



**Financial Statements Interim Condensed as  
of 30 of September 2025**

**Together with the reports of review by the independent auditors and the  
Supervisory Committee on the Financial Statements for the interim  
period**

**FINANCIAL STATEMENTS CONDENSED INTERIM CONSOLIDATED**  
**AS OF 30 OF SEPTEMBER 2025**

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**BANCO HIPOTECARIO S.A.**

Legal Address: Reconquista 151 - Autonomous City of Buenos Aires - Argentine Republic

Main activity: Banking

CUIT: 30-50001107-2

Date of Registration of the corporate bylaws in the Public Registry of Commerce: September 28, 1997,

Date of registration of the latest amendment to the corporate bylaws: January 23rd, 2019 (No.1,643 of book 93 of corporations by shares)

Bylaw expiration date: 99 years from the date of incorporation (September 28, 1997)

<b>Composition del capital al 30/09/2025</b>					
Shares					Subscribed and paid-in
Quantity	Type	Nominal value	N. of votes granted by each one	Clase	(In thousands of pesos)
664.376.845	Ordinary book-entry	1	1	A	664.377
75.000.000		1	1	C	75.000
760.623.155		1	3	D	760.623
<b>1.500.000.000</b>					<b>1.500.000</b>

CONCEPT	NOTES	30/09/2025	31/12/2024
<b>ASSETS</b>			
<b>Cash and bank deposits</b>	5	<b>654.039.907</b>	<b>340.179.841</b>
Cash		34.452.439	40.312.737
Financial institutions and correspondents		619.587.456	299.862.766
- B.C.R.A.		596.044.727	297.330.436
- Others from the country and abroad		23.542.729	2.532.330
Others		12	4.338
<b>Debt securities at fair value through profit or loss</b>	6	<b>519.400.413</b>	<b>1.467.575.200</b>
<b>Derivative instruments</b>	7	<b>1.024.954</b>	<b>170.125</b>
<b>Repo transactions and guarantees</b>	8.1	<b>16.411.771</b>	<b>18.594.583</b>
<b>Other financial assets</b>	11.1	<b>58.201.055</b>	<b>69.812.391</b>
<b>Loans and other financings</b>	9	<b>1.326.339.331</b>	<b>838.837.151</b>
Non-financial public sector		680.178	2.715
Other financial institutions		119.939.767	51.744.217
Non-financial private sector and foreign residents		1.205.719.386	787.090.219
<b>Other debt securities</b>	10	<b>597.691.712</b>	<b>269.204.246</b>
<b>Financial assets pledged as collateral</b>	31.2	<b>701.728.379</b>	<b>275.414.751</b>
<b>Current income tax assets</b>	14	<b>18.323.800</b>	-
<b>Investments in equity instruments</b>		<b>12.596.283</b>	<b>19.871.457</b>
<b>Investment in associates and joint ventures</b>	31.3	<b>73.264.090</b>	<b>75.543.942</b>
<b>Property and equipment</b>	12.1	<b>103.132.190</b>	<b>103.010.337</b>
<b>Intangible assets</b>	12.2	<b>9.339.812</b>	<b>8.304.839</b>
<b>Deferred income tax asset</b>	14	<b>3.102.962</b>	<b>1.356.361</b>
<b>Other non-financial assets</b>	12.3	<b>26.990.395</b>	<b>24.199.993</b>
<b>TOTALASSETS</b>		<b>4.121.587.054</b>	<b>3.512.075.217</b>

Signed for identification purposes  
with our report dated November  
26, 2025

**KPMG**  
Prof. Assoc. Reg. CPCECABA  
T° 2 F° 6

**Lorena C. Morchón**  
General Accounting  
Manager

**Manuel J.L. Herrera**  
**Grazioli**  
General Manager

**Eduardo S. Elsztain**  
President

**Andrea Pastrana**  
Partner  
Certified Public Accountant (UCA)  
CPCECABA Vol. 383 Pg. 244

**Marcelo Fuxman**  
For the Supervisory  
Committee

CONCEPT	NOTES	30/09/2025	31/12/2024
<b>LIABILITIES</b>			
<b>Deposits (Annex H)</b>		<b>2.423.011.416</b>	<b>2.145.368.477</b>
Non-financial public sector		384.973.351	224.251.858
Financial sector		17.083.624	198
Non-financial private sector and foreign residents		2.020.954.441	1.921.116.421
<b>Liabilities at fair value through profit or loss</b>	13	<b>22.350.677</b>	<b>34.532.464</b>
<b>Derivative instruments</b>	7	<b>2.525.893</b>	<b>48.806</b>
<b>Repo and collateralized transactions</b>	8.1	<b>672.573.130</b>	<b>189.158.051</b>
<b>Other financial liabilities</b>	11.2	<b>135.090.468</b>	<b>194.107.535</b>
<b>Finance received from B.C.R.A. and other financial institutions</b>	5 and 15	<b>30.901.169</b>	<b>3.281.584</b>
<b>Negotiable obligations issued</b>	16	<b>170.455.439</b>	<b>100.958.750</b>
<b>Current income tax liability</b>	14	<b>7.225.364</b>	<b>77.936.225</b>
<b>Provisions</b>	17	<b>8.397.340</b>	<b>12.282.989</b>
<b>Deferred income tax liability</b>	14	<b>4.104.255</b>	<b>26.792.835</b>
<b>Other non-financial liabilities</b>	12.4	<b>112.888.912</b>	<b>118.349.417</b>
<b>TOTAL LIABILITIES</b>		<b>3.589.524.063</b>	<b>2.902.817.133</b>
<b>NET EQUITY</b>			
Share capital	18	1.500.000	1.500.000
Capital adjustments		356.452.028	356.452.028
Retained Earnings		152.477.901	129.931.386
Unallocated results		176.922	41.395
Result for the period / fiscal year		4.322.011	98.301.111
<b>Equity attributable to owners of the parent</b>		<b>514.928.862</b>	<b>586.225.920</b>
<b>Equity attributable to non-controlling interests</b>		<b>17.134.129</b>	<b>23.032.164</b>
<b>TOTALNET EQUITY</b>		<b>532.062.991</b>	<b>609.258.084</b>
<b>TOTALLIABILITIES PLUS EQUITY</b>		<b>4.121.587.054</b>	<b>3.512.075.217</b>

The notes and annexes are an integral part of these financial statements condensed interim consolidated.

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**CONDENSED CONSOLIDATED INTERIM STATEMENT OF INCOME**

For the three- and nine-month periods ended  
09/30/2025 and 09/30/2024

In thousands of pesos and constant currency.

