in equity and condensed consolidated interim statement of cash flows for the nine-month period then ended, and a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and fair presentation of the condensed consolidated interim financial information in accordance with the IAS 34 Interim Financial Reporting. Our responsibility is to express a conclusion on the condensed consolidated interim financial information based on our review.

Scope of review

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

Basis for Qualified Conclusion

The Bank has treated its share capital issues in United States Dollar (USD) as a monetary item in the condensed consolidated interim financial information and recognized the revaluation differences for the nine-month period ended 30 September 2025 within net profits in the condensed consolidated interim statement of profit or loss and other comprehensive income. This treatment is not in accordance with International Accounting Standard (IAS) 21 "The effects of Changes in Foreign Exchange Rates" which requires share capital to be treated as a non-monetary item and carried at the exchange rate of the date of the transaction.



Had the Bank treated its share capital in accordance with IAS 21 requirements, the share capital as at 30 September 2025 would have been increased by USD 114,612,276, retained earnings would have been decreased by USD 67,503,007 and the net profit would have been decreased by USD 47,109,269 for the nine-month period ended 30 September 2025. Nevertheless, this would not have affected the total shareholder's equity.

Qualified Conclusion

Based on our review, except for the possible effects of the matter described in the *Basis for Qualified Conclusion* section of our report, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information does not give a true and fair view of the financial position of the Bank as at 30 September 2025 and of its financial performance and its cash flows for the nine–months period then ended in accordance with the IAS 34 Interim Financial Reporting.

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> No.5, 1013 Trane, Albania NUIS: K32123006W

Teit Gjini Statutory Auditor November 19th, 2025

Condensed consolidated Interim statement of financial position as at 30 September 2025 (amounts in USD)

	30 September 2025	31 December 2024
Assets		
Cash and balances with Central Bank	701,262,715	677,670,397
Placement and balances with banks	481,868,954	337,777,101
Investment securities	4,069,522,662	3,655,250,131
Loans to banks	227,550,407	138,812,046
Loans to customers	2,476,650,952	1,909,046,482
Investment in associates	103,145	738,255
Property and equipment	48,684,902	44,075,820
Intangible assets	18,425,396	15,074,861
Right of use asset	23,839,147	15,211,167
Deferred tax assets	1,834,923	9,091,229
Other assets	66,765,970	52,926,766
Total assets	8,116,509,173	6,855,674,255
Liabilities and shareholders' equity		
Liabilities		
Customer deposits	6,787,233,432	5,747,654,883
Due to banks and financial institutions	263,198,318	236,967,285
Due to third parties	5,037,803	3,812,079
Accruals and other liabilities	29,560,537	27,789,439
Lease Liability	22,401,363	13,955,175
Debt securities issued	121,993,162	63,543,076
Subordinated debt	56,304,270	49,096,696
Total liabilities	7,285,728,885	6,142,818,633
Shareholders' equity		
Share capital	350,000,000	350,000,000
Legal reserve	92,654,060	76,742,114
Translation reserve	6,212,740	(1,904,175)
Fair value reserve and impairment of FVOCI	31,705,296	8,985,288
Retained earnings	350,208,192	279,032,395
Total shareholders' equity	830,780,288	712,855,622
Total liabilities and shareholders' equity	8,116,509,173	6,855,674,255

The condensed consolidated interim statement of financial position is to be read in conjunction with the notes set out in pages 6 to 9 that form part of the condensed consolidated interim financial information.

The condensed consolidated interim financial information was authorised for release by the Board of Directors on 19 November 2025 and signed on its behalf by:

Seyhan Pencabligil CEO and Board Member Skënder Emini Deputy CEO Finance & FinTech Group

Condensed consolidated interim statement of comprehensive income for the nine-month period ended 30 September 2025

(amounts in USD)

	Nine-month period ended 30 September 2025	Nine-month period ended 30 September 2024	Year ended 31 December 2024
Interest	•	*	
Interest income	222,578,450	213,922,196	290,658,382
Interest expense	(52,011,231)	(51,101,171)	(68,141,397)
Net interest margin	170,567,219	162,821,025	222,516,985
Non-interest income, net			
Fees and commissions, net	37,652,649	32,872,143	38,739,512
Foreign exchange revaluation, net	(11,659,757)	(5,706,151)	397,490
Foreign exchange trading activities income, net	8,641,338	6,639,280	8,739,896
Securities trading gain, net	9,442,598	4,725,376	4,903,787
Other (expense)/income, net	4,477,704	655,669	(1,985,338)
Total non-interest income, net	48,554,532	39,186,317	50,795,347
Operating expenses			
Personnel expenses	(39,686,260)	(34,010,742)	(46,188,101)
Administrative expenses	(52,965,288)	(45,674,744)	(62,933,171)
Depreciation and amortization	(13,736,933)	(10,728,900)	(14,531,971)
Total operating expenses	(106,388,481)	(90,414,386)	(123,653,243)
Impairment losses on loans to customers	(1,850,695)	(4,187,909)	(3,398,517)
Impairment losses on financial assets, other than loans to customers	601,641	435,233	(4,070,884)
Profit before taxes	111,484,216	107,840,280	142,189,688
Income tax	(15,338,167)	(15,637,199)	(20,507,413)
Net profit for the period	96,146,049	92,203,081	121,682,275
Foreign currency translation differences	6,212,740	4,774,835	(1,904,175)
Net change in fair value reserves and impairment of FVOCI	22,720,008	16,256,635	15,056,476
Other comprehensive income/ (expense) for the period, net of income tax	28,932,748	21,031,470	13,152,301
Total comprehensive income for the period	125,078,797	113,234,551	134,834,576

The condensed consolidated interim statement of comprehensive income is to be read in conjunction with the notes set out in pages 6 to 9 that form part of the condensed consolidated interim financial information.

Banka Kombetare Tregtare sh.a.Condensed consolidated interim statement of changes in equity for the nine-month period ended 30 September 2025 (amounts in USD)

	Share Capital	Legal reserve	Translation reserve	Fair value reserve and impairment of FVTOCI	Retained earnings	Total
Balance as at 31 December 2023	300,000,000	72,819,171	5,028,839	(6,071,188)	265,212,144	636,988,966
Transactions with owners recorded directly in equity						
Contributions by and distributions to owners Creation of legal reserve Increase in share capital Dividend payable Adjustment for translation of legal reserve Appropriation of year 2023 translation difference	50,000,000	4,072,511 - - 5,076,723	- - - - (5,028,839)	- - - -	(4,072,511) (50,000,000) (50,000,000) (5,076,723) 5,028,839	- (50,000,000) - -
Adjustment of retained earnings with September 2024 exchange rate	-	-	-	-	7,598,482	7,598,482
Total transactions with owners recorded in equity	50,000,000	9,149,234	(5,028,839)	-	(96,521,913)	(42,401,518)
Comprehensive income for the period Net profit for the period	-	-	-	-	92,203,081	92,203,081
Other comprehensive income / (expense), net of income tax Net change in fair value reserve Net change in impairment of FVOCI	- -	- -	- -	14,958,186 1,298,449	- -	14,958,186 1,298,449
Foreign currency translation differences	-	-	4,774,835	-	-	4,774,835
Total other comprehensive income	-	-	4,774,835	16,256,635	_	21,031,470
Total comprehensive income for the year	<u>-</u>		4,774,835	16,256,635	92,203,081	113,234,551
Balance as at 30 September 2024	350,000,000	81,968,405	4,774,835	10,185,447	260,893,312	707,821,999

The condensed consolidated interim statement of changes in equity is to be read in conjunction with the notes set out in pages 6 to 9 that form part of the condensed consolidated interim financial information.