Concept	Notes	Three-month period ended on		Period of nine months ended on	
		30/09/2025	30/09/2024	30/09/2025	30/09/2024
Interest and adjustment income	19	204.526.995	105.528.142	499.854.913	1.140.843.263
Interest and adjustment expenses	20	(207.388.642)	(178.260.726)	(492.352.941)	(1.019.315.291)
<b>Net interest income</b>		<b>(2.861.647)</b>	<b>(72.732.584)</b>	<b>7.501.972</b>	<b>121.527.972</b>
Commission income	19	17.889.507	15.220.009	51.664.217	45.564.044
Commission expenses	20	(1.173.241)	(1.713.593)	(3.914.961)	(3.999.965)
<b>Net result from commissions</b>		<b>16.716.266</b>	<b>13.506.416</b>	<b>47.749.256</b>	<b>41.564.079</b>
Net result from measurement of financial instruments at fair value through profit or loss	21	67.604.603	212.578.733	210.361.572	494.852.666
Result from derecognition of assets measured at amortized cost		1.638	(75.614)	36.278	(148.786)
Foreign currency exchange rate difference	22	(7.163.637)	(2.974.830)	(15.744.479)	(13.811.091)
Other operating income	23	34.066.321	26.257.547	87.741.314	71.628.749
Charge for uncollectibility		(23.813.517)	(3.253.138)	(45.928.890)	(9.480.723)
<b>Net operating income</b>		<b>84.550.027</b>	<b>173.306.530</b>	<b>291.717.023</b>	<b>706.132.866</b>
Employee benefits	25	(35.114.837)	(45.361.987)	(94.385.873)	(139.467.119)
Administrative expenses	24	(18.083.462)	(18.271.412)	(51.368.521)	(51.944.741)
Depreciations and impairments of assets		(2.651.171)	522.198	(6.879.229)	(7.569.547)
Other operating expenses	23	(36.329.959)	(36.916.076)	(102.554.980)	(139.680.140)
<b>Operating result – (Loss) / Profit</b>		<b>(7.629.402)</b>	<b>73.279.253</b>	<b>36.528.420</b>	<b>367.471.319</b>
Result from net monetary position		(18.888.812)	(46.179.426)	(75.056.321)	(262.771.997)
<b>Result before tax – (Loss) / Profit</b>		<b>(26.518.214)</b>	<b>27,099.827</b>	<b>(38.527.901)</b>	<b>104.699.322</b>
Income tax – Benefit / (Charge)	14	7.664.250	(9.098.706)	40.270.220	(42.361.993)
<b>NET RESULT OF THE PERIOD – (LOSS) / PROFIT</b>		<b>(18.853.964)</b>	<b>18.001.121</b>	<b>1.742.319</b>	<b>62.337.329</b>
Net result for the period attributable to the owners of the parent – (Loss) / Profit		(18.297.294)	18.482.999	4.322.011	61.147.440
Net result for the period attributable to non-controlling interests – (Loss) / Profit		(556.670)	(481.878)	(2.579.692)	1.189.889

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**CONDENSED CONSOLIDATED INTERIM STATEMENT OF INCOME**

For the three- and nine-month periods ended  
09/30/2025 and 09/30/2024

In thousands of pesos and constant currency.

Earnings per share	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
<b>NUMERATOR</b>				
Profit attributable to owners of the parent	(18.297.294)	18.482.999	4.322.011	61.147.440
Result attributable to owners of the parent adjusted for the effect of dilution	(18.297.294)	18.482.999	4.322.011	61.147.440
<b>DENOMINATOR</b>				
Weighted average of ordinary shares outstanding during the period	1.480.681	1.478.056	1.480.197	1.477.253
Weighted average of ordinary shares outstanding during the period adjusted for the effect of dilution	1.480.681	1.478.056	1.480.197	1.477.253
<b>BASIC EARNINGS PER SHARE</b>	<b>(12,357)</b>	<b>12,505</b>	<b>2,920</b>	<b>41,393</b>
<b>DILUTED EARNINGS PER SHARE</b>	<b>(12,357)</b>	<b>12,505</b>	<b>2,920</b>	<b>41,393</b>

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# ESTADO DE CAMBIOS EN EL PATRIMONIO INTERMEDIO CONDENSADO CONSOLIDADO

For the nine-month period ended 09/30/2025

In thousands of pesos and constant currency

Movements	Share capital		Capital adjustments	Retained earnings reserve		Unallocated results	Total Equity controlling interests 30/09/2025	Total Equity non-controlling interests 30/09/2025	Total as of 30/09/2025
	Outstanding	To be delivered		Legal Reserve	Others				
<b>Balances at the beginning of the fiscal year</b>	<b>1.479.338</b>	<b>20.662</b>	<b>356.452.028</b>	<b>80.125.975</b>	<b>49.805.411</b>	<b>98.165.584</b>	<b>586.048.998</b>	<b>22.925.010</b>	<b>608.974.008</b>
<b>Retroactive adjustments (Note 9)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176.922</b>	<b>176.922</b>	<b>107.154</b>	<b>284.076</b>
<b>Balances adjusted at the beginning of the fiscal year</b>	<b>1.479.338</b>	<b>20.662</b>	<b>356.452.028</b>	<b>80.125.975</b>	<b>49.805.411</b>	<b>98.342.506</b>	<b>586.225.920</b>	<b>23.032.164</b>	<b>609.258.084</b>
Distribution of unallocated results approved by Shareholders' Meeting on 31/03/2025 (*)									
-Legal Reserve	-	-	-	19.633.117	-	(19.633.117)	-	-	-
- Other reserves	-	-	-	-	2.913.398	(2.913.398)	-	-	-
- Dividend distribution	-	-	-	-	-	(75.619.069)	(75.619.069)	-	(75.619.069)
Share-based payments for compensation plan	1.365	(1.365)	-	-	-	-	-	-	-
Distribution of dividends from subsidiaries	-	-	-	-	-	-	-	(316.760)	(316.760)
Other movements	-	-	-	-	-	-	-	(3.001.583)	(3.001.583)
Net result for the period – Profit / (Loss)	-	-	-	-	-	4.322.011	4.322.011	(2.579.692)	1.742.319
<b>Balances at the end of the period</b>	<b>1.480.703</b>	<b>19.297</b>	<b>356.452.028</b>	<b>99.759.092</b>	<b>52.718.809</b>	<b>4.498.933</b>	<b>514.928.862</b>	<b>17.134.129</b>	<b>532.062.991</b>

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(\*) See note 3.5.

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November 26, 2025

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CPCECABA Vol. 383 Pg. 244

**Marcelo Fuxman**  
For the Supervisory Committee

# CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY

For the nine-month period ended 09/30/2024

In thousands of pesos and constant currency.

Movements	Share capital		Capital adjustments	Reserve from retained earnings		Unallocated results	Total Equity participations control-cash on hand 30/09/2024	Total Equity participation non-control-cash on hand 30/09/2024	Total as of 30/09/2024
	Outstanding	A deliver		Legal Reserve	Others				
<b>Balances at the beginning of the fiscal year</b>	<b>1.476.063</b>	<b>23.937</b>	<b>356.452.028</b>	<b>50.078.746</b>	-	<b>150.236.134</b>	<b>558.266.908</b>	<b>15.229.073</b>	<b>573.495.981</b>
<b>Adjustments retroactive (Note 9)</b>	-	-	-	-	-	<b>41.395</b>	<b>41.395</b>	<b>25.071</b>	<b>66.466</b>
<b>Balances adjusted at the beginning of the fiscal year</b>	<b>1.476.063</b>	<b>23.937</b>	<b>356.452.028</b>	<b>50.078.746</b>	-	<b>150.277.529</b>	<b>558.308.303</b>	<b>15.254.144</b>	<b>573.562.447</b>
Absorption of unallocated results approved by Shareholders' Meeting on 27/03/2024:									
-Legal Reserve	-	-	-	30.047.229	-	(30.047.229)	-	-	-
- Other reserves	-	-	-	-	49.805.411	(49.805.411)	-	-	-
- Dividend distribution	-	-	-	-	-	(70.383.494)	(70.383.494)	-	(70.383.494)
Share-based payments for compensation plan	2.247	(2.247)	-	-	-	-	-	-	-
Other movements	-	-	-	-	-	-	-	2.137.426	2.137.426
Net result for the period – Profit	-	-	-	-	-	61.147.440	61.147.440	1.189.889	62.337.329
<b>Balances at the end of the period</b>	<b>1.478.310</b>	<b>21.690</b>	<b>356.452.028</b>	<b>80.125.975</b>	<b>49.805.411</b>	<b>61.188.835</b>	<b>549.072.249</b>	<b>18.581.459</b>	<b>567.653.708</b>

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**Marcelo Fuxman**  
For the Supervisory Committee

**CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY**

For the nine-month period ended 09/30/2024

In thousands of pesos and constant currency.

CONCEPT	30/09/2025	30/09/2024
<b>Result for the period before Income Tax – (Loss) / Profit</b>	<b>(38.527.901)</b>	<b>104.699.322</b>
Result from net monetary position	75.056.321	262.771.997
<b><u>Adjustments to obtain cash flows from operating activities</u></b>		
Depreciations and impairments of assets	6.879.229	7.569.547
Charge for uncollectibility, net of reversed provisions	37.128.545	5.124.233
Provision charge (Note 23)	7.418.466	20.947.213
Net interest income	(7.501.972)	(121.527.972)
Net result from measurement of financial instruments at fair value through profit or loss	(210.478.111)	(494.852.666)
Results generated by the valuation of property and equipment and investment properties (Note 23)	(26.384)	115.680
<b><u>(Net increases) / Net decreases from operating assets</u></b>		
Debt securities at fair value through profit or loss	894.353.362	(710.563.599)
Derivative instruments	(885.469)	1.627.057
Repo and collateralized transactions	3.510.835	2.034.155.749
Loans and other financings		
Non-financial public sector	(677.952)	(1.198.985)
Financial sector	(67.600.909)	(38.741.960)
Non-financial private sector and foreign residents	(339.466.553)	(49.977.896)
Other debt securities	(149.014.044)	(331.880.556)
Financial assets pledged as collateral	(475.916.109)	(27.935.817)
Investments in equity instruments	3.696.304	(11.726.890)
Other assets	32.684.783	(537.470.244)
<b><u>Net increases / (Net decreases) from operating liabilities</u></b>		
Deposits		
Non-financial public sector	201.109.484	126.535.923
Financial sector	17.083.462	19.191.185
Non-financial private sector and foreign residents	43.389.799	(150.479.173)
Liabilities at fair value through profit or loss	(5.962.455)	18.495.019
Derivative instruments	2.473.603	251.353
Repo and collateralized transactions	464.194.795	(100.356)
Other liabilities	(147.242.606)	325.723.435
Income tax payments	(32.470.752)	(427.725)
<b>Total cash flows from operating activities</b>	<b>313.207.771</b>	<b>450.323.874</b>

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**CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY**

For the nine-month period ended 09/30/2024

In thousands of pesos and constant currency.

CONCEPT	30/09/2025	30/09/2024
<b>Flows of cash from investing activities</b>		
<b>Payments</b>		
Purchase of PE, intangible assets, and other assets	(5.481.703)	(3.837.084)
<b>Collections</b>		
Sales of PE and other assets	417	3.634
<b>Total cash flows used in investing activities</b>	<b>(5.481.286)</b>	<b>(3.833.450)</b>
<b>Cash flows from financing activities</b>		
<b>Payments</b>		
Dividends	(30.546.543)	(59.920.818)
Non-subordinated negotiable obligations (Note 5)	(41.154.491)	(54.634.821)
Financing received from local financial institutions (Note 5)	(5.173.362.542)	(17.965.459)
Other payments related to financing activities	(4.073.084)	(7.650.941)
<b>Collections</b>		
Non-subordinated negotiable obligations (Note 5)	92.065.652	20.225.493
Financing received from local financial institutions (Note 5)	5.195.014.300	7.941.510
<b>Total of cash flows from financing activities / (used in) financing activities</b>	<b>37.943.292</b>	<b>(112.005.036)</b>
<b>Effect of exchange rate variations</b>	<b>29.457.030</b>	<b>20.282.864</b>
<b>Effect of the result from the monetary position of cash</b>	<b>(61.266.741)</b>	<b>(132.225.906)</b>
<b>TOTAL OF THE VARIATION OF CASH FLOWS</b>		
Net increase in the period	313.860.066	222.542.346
Cash at the beginning of the fiscal year restated (Note 5)	340.179.841	262.393.932
Cash at the end of the period (Note 5)	654.039.907	484.936.278

The notes and annexes are an integral part of these financial statements condensed interim consolidated.

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with our report dated November  
26, 2025

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**Tº 2 Fº 6**
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General Accounting  
Manager

**Manuel J.L. Herrera**  
**Grazioli**  
General Manager

**Eduardo S. Elsztain**  
President

**Andrea Pastrana**  
Partner  
Certified Public Accountant (UCA)  
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**Marcelo Fuxman**  
For the Supervisory  
Committee

## 1. GENERAL INFORMATION

Banco Hipotecario S.A. (hereinafter, "the Bank" or "the Entity"), is a financial institution governed by Law No. 21.526 of Financial Institutions.

The Bank originated from the privatization process of the then Banco Hipotecario Nacional (a state-owned entity founded in 1886), established by Law° 24.855, enacted on July 2, 1997, promulgated by the National Executive Power (PEN) through Decree 677 dated July 22, 1997 and regulatory Decree 924/97, which declared Banco Hipotecario Nacional "subject to privatization" under the terms of Law° 23.696 and ordered its transformation into a corporation. The new entity arising from this transformation is called "Banco Hipotecario Sociedad Anónima" and operates as a commercial bank under the regime of Law° 21.526. The Bank provides personal banking and corporate banking services. Additionally, through subsidiaries, it offers life insurance and personal accident insurance.

These condensed interim financial statements consolidated as of and for the period of nine months ended on 30 of September 2025 include the Bank and its subsidiaries, that is, companies and structured entities over which the Bank exercises control (collectively referred to as the "Group").

The companies in which the Group exercises control are detailed below:

- BACS Banco de Crédito y Securitization S.A. (BACS): is an investment bank that provides financial solution design services for companies, including securitizations and management of credit portfolios. The Bank holds 62.28% of the shares and votes of BACS.
- BHN Sociedad de Inversión S.A.: holding entity on which BHN Vida S.A. and BHN Seguros Generales S.A. depend. The Bank directly and indirectly owns all the shares and votes in the company. In turn, it holds 100% indirectly of all the shares of the Toronto Trust Gestion Mutual Fund and the 32.27% indirectly of all the shares of the Toronto Trust Argentina 2021 Mutual Fund.