Banka Kombetare Tregtare sh.a.Condensed consolidated interim statement of changes in equity for the nine-month period ended 30 September 2025 (amounts in USD)

				Fair value reserve and		
	Share	Legal	Translation	impairment of	Retained	
	Capital	Reserve	reserve	FVTOCI	earnings	Total
Balance as at 31 December 2024	350,000,000	76,742,114	(1,904,175)	8,985,288	279,032,395	712,855,622
Transactions with owners recorded directly in equity						
Contributions by and distributions to owners						
Creation of legal reserve	-	4,343,558	-	-	(4,343,558)	-
Dividend payable	-	-	-	-	(50,000,000)	(50,000,000)
Adjustment for translation of legal reserve	-	11,568,388	-	-	(11,568,388)	-
Appropriation of year 2024 translation difference	-	-	1,904,175	-	(1,904,175)	-
Adjustment of retained earnings with September 2025 exchange rate	-	-	-	-	42,845,869	42,845,869
Total transactions with owners recorded in equity	-	15,911,946	1,904,175	-	(24,970,252)	(7,154,131)
Comprehensive income for the period						
Net profit for the period	-	-	-	-	96,146,049	96,146,049
Other comprehensive income / (expense), net of income tax						
Net change in fair value reserve	-	_	_	23,940,619	_	23,940,619
Net change in impairment of FVOCI	-	_	-	(1,220,611)	-	(1,220,611)
Foreign currency translation differences	-	-	6,212,740	-	-	6,212,740
Total other comprehensive income	-	_	6,212,740	22,720,008	-	28,932,748
Total comprehensive income for the year	-	-	6,212,740	22,720,008	96,146,049	125,078,797
Balance as at 30 September 2025	350,000,000	92,654,060	6,212,740	31,705,296	350,208,192	830,780,288

The condensed consolidated interim statement of changes in equity is to be read in conjunction with the notes set out in pages 6 to 9 that form part of the condensed consolidated interim financial information.

Condensed consolidated interim statement of cash flows for the nine-month period ended 30 September 2025 (amounts in USD)

(umounts in OSD)	Nine-month Period ended 30 September 2025	Nine-month period ended 30 September 2024	Year ended 31 December 2024
Cash flows from operating activities:			
Profit before taxes	111,484,216	107,840,280	142,189,688
Adjustments to reconcile change in net assets to net cash provided by operating activities:			
Interest expense	52,011,231	51,101,171	68,141,397
Interest income	(222,578,450)	(213,922,196)	(290,658,382)
Depreciation and amortization	13,736,933	10,728,900	14,531,971
Gain on sale of property and equipment	(59,802)	(1,889)	(25,476)
Gain on sale of investment securities	(9,442,598)	(4,725,376)	(4,903,787)
Gain on sale of non-current assets	(176,138)	(226,199)	(300,167)
Gain on recovery of written-off loans to customers	(3,770,568)	(1,056,197)	(1,523,035)
Write-off of loans to customers	342,289	989,984	1,272,594
Write-off of property and equipment	2,712	-	-
Write off of fixed assets and repossessed assets Provision on other debtors	762	68	68 2,801,765
Reversal of other debtors	(133,964)	(370,947)	(374,174)
Movement in the fair value reserve and impairment of FVOCI	22,720,008	16,256,635	15,056,476
Impairment of loans to customers	1,850,695	4,187,909	3,398,517
Impairment of financial instruments, other than loans	(601,641)	(435,233)	4,070,884
Cash flows from operating profits before changes			
in operating assets and liabilities	(34,614,315)	(29,633,090)	(46,321,661)
(Increase)/decrease in operating assets:			
Restricted balances with central banks	(80,871,510)	(53,223,522)	(27,126,096)
Placements and balances with banks	76,068,388	17,812,726	(2,918,945)
Loans and advances to banks	(64,628,322)	(29,988,761)	(4,958,680)
Loans and advances to customers	(271,458,740)	(109,142,302)	(227,783,058)
Other assets	(4,918,638)	10,960,832	2,351,954
	(345,808,822)	(163,581,027)	(260,434,825)
Increase/(decrease) in operating liabilities:	202 140 000	100 021 220	204.000.751
Customer deposits	202,148,099	180,831,329	284,090,751
Due to third parties Accruals and other liabilities	634,244 3,489,318	(1,184,870) (8,791,606)	(4,354,574) 1,542,214
Accidats and other natifices	206,271,661	170,854,853	281,278,391
	200,271,001	170,00 1,000	201,270,07
Dividend payment	(50,000,000)	(50,000,000)	(50,000,000)
Interest paid	(51,568,767)	(43,356,895)	(61,270,123)
Interest received	229,017,350	220,614,511	284,936,394
Income taxes paid	(14,882,314)	(9,563,982)	(18,974,475)
Net cash flows from operating activities	(61,585,207)	95,334,370	129,213,701
Coal the action of the section and the section of			
Cash flows from investing activities Purchases of investment securities	(561,863,549)	(370,388,381)	(549,236,808)
	22,223,223		· ·
Purchases of treasury bills		(62,727,729)	(55,608,920)
Investment in associates	693,863	202,671	195,575
Purchases of property and equipment	(19,197,743)	(9,501,912)	(16,487,738)
Proceeds from sale of investment securities	634,325,747	323,290,950	352,323,904
Proceeds from sale of treasury bills	2,247,089 78,428,630	10,864,082 (108,260,319)	10,897,938 (257,916,049)
Net cash flows used in investing activities	78,428,030	(108,200,319)	(257,910,049)
Cash flows from financing activities			
Proceeds from short term borrowings	(7,963,928)	58,141,098	79,241,322
Debt securities issued	44,516,611	(1,778,801)	29,749,349
Subordinated debt	(710,018)	(2,721,473)	(2,893,939)
Net cash from financing activities	35,842,664	53,640,824	106,096,732
Net change in cash and cash equivalents	52,686,087	40,714,875	(22,605,616)
Effects of exchange rate changes on the balance of cash held in foreign currencies / (Translation difference)	55,572,766	22,328,755	(9,090,859)
Effects of exchange rate changes on the balance of cash held	55,572,766 490,647,810	22,328,755 522,344,285	(9,090,859) 522,344,285