As of December 31, 2024, the Bank exercised control over the CHA Financial Trusts series IX to XIV, structured entities that began their liquidation process on June 30, 2025, pursuant to the decision of the Assembly of fiduciary debt security holders held on that date. Therefore, the equity balances as of December 31, 2024, presented for comparative purposes, are consolidated with the balances of said structured entities, as well as the results balances for the periods of nine months ended September 30, 2025, and 2024.

In the case of mutual funds, the Bank analyzes at each closing the holding of shares recorded to determine the existence of control at each date. This analysis considers not only the direct and indirect holdings maintained by the Group but also the composition of the rest of the investor structure to determine the need for consolidation under IFRS 10.

## 2. EVOLUTION OF THE MACROECONOMIC SITUATION AND THE FINANCIAL AND CAPITAL SYSTEM

The Group operates in an economic environment that is moving towards a stage of consolidation disinflationary, supported by a strict fiscal and monetary policy. This context has fostered greater predictability in the main macroeconomic variables.

Regarding financial assets, the Ministry of Economy called for a series of voluntary debt swaps with the aim of postponing maturities of government securities.

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As of the date of these financial statements, the Group holds public sector debt instruments affected by the measures.

The Group's Management continuously monitors the development of these situations to identify any potential impacts on its equity and financial position that may need to be reflected in the financial statements.

### **3. BASES OF PREPARATION AND ACCOUNTING POLICIES**

Banco Hipotecario S.A. is a financial institution governed by Law No. 21,526 on Financial Institutions and as such must also comply with the provisions of the BCRA as the Regulatory Body of Financial Institutions. As well as with the provisions of the National Securities Commission ("CNV") in accordance with the Law No. 26,831.

These condensed interim financial statements consolidated have been approved in a virtual meeting by the Board of Directors on date 26 of November 2025.

#### **3.1. Basis of preparation of the financial statements**

These condensed interim consolidated financial statements have been prepared in accordance with BCRA regulations, which require entities under its supervision to present financial statements prepared in accordance with the International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board, except for the departures indicated below ("Accounting information framework established by BCRA"):

- the temporary exception to the application of the impairment model in section 5.5 "Impairment of value" of IFRS 9 "Financial Instruments" for debt securities issued by the Non-Financial Public Sector, established by Communication "A" 6847. Had the impairment model been applied to these instruments, a decrease in the equity of the Group of 49,871,033 and 11,173,774 as of 30 September 2025 and as of December 31, 2024, respectively.
- the measurement of public sector debt instruments received in exchange for others, which, in accordance with Communication "A" 7014, were incorporated at the book value of the instruments delivered in replacement, whereas under IFRS the instruments received should have been recorded at their fair value, recognizing in profit or loss the difference with the book value of the securities delivered. Had the accounting criterion established by IFRS been applied, there was a decrease in the net equity of the Group of 103,861 and 150,578 as of 30 September 2025 and as of December 31, 2024, respectively; and
- in accordance with the provisions of BCRA Communication "A" 7642, the application of IFRS 17 "Insurance Contracts" will be optional until such time as said entity establishes its mandatory adoption. The Group made use of this option. Had the standard been applied, there would have been an increase in the net equity of the Group by 263,976 and 532,005 as of 30 September 2025 and as of December 31, 2024, respectively.

Likewise, the BCRA, through Communications "A" 6323 and 6324, established guidelines for the preparation and presentation of the financial statements of financial institutions, including additional information requirements, as well as the presentation of certain information in the form of Annexes.

As this is an interim period, the Entity has chosen to present condensed information, in accordance with the guidelines of International Accounting Standard No. 34 (IAS 34) Interim Financial Reporting, and therefore not all the information required for the preparation of complete financial statements under IFRS accounting standards is included. Consequently, these interim financial statements should be read in conjunction with the financial statements as of December 31, 2024.

The Bank's Management has concluded that these consolidated financial statements present the financial position, financial performance, and cash flows.

#### **3.2. Functional and presentation currency**

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All entities of the Group consider the peso as their functional and presentation currency. Amounts are presented in thousands of pesos, unless otherwise indicated.

Considering that the peso is the currency of an economy that continues to be considered hyperinflationary in accordance with International Accounting Standard No. 29 Financial Reporting in Hyperinflationary Economies (IAS 29), these interim financial statements are presented in Argentine currency in terms of purchasing power as of September 30, 2025. To apply the IAS 29 methodology, Consumer Price indices prepared by INDEC were used, whose variation for the periods of nine months ended September 30, 2025, and 2024 was 22% and 101.6%, respectively, and for the year ended December 31, 2024, was 117.8%.

### **3.3. Going concern**

As for the date of issuance of these condensed interim consolidated financial statements, there are no uncertainties regarding events or conditions that may cast doubt on the ability of the Group to continue operating normally as a going concern.

### **3.4. Applied accounting policies.**

The accounting policies applied in these interim financial statements are the same as those applied in the financial statements as of December 31, 2024, except for the change in policy regarding provisioning by BACS in relation to point 5.5 of IFRS 9, mentioned in Note 9 of these consolidated interim financial statements. The policy for the recognition and measurement of income tax in interim periods is consistent with those applied in previous interim periods and is described in Note 14.

### **3.5. Distribution of unallocated results**

On March 31, 2025, the Shareholders' Meeting approved the allocation of the accumulated unallocated results as of December 31, 2024, assigning them to Legal Reserve, Discretionary Reserve (Other reserves), and dividend payment. On 17 of June 2025, the BCRA authorized the dividend distribution requested by the Entity for 62,000,000 in December 2024 currency (75,619,069 in constant currency as of September 2025), which will be paid in 10 monthly and consecutive installments, with the last one in the month of March 2026.

As of the date of these condensed interim financial statements, the accumulated outstanding balance of dividends payable is 45,371,444, recorded under "Other non-financial liabilities" (Note 12.4).

### **3.6. Comparative information**

The information contained in these condensed interim consolidated financial statements and in the notes as of December 31, 2024, and September 30 of September 2024 is presented exclusively for comparative purposes with the information as of September 30 of September 2025.

For comparative presentation purposes, the necessary reclassifications were made to the financial statements of the previous period/fiscal year to present them on a uniform basis. The modification of comparative information does not imply changes in the decisions made based on it.

### **3.7. New standards, amendments, and interpretations are not yet effective.**

A number of new standards and amendments to accounting standards are effective for fiscal years beginning after January 1, 2025, for which early adoption is permitted. However, in accordance with Communication "A" 6114, the BCRA will not allow the early application of any IFRS accounting standard unless, at the time of adoption, it is specifically permitted.

### **Classification and measurement of financial instruments (Amendment to IFRS 9 and IFRS 7)**

In May 2024, the IASB issued the Amendment to the classification of financial instruments, which modifies IFRS 9 and IFRS 7.

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The requirements will be effective for annual periods beginning on January 1, 2026, and are related to:

- the settlement of debts using electronic payment systems; and
- assessment of the characteristics of the contractual cash flows of financial assets, including those clauses related to sustainability.

The entity is evaluating the impact of these modifications.

**IFRS 18: Presentation and disclosure of financial statements**

On April 9, 2024, the IASB issued IFRS 18 "Presentation and Disclosure in Financial Statements" with effective date of January 1, 2027, allowing for early adoption. IFRS 18 will replace IAS 1 "Presentation of Financial Statements" and amends IAS 7 "Statement of Cash Flows," introducing the following requirements:

- Income and expenses are classified into five categories in the income statement: operating, investing, financing, discontinued operations, and income tax. Additionally, the subtotal for Operating Result is presented (considering its new definition).
- The performance measures defined by management (MPMs by their acronym in English) are presented in a single note in the financial statements.
- An improved guide is provided on how to gather information in financial statements.

Likewise, when the statement of cash flows prepared by the indirect method is presented, the starting point is the subtotal of Operating result.

As of the date of issuance of these financial statements, the BCRA has not issued guidelines regarding the application of IFRS 18.

**Other IFRS accounting standards or their amendments**

The following are other new IFRS accounting standards or amendments to existing ones, which the entity considers will be applicable or will not have a significant impact on its financial statements:

<b>New standards or amendment</b>	<b>Effective as of</b>
Annual Improvements to IFRS Accounting Standards—Volume 11	January 1, 2026
Nature-dependent electricity contracts (Amendments to IFRS 9 and IFRS 7)	January 1, 2026
IFRS 19 – Subsidiaries without a public accountability obligation: Disclosure requirements	January 1, 2027

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#### **4. PROFESSIONAL JUDGMENT AND SIGNIFICANT ACCOUNTING ESTIMATES SIGNIFICANT**

In the preparation of these financial statements, Management applies its professional judgment and makes estimates that affect the application of accounting policies and the reported amounts of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

The underlying estimates and assumptions are continuously reviewed. The effect of revisions on accounting estimates is recognized prospectively.

##### **4.1. Lawsuits**

The information regarding judgments made in the application of accounting policies that have the most significant effect on the amounts recognized in the financial condensed interim consolidated statements pertains to the impairment of financial assets. The measurement of expected credit losses is an area that requires the use of complex models and significant assumptions about future economic conditions and the credit behavior of a customer or Group of customers.

##### **4.2. Assumptions and estimates regarding uncertainties.**

Information on assumptions and estimates regarding uncertainties that have a significant risk of resulting in a material adjustment to these financially condensed interim consolidated statements is included in the following notes:

- Financial instruments, regarding the determination of fair values of Level 2 and 3 financial assets – Note 8.2 to the consolidated financial statements as of December 31, 2024.
- Impairment of financial assets, regarding the determination of expected credit losses – Note 8.3 and 9 to the consolidated financial statements as of December 31, 2024, except as mentioned in Note 9 of these financial statements.
- Investment properties in relation to the determination of their fair values– Note 12.3
- Income tax, in relation to the availability of future taxable profits against which deferred tax assets can be used – Note 14.
- Provisions, especially regarding the determination of the provision for lawsuits – Note 17.

##### **4.3. Fair value measurements**

Fair value is the price that would be received to sell an asset or paid to transfer liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.

When available, the Group measures the fair value of a financial instrument using the quotation from an active market. A market is considered active if there are transactions with sufficient frequency and volume to provide information on prices on a continuous basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximize the use of relevant market data and minimize the use of unobservable data. The choice of valuation technique incorporates all factors that market participants would consider for the purpose of determining the transaction price.

When measuring the fair value of a specific asset or liability, the characteristics of the holding are considered, in the same way that market participants would consider them when setting a price at the issuance date, including:

- The conditions and location of the asset or liability
- The principal (or most advantageous) market for the asset or liability
- Restrictions on the sale or use of the asset or liability

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It is not adjusted for transaction costs, since these are not a characteristic of an asset or liability, but rather they are specific to the transaction and the means to carry it out.

Fair values are categorized into various levels in the fair value hierarchy based on the input data used in the measurement techniques, as follows:

- Level 1: quoted prices in active markets (unadjusted) for identical instruments.
- Level 2: valuation models that use observable market data as significant input data, which may include the following elements:

Quoted prices for similar assets or liabilities, in markets that are or are not active.

Data that are not prices, but are observable, such as:

Interest rates, observable yield curves

Implied volatilities

Credit differences

Input data corroborated by the market

Currently the Group directs its models towards the use of yield curves of reference instruments grouped by currency and issuer quality, which are used to discount the cash flows of securities that require a fair value estimated by Level 2.

As of 30 September 2025, two yield curves have been constructed: one for sovereign securities in pesos and another for sovereign securities adjusted by CER (real rate curve). The reference securities have shown frequent quotations over the past months, allowing the conclusion that they reflect the expectations of market participants.

Likewise, the monetary policy rate has been used to value those BCRA bills that do not have a reference quotation as of the estimation date, and an average rate of private issuances in dollars has been used to value privately issued assets tied to that currency.

- Level 3: valuation models that use unobservable market data as significant input data.

## 5. STATEMENT OF CASH FLOWS

The components of cash and cash equivalents are detailed below:

	30/09/2025	31/12/2024
Cash	34.452.439	40.312.737
Financial institutions and correspondents	619.587.456	299.862.766
Others	12	4.338
<b>Total Cash</b>	<b>654.039.907</b>	<b>340.179.841</b>

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Below is the reconciliation of financing activities as of 30 September 2025 and 2024:

	Balance as of 12/31/2024	Cash flows		Other non- cash movements (1)	Balance as of 30/09/2025
		Collections	Payments		
Negotiable obligations issued	100.958.750	92.065.652	(41.154.491)	18.585.528	170.455.439
Finance received from B.C.R.A. and other financial institutions	3.281.584	5.195.014.300	(5.173.362.542)	5.967.827	30.901.169
<b>Total</b>	<b>104.240.334</b>	<b>5.287.079.952</b>	<b>(5.214.517.033)</b>	<b>24.553.355</b>	<b>201.356.608</b>

(1) Includes RECPAM, interest and exchange rate differences.

	Balance as of 12/31/2023	Cash flows		Other non- cash movements (1)	Balance as of 30/09/2024
		Collections	Payments		
Negotiable obligations issued	101.778.689	20.225.493	(54.634.821)	(25.754.035)	41.615.326
Finance received from B.C.R.A. and other financial institutions	7.311.196	7.941.510	(17.965.459)	6.683.446	3.970.693
<b>Total</b>	<b>109.089.885</b>	<b>28.167.003</b>	<b>(72.600.280)</b>	<b>(19.070.589)</b>	<b>45.586.019</b>

(1) Includes RECPAM, interest and exchange rate differences.