The condensed consolidated interim statement of cash flows is to be read in conjunction with the notes set out in pages 6 to 9 that form part of the condensed consolidated interim financial information.

Explanatory notes as of and for the nine-month period ended 30 September 2025 (amounts in USD, unless otherwise stated)

1. General

Banka Kombetare Tregtare sh.a (the "Bank") is a commercial bank offering a wide range of universal services. The Bank provides banking services to state- and privately-owned enterprises and to individuals in Albania and in Kosovo. The condensed consolidated interim financial statements comprise the bank in Albania and in Kosovo and BKT Pay (together referred to as the "Bank" "BKT" or the "Group").

2. Share capital

The Bank's share capital is issued and maintained in United States Dollars ("USD") as allowed by the legislation in Albania as well as by a special Law no.8634 between the Bank's shareholders and the Republic of Albania on the Bank's privatisation. Furthermore, the Operating Policy Guidelines of the Bank require that the share capital be hedged by USD assets and it is therefore treated as a monetary item, with the revaluation difference being taken to the profit and loss account together with the revaluation difference of the corresponding USD asset, which offset each other in a natural hedge.

Upon the Shareholder's Decision dated 27 March 2025, the Bank created legal reserves of Lek 401,909 thousand (equivalent of USD 4,343,558) and decided to distribute Lek 4,626,500 thousand as dividends (equivalent of USD 50,000,000, using the exchange rate published by Bank of Albania as at 27 March 2025 - 92.53 Lek per USD), using the accumulated retained earnings from year 2023 and part of the statutory net profit for the year ended December 31, 2024. The remaining part of the net profit of the year 2024 was kept as retained earnings. The dividend was paid in April 2025.