## 6. DEBT SECURITIES AT FAIR VALUE THROUGH PROFIT OR LOSS

	30/09/2025	31/12/2024
From the country	<b>519.400.413</b>	<b>1.467.575.200</b>
Government securities	456.761.019	1.388.661.441
BCRA Notes	3	192.897
Private Securities	62,639.391	78.720.862
<b>Total debt securities at fair value through profit or loss</b>	<b>519.400.413</b>	<b>1.467.575.200</b>

## 7. DERIVATIVE INSTRUMENTS

The composition of the derivative instruments of the Group as of 30 September 2025 and 31 December 2024 is as follows:

	30/09/2025	31/12/2024
Purchased call options	360.460	163.862
Foreign currency forward transactions settled in pesos	664.494	6.263
<b>Total assets</b>	<b>1.024.954</b>	<b>170.125</b>
Foreign currency forward transactions settled in pesos	(2.525.893)	(48.806)
<b>Total liabilities</b>	<b>(2.525.893)</b>	<b>(48.806)</b>

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## 8. FINANCIAL INSTRUMENTS

### 8.1. Repo transactions and guarantees.

	30/09/2025	31/12/2024
<b>Active repos and guarantees</b>	<b>16.411.771</b>	<b>18.594.583</b>
Financial debtors for active repurchase agreements of government securities	16.411.771	18.594.583
<b>Passive repos and guarantees</b>	<b>(672.573.130)</b>	<b>(189.158.051)</b>
Financial creditors for repurchase agreements of government securities	(35.702.096)	(189.155.123)
Creditors for securities lending transactions (borrowers)	(636.871.034)	(2.928)

The notional values of the securities allocated to repo transactions, measured at fair value, are as follows:

	30/09/2025	31/12/2024
<b>Reverse repos</b>	<b>17.775.045</b>	<b>21.309.741</b>
Financial debtors for active repurchase agreements of government securities	17.775.045	21.309.741
<b>Reverse repos</b>	<b>49.487.974</b>	<b>216.652.803</b>
Financial creditors for repurchase agreements of government securities	49.487.974	216.652.803

### 8.2. Fair value of financial instruments

#### Hierarchy of fair values of financial instruments measured at fair value.

The fair value hierarchy of assets and liabilities measured at fair value ("VR") as of 30 September 2025 and as of December 31, 2024, is detailed below:

Portfolio of instruments as of 30/09/2025	Balance	Level 1 FV	Level 2 FV	Level 3 FV
<b>Assets</b>	<b>567.426.776</b>	<b>497.687.402</b>	<b>69.739.374</b>	-
Debt securities at fair value through profit or loss	519.400.413	451.123.662	68.276.751	-
Derivative instruments	1.024.954	1.024.954	-	-
Other financial assets	10.857.361	10.857.361	-	-
Financial assets pledged as collateral	23.547.765	23.547.765	-	-
Investments in Equity Instruments	12.596.283	11.133.660	1.462.623	-
<b>Liabilities</b>	<b>(24.876.570)</b>	<b>(23.357.575)</b>	<b>(1.518.995)</b>	-
Liabilities at fair value through profit or loss	(22.350.677)	(22.350.677)	-	-
Instruments Derivatives	(2.525.893)	(1.006.898)	(1.518.995)	-

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<b>Portfolio of instruments as of 12/31/2024</b>	<b>Balance</b>	<b>Level 1 FV</b>	<b>Level 2 FV</b>	<b>Level 3 FV</b>
<b>Assets</b>	<b>1.720.503.114</b>	<b>1.511.217.522</b>	<b>209.285.592</b>	<b>-</b>
Debt securities at fair value through profit or loss	1.467.575.200	1.260.136.937	207.438.263	-
Derivative instruments	170.125	-	170.125	-
Other financial assets	6.950.126	6.950.126	-	-
Financial assets pledged as collateral	225.936.206	225.936.206	-	-
Investments in Equity Instruments	19.871.457	18.194.253	1.677.204	-
<b>Liabilities</b>	<b>(34.581.270)</b>	<b>(34.532.464)</b>	<b>(48.806)</b>	<b>-</b>
Liabilities at fair value through profit or loss	(34.532.464)	(34.532.464)	-	-
Derivative Instruments	(48.806)	-	(48.806)	-

The Group monitors the availability of market information to assess the classification of financial instruments within the different fair value hierarchies, as well as the consequent determination of transfers between levels at each closing.

Below are the transfers between levels:

**Transfers from Level 1 to Level 2**

The following instruments measured at fair value were transferred from Level 1 to Level 2 of the fair value hierarchy:

	<b>30/09/2025</b>
LT MUN. DE CORDOBA S.52 VTOTAL28/11/25 \$ CG	2.794.941
TD MUN. CORDOBA 2025 S.1 \$ VTO. 26/03/27	2.771.535
VD FF MERCADO CREDITO 28 \$ CG MAT.15/11/25	26.536
VD FF MERCADO CREDITO 32\$ CG MAT. 15/01/26	31.490
ON CIA G COMB 28 U\$S VTOT. 07/09/26 CG	94
ON LUZ DE TRES PICOS 4 U\$S VTOT. 29/09/26 CGC	651.349
ON CT BARRAGAN CL9 VTO. 03/04/26 U\$S CG	15.790
ON CIA GEN.COMB. CL.36 VTOT. 10/10/27 U\$S CG	11.032.051

These holdings were included in Level 1 as of December 31, 2024. As of September 3, 2025, they were recorded at fair value calculated using valuation models that utilize market data as significant input data.

**Transfers from Level 2 to Level 1**

The following instruments measured at fair value were transferred from Level 2 to Level 1 of the fair value hierarchy:

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	<b>30/09/2025</b>
LT MUN. DE CORDOBA S.51 VTO. 14/11/25 \$ CG	1.872.500
NEGOTIABLE VALUE GDP ARS (ARG LAW)	4
NATIONAL TREASURY BOND VTO. 15/12/25 \$ CG	8.609.422
ON CAPEX CL.3 U\$S VTO. 27/02/2026 C.G.	154.782
ON ALBANESI ENERG. CL.17 VTOTAL 28/08/28 U\$S C	9.495
ON GMCTR CL.37 VTOTAL. 28/8/28 U\$S CG	1.882.326
ON TELECOM CL.20 VTO. 06/06/26 U\$S CG	2.515.260
ON CAPEX CL.7 U\$S VTO. 07/09/27 C.G.	2.371.040
ON VISTA ENERGY 18 VTO. 03/03/27 U\$S CG	4.789
GRUPO FINANCIERO GALICIA S.A.	569.742

As of 30 of September 2025, the Entity has not recorded transfers between levels 1, 2 or 3, except for those detailed above.

As of December 31, 2024, the following transfers between levels had been recorded:

**Transfers from Level 1 to Level 2**

	<b>31/12/2024</b>
Province of Mendoza Debt Security Maturity 21/06/25	31.079
Argentine Republic Bond Maturity. 23/05/27	2.148.613

**Fair Value of financial instruments not measured at fair value.**

Additionally, the difference between the carrying amount and the fair value of the main assets and liabilities recorded at amortized cost is detailed below:

Portfolio of instruments as of 30/09/2025	Balance	Total FV	VR level 1	VR level 2	VR level 3
<b>Assets</b>					
Cash and bank deposits	654.039.907	(*)	-	-	-
Repo transactions and guarantees	16.411.771	(*)	-	-	-
Other financial assets	47.343.694	(*)	-	-	-
Loans and other financings	1.326.339.331	1.290.702.877	11.175.616	109.353.741	1.170.173.520
Other debt securities	597.691.712	501.976.823	123.701.167	378.275.656	-
Financial assets pledged as collateral	678.180.614	632.488.000	632.488.000	-	-
<b>Liabilities</b>					
Deposits	(2.423.011.416)	(2.341.156.498)	-	(2.341.156.498)	-
Repo and collateralized transactions	(672.573.130)	(*)	-	-	-
Other financial liabilities	(135.090.468)	(135.775.290)	-	(135.775.290)	-
Finance received from B.C.R.A. and other financial institutions	(30.901.169)	(*)	-	-	-
Negotiable obligations issued	(170.455.439)	(171.492.025)	-	(171.492.025)	-

(\*) The fair value of the instruments is considered as their book value.

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<b>Portfolio of instruments as of 12/31/2024</b>	<b>Balance</b>	<b>Total FV</b>	<b>Level 1 FV</b>	<b>Level 2 FV</b>	<b>Level 3 FV</b>
<b>Assets</b>					
Cash and bank deposits	340.179.841	(*)	-	-	-
Repo transactions and guarantees	18.594.583	(*)	-	-	-
Other financial assets	62.862.265	(*)	-	-	-
Loans and other financings	838.837.151	835.862.535	6.239.506	69.789.924	759.833.105
Other debt securities	269.204.246	275.264.530	10.858.034	264.406.496	-
Financial assets pledged as collateral	49.478.545	49.418.690	49.418.690	-	-
<b>Liabilities</b>					
Deposits	(2.145.368.477)	(2.001.478.382)	-	(2.001.478.382)	-
Repo transactions and guarantees	(189.158.051)	(*)	-	-	-
Other financial liabilities	(194.107.535)	(194.777.335)	-	(194.777.335)	-
Finance received from B.C.R.A. and other financial institutions	(3.281.584)	(*)	-	-	-
Negotiable obligations issued	(100.958.750)	(101.113.686)	-	(101.113.686)	-

(\*) The fair value of the instruments is considered as their book value.

### **8.3. Allowance for expected credit losses.**

#### **Maximum exposure to credit risk**

A continuation, an analysis of the exposure to credit risk of financial instruments for which provisions for expected credit losses were recognized is presented. The gross carrying amount of the financial assets included in the attached table represents the maximum exposure to credit risk of such assets.

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Consumer Portfolio – Total active	30/09/2025				
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime	Purchased or originated impaired loans	Total
<b>Days past due</b>					
<b>Mortgage Loans</b>					<b>215.079.420</b>
0	186.941.899	6.291.268	-	-	193.233.167
1 - 30	12.657.779	454.312	-	-	13.112.091
31 - 90	-	2.346.522	-	-	2.346.522
91 +	-	1.512.565	-	-	1.512.565
Default	-	-	4.875.075	-	4.875.075
<b>Personal</b>					<b>153.356.407</b>
0	97.797.069	1.239.134	-	4.329.903	103.366.106
1 - 30	15.199.034	3.973.480	-	1.270.048	20.442.562
31 - 90	-	11.533.577	-	809.468	12.343.045
Default	-	-	17.204.694	-	17.204.694
<b>Credit cards</b>					<b>312.999.909</b>
0	262.742.810	1.586.006	-	-	264.328.816
1 - 30	9.617.351	5.620.130	-	-	15.237.481
31 - 90	-	12.447.599	-	-	12.447.599
Default	-	-	20.986.013	-	20.986.013
<b>Others</b>					<b>816.603.708</b>
0	804.440.154	10.816.066	-	-	815.256.220
1 - 30	860.437	59.323	-	-	919.760
31 - 90	-	152.857	-	-	152.857
91 +	-	-	179.393	-	179.393
Default	-	-	95.478	-	95.478
<b>Total financial instruments</b>	<b>1.390.256.533</b>	<b>58.032.839</b>	<b>43.340.653</b>	<b>6.409.419</b>	<b>1.498.039.444</b>
Provision for uncollectibility risk (Annex R)	<b>(14.110.126)</b>	<b>(10.388.513)</b>	<b>(26.273.704)</b>	<b>(1.692.090)</b>	<b>(52.464.433)</b>
<b>Net financial instruments</b>	<b>1.376.146.407</b>	<b>47.644.326</b>	<b>17.066.949</b>	<b>4.717.329</b>	<b>1.445.575.011</b>

Corporate Portfolio (*) – Total assets	30/09/2025				
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime	Purchased or originated impaired loans	Total
<b>Days past due</b>					
0	599.894.146	20.190.965	5.707.769	-	625.792.880
91 +	-	-	2.757.497	-	2.757.497
<b>Total financial instruments</b>	<b>599.894.146</b>	<b>20.190.965</b>	<b>8.465.266</b>	<b>-</b>	<b>628.550.377</b>
Provision for uncollectibility risk (Annex R)	<b>(4.803.275)</b>	<b>(433.116)</b>	<b>(3.068.621)</b>	<b>-</b>	<b>(8.305.012)</b>
<b>Financial instruments, net</b>	<b>595.090.871</b>	<b>19.757.849</b>	<b>5.396.645</b>	<b>-</b>	<b>620.245.365</b>

(\*) Includes advances, notes, pledged loans, financial leases, and others.

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SME Portfolio – Total active	30/09/2025				
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime	Purchased or originated impaired loans	Total
<b>Days past due</b>					
0	151.458.983	4.305.986	1.222.704	-	156.987.673
1 - 30	343.695	84.354	58.244	-	486.293
31 - 90	25.358	81.735	6.408	-	113.501
91 +	363	252	15.431	-	16.046
<b>Total financial instruments</b>	<b>151.828.399</b>	<b>4.472.327</b>	<b>1.302.787</b>	-	<b>157.603.513</b>
Provision for uncollectibility risk (Annex R)	<b>(692.965)</b>	<b>(195.482)</b>	<b>(809.657)</b>	-	<b>(1.698.104)</b>
<b>Financial instruments, net</b>	<b>151.135.434</b>	<b>4.276.845</b>	<b>493.130</b>	-	<b>155.905.409</b>

**Write-off policy (charged off)**

The Group recognizes financial assets, in whole or in part, from the balance sheet when it has exhausted all recovery efforts and has concluded that there are no reasonable expectations of recovery. Indicators that there are no reasonable expectations of recovery include (i) the cessation of enforcement activity and (ii) when the recovery method of the Group is through the enforcement of collateral and the value of the collateral is such that there are no reasonable expectations of full recovery.

The Group may derecognize in the balance sheet financial assets that are still subject to enforcement activities. The outstanding contractual amounts of such derecognized assets during the period ending on 30 September of 2025 amounted to 4,327,370. The Group seeks to recover the amounts legally owed in full, but which have been partially derecognized in the balance sheet because there is no reasonable expectation of full recovery.

	30/09/2025
<b>Opening balance (Note 27)</b>	<b>79.175.652</b>
Additions due to deactivations during the period	4.327.370
Write-offs due to collections	(5.349.570)
Derecognition due to incorporation into assets	(67.078)
Monetary restatement and other movements	5.343.374
<b>Ending balance (Note 27)</b>	<b>83.429.748</b>

**9. PRÉLOANS AND OTHER FINANCINGS**

As of January 1, 2020, the Bank began to apply the provisions regarding impairment of financial assets contained in section 5.5 of IFRS 9, except for debt instruments of the Non-Financial Public Sector, which were temporarily excluded from the scope of said provisions.

Through Communication "A" 7928, the BCRA established that for entities in Group B to which BACS belongs, the expected credit loss model will be applied starting January 1, 2025, with the exception mentioned in the previous paragraph. The effect of the policy change is recognized in Unallocated Results on January 1, 2024, which is the transition date.