As at 30 September 2025, the registered share capital was USD 350,000,000.35 (31 December 2024: USD 350,000,000.35) divided into 28,340,081 shares with a nominal value of USD 12.35, while the shareholding structure was as follows:

	30 September 2025			31 D	ecember 2024	
	No. of shares	Total in USD	%	No. of shares	Total in USD	%
Calik Holding A.S.	28,340,081	350,000,000.35	100	28,340,081	350,000,000.35	100

3. Statement of compliance

These condensed consolidated interim financial statements have been prepared in accordance with IAS 34 "Interim Financial Reporting". They do not include all the information required for full annual financial statements and should be read in conjunction with the consolidated financial statements of the Bank as at and for the year ended 31 December 2024.

4. Functional and presentation currency

The financial statements are prepared in Albanian Lek "Lek" which is the currency of the primary economic environment in which the Bank operates (its functional currency). For reporting purposes these condensed consolidated interim financial statements are presented in USD which is the presentation currency.

The results and financial position of the Bank are translated in the presentation currency by translating (i) assets and liabilities at the closing rate at the date of that statement of financial position; and (ii) income and expenses at exchange rates at the dates of the transactions. All resulting exchange differences from the translation to the presentation currency are recognised in other comprehensive income.

The main exchange rates as at the end of each reporting period were as follows:

	30 September 2025	31 December 2024	30 September 2024
USD/LEK	82.41	94.26	88.25
EUR/LEK	88.04	98.15	98.77

Explanatory notes as of and for the nine-month period ended 30 September 2025 (amounts in USD, unless otherwise stated)

5. Significant accounting policies

The Interim Financial Statements have been prepared in accordance with the accounting policies adopted in the Group's most recent annual financial statements for the year ended 31 December 2024.

6. Estimates

The preparation of this condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Except as described in section below, in preparing this condensed consolidated interim financial information, the significant judgements made by management in applying the Bank's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the financial statements as at and for the year ended 31 December 2024.

7. Financial risk management

During the nine months ended 30 September 2025 the Bank's financial risk management objectives and policies are consistent with those disclosed in the financial statements as at and for the year ended 31 December 2024.

8. Fair value of financial assets

The Bank's investment securities portfolio as at 30 September 2025 includes investment securities - measured at FVOCI amounting USD 1,548,785,821 (31 December 2024: USD 1,364,977,373); investment securities - measured at FVTPL amounting USD 59,748,097 (31 December 2024: USD 37,964,615) and investment securities - measured at amortised cost amounting USD 2,460,988,744 (31 December 2024: USD 2,252,308,143).

9. Impairment of financial assets

a) Impairment of financial assets measured at amortised cost

At each reporting date, the Bank assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired.

As at 30 September 2025, the impairment for loan losses was USD 57,852,052 (31 December 2024: USD 50,762,177) and the impairment for other financial assets was USD 11,423,368 (31 December 2024: USD 10,262,505).

b) Impairment of financial assets measured at FVOCI

Following the requirements of the standard "IFRS 9-Financial Instruments", impairment of FVOCI represents the impairment provision for debt securities measured at FVOCI recognised in other comprehensive income. As at 30 September 2025, the impairment of FVOCI at 56,010,967 USD (31 December 2024: USD 53,235,107) was composed of available-for-sale securities impairment provision at 55,885,378 USD (31 December 2024: USD 53,201,510) and treasury bills available-for-sale impairment provision at 125,589 USD (31 December 2024: USD 33,597).

10. Seasonality of operations

The Bank's activity is not subject to seasonal fluctuations.

11. Income tax

The Bank's effective tax rate for the nine months ended 30 September 2025 was 13.76 per cent (for the nine months ended 30 September 2024: 14.50 per cent), while the income tax rate in Albania is 15% and 10% for Kosovo.

Explanatory notes as of and for the nine-month period ended 30 September 2025 (amounts in USD, unless otherwise stated)

12. Contingencies

In the normal course of business, the Bank is presented with legal claims and litigation; the Bank's management is of the opinion that no material losses will be incurred in relation to legal claims outstanding as at 30 September 2025.

13. Related party transactions

In accordance with IAS 24 "Related Party Disclosures", a related party is any party that has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

Identity of related parties

The Bank has related party relationships with its shareholders and affiliates, directors and executive officers. The Bank's sole shareholder is Calik Holding at 100% as at 30 September 2025. The ultimate controlling party is Mr. Ahmet Calik. Aktif Yatirim Bankasi A.S. ("Aktifbank"), ArkEstate Investments sh.a, Kosovo Electricity Distribution and Supply Company J.S.C (KEDS), Calik Elektrik Dagitim A.S. And Calik Enerji A.S. Consortium, Calik Pamuk Dogal Vesen El Tic A.S., Aktiftech Teknoloji, Gap Pazarlama FZE, Cb Int Digital Jsc, Clk Logistics Holding Nv, Genvera Enerji A.S., EV Wind Park Shpk, Akilci Bilisim Cozum Hizmetleri, Calik Enerji San Ve Tic As and Kosovo Electricity Supply Company J.S.C (KESCO) are controlled by Calik Holding. In September 2025, the Bank completed the full liquidation of the shares held in the affiliate Albania Leasing sha (EUR 1,199,600 or 29.99%), for a total value of EUR 1,028,557. As at the reporting date, the Bank engaged in the following transactions with Albania Leasing:

	30 September 2025	31 December 2024
Customer deposits	183,225	89,104
	30 September 2025	30 September 2024
Fees and commissions	1,440	3,207

Balances and transactions with related parties

30 September 2025	31 December 2024
· ,-	
246,312	228,895
14,720,417	14,371,583
20,015,497	20,490,746
14,914,559	13,224,618
1,288,536	604,405
20,761	721
51,206,082	48,920,968
11,749	20,631,780
408	385
12	12
13	
15,728,202	9,153,015
409	422
9,245	6,967
800,614	528,059
8,015,683	-
3,246,677	-
2,067,742	-
14,009,204	14,984,030
43,889,946	45,393,774
	246,312 14,720,417 20,015,497 14,914,559 1,288,536 20,761 51,206,082 11,749 408 13 15,728,202 409 9,245 800,614 8,015,683 3,246,677 2,067,742 14,009,204

Explanatory notes as of and for the nine-month period ended 30 September 2025 (amounts in USD, unless otherwise stated)

13. Related party transactions (continued)

	Nine months period ended 30 September 2025	Nine months period ended 30 September 2024
Statement of comprehensive income		-
Interest income from:		
Aktifbank	2,434,958	973,247
Calik Holding	-	846,780
Arkestate Investments	436,130	506,323
Clk Logistics Holding Nv	85,653	-
Interest expenses for:		
Aktifbank	(5,903)	(35,504)
Calik Holding	(1,027,056)	(1,012,278)
Fees and commissions:		
KEDS / KESCO	14,662	43,617
ArkEstate Investments	569	2,476
Clk Logistics Holding Nv	253	-
Aktifbank	24,712	-
Cb Int Digital Jsc	197	-
Calik Holding	133	459
Calik Pamuk Dogal Vesen El Tic AS	28	282
Gap Pazarlama Fze	25	-
Operating expenses:		
AktifTech Teknoloji AS	(1,380,800)	(734,370)
Arkestate Investments	(444,672)	-
Genvera Enerji AS	(74,550)	(31,885)
Akilci Bilisim Cozum Hizmetleri	(55,097)	-
Calik Holding	(516,223)	(669,902)
Net	(506,981)	(107,548)

Balances and transactions with directors and executive officers

The remuneration of directors and executive officers is included in personnel expenses and is detailed as follows:

	Nine-month period ended 30 September 2025	Nine-month period ended 30 September 2024
Directors	1,908,786	2,051,836
Executive officers	3,292,861	2,957,527
	5,201,647	5,009,363

The remuneration of directors and executive officers for the year ended 31 December 2024 was USD 6,813,069.

As at 30 September 2025, the total deposits of directors held with the Bank were USD 2,575,943 (31 December 2024: USD 1,406,213), while the outstanding loans granted to directors were USD 1,326,546 (31 December 2024: USD 1,199,511).

14. Subsequent events

There are no events subsequent to the reporting date that would require either adjustments or additional disclosures in the condensed consolidated interim financial information.