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The balances of loans and other financing correspond to:

	30/09/2025	31/12/2024
<b>To the non-financial public sector</b>	<b>680.178</b>	<b>2.715</b>
<b>Other financial institutions</b>	<b>119.939.767</b>	<b>51.744.217</b>
Interbank - call granted	4.026.219	1.036.511
Other financing to local financial institutions	75.704.854	50.474.525
Other loans	40.432.975	238.685
Provisions for uncollectibility (Annex R)	(224.281)	(5.504)
<b>To the non-financial private sector and residents abroad</b>	<b>1.205.719.386</b>	<b>787.090.219</b>
Advances	43.031.152	29.539.733
Documents	22.482.482	25.219.913
Mortgage Loans	215.080.093	161.854.665
Pledged Loans	3.095.886	3.412.165
Personal	153.356.407	80.119.134
Credit cards	312.999.909	232.797.627
Finance leases	3.202.613	1.437.091
Loans to staff	25.239.402	14.617.470
Unapplied collections	(27.932)	(38.964)
Other loans to companies	294.049.177	154.650.617
Others	19.433.797	18.718.078
Loans of government securities	168.171.311	83.274.737
Provisions for uncollectibility (Annex R)	(54.394.911)	(18.512.047)
<b>Total Loans and other financings (Annexes B and C)</b>	<b>1.326.339.331</b>	<b>838.837.151</b>

The classification of loans and other financings, by status and guarantees received, is detailed in Annex B.

The concentration of loans and other financings is detailed in Annex C.

The breakdown by maturities of loans and other financings is detailed in Annex D.

The movements in the allowance for loans and other financing uncollectibility are detailed in Annex R.

#### 10. OTHER DEBT SECURITIES

	30/09/2025	31/12/2024
Measured at amortized cost		
Government Securities (Annexes B and C)	572.659.019	241.308.731
Negotiable obligations	21.175.837	22.733.321
Debt securities from financial trusts	4.793.998	5.540.131
Others	2.320.552	1.837.633
Provisions for uncollectibility risk (Annex R)	(3.257.694)	(2.215.570)
<b>Total other debt securities (Annexes B and C)</b>	<b>597.691.712</b>	<b>269.204.246</b>

#### 11. OTHER FINANCIAL ASSETS AND LIABILITIES

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**11.1. Other financial assets**

	30/09/2025	31/12/2024
Shares of mutual funds	10.857.361	6.950.126
Interests originated from contributions made in SGR (*)	1.700.000	-
Receivables from transactions to be settled	34.016.303	46.561.141
Various debtors		
Funds to be settled	125.640	1.590.518
Provision for uncollectibility risk (Annex R)	(633.472)	(773.189)
Leasing expenses to be recovered	222.636	596.007
Prizes receivable	7.312.407	6.966.915
Others	4.600.180	7.920.873
<b>Total other financial assets</b>	<b>58.201.055</b>	<b>69.812.391</b>

(\*) Corresponds to contributions made to the risk fund Crecer SGR.

**11.2. Other financial liabilities**

	30/09/2025	31/12/2024
Credit card purchases	79.385.464	86.755.376
Creditors for transactions to be settled	41.192.506	81.038.900
Debt securities associated with the transfer of financial assets not derecognized	2.407.425	13.736.404
Finance leases (Note 12.1)	2.797.757	3.096.122
Liabilities subject to minimum cash requirement	2.033.192	689.163
Others	7.274.124	8.791.570
<b>Total other financial liabilities</b>	<b>135.090.468</b>	<b>194.107.535</b>

**TTRANSFER OF FINANCIAL ASSETS**

The Group has conducted transfers of financial assets that are described in Note8.2. Upon initial adoption of IFRS, the derecognition criteria for financial assets under IFRS 9 were applied prospectively to transactions occurring after the transition date to IFRS (January 1, 2017).

Below are detailed the transfers of financial assets to financial trusts as of 30 September 2025 that do not meet the requirements for derecognition and, consequently, the Group continues to recognize the transferred assets and a financial liability for the consideration received:

Issuer	Financial trust	Date of incorporation	Initial Value of the Trust Debt		Estimated extinction of the series
			Type	Quantity (in thousands)	
BHSA	CHA UVA Series I	Apr-18	A	8.645 UVA	Oct-23
			B	5.763 UVA	Apr-28
			CP	4.802 UVA	May-32

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## 12. OTHER ASSETS AND LIABILITIES NON-FINANCIAL

### 12.1. Property and equipment

Movements in property and equipment for the period ending 30 of September 2025 were as follows:

Concept	Original value at the beginning of the fiscal year	Additions	Write-offs	Transfers	Reversal of impairment (1)	Depreciation			Residual value	
						Accumulated at the beginning of the fiscal year	Write-offs	Of the period	As of 30/09/25	As of 12/31/24
- Real Estate	109.285.993	-	-	-	1.762.270	(16.713.328)	-	(1.567.810)	92.767.125	92.572.665
- Furniture and Fixtures	25.801.832	559.143	(50)	1.401	-	(23.358.640)	50	(569.731)	2.434.005	2.443.192
- Machinery and equipment	119.763.992	2.666.488	(1.231.191)	(1.401)	-	(115.331.075)	1.213.239	(2.036.918)	5.043.134	4.432.917
- Vehicles	55.849	44.533	-	-	-	(55.849)	-	(2.268)	42.265	-
- Various	3.885.239	24.309	(321)	-	-	(3.599.379)	321	(76.120)	234.049	285.860
- Right of use of leased furniture	2.309.125	-	-	-	-	(2.309.125)	-	-	-	-
- Right of use of leased properties	19.626.039	1.000.608	(11.724.625)	-	-	(16.350.336)	11.396.366	(1.336.440)	2.611.612	3.275.703
<b>Total property and equipment</b>	<b>280.728.069</b>	<b>4.295.081</b>	<b>(12.956.187)</b>	<b>-</b>	<b>1.762.270</b>	<b>(177.717.732)</b>	<b>12.609.976</b>	<b>(5.589.287)</b>	<b>103.132.190</b>	<b>103.010.337</b>

(1) Note twenty-three

### Additional information

	Depreciation method	Useful life (in years)
- Real Estate	Linear	Maximum fifty
- Furniture and Fixtures	Linear	10
- Machinery and equipment	Linear	Machines: five Equipment: three
- Vehicles	Linear	5
- Right of use of leased properties	Linear	Within the term of each lease agreement
- Right of use of leased furniture	Linear	Within the term of each lease agreement
- Various	Linear	5

### Right-of-use asset for leases

Below, the amounts corresponding to those leases in which the Group acts as lessee are detailed:

(i) Amounts recognized in the statement of financial position:

Rights of use:

<b>Furniture</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
Original value at the beginning of the fiscal year	2.309.125	2.309.125
Accumulated depreciation	(2.309.125)	(2.309.125)

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<b>Real Estate</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
Original value at the beginning of the fiscal year	19.626.039	19.628.919
Additions of the period/fiscal year	1.000.608	3.265.857
Write-offs for the period/fiscal year	(11.724.625)	(3.268.737)
Accumulated depreciation	(6.290.410)	(16.350.336)
	<b>2.611.612</b>	<b>3.275.703</b>

*Lease liabilities payable:*

<b>Real Estate (Note 11.2)</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
Up to one year	1.301.975	1.649.065
Between one and five years	1.460.356	1.324.954
More than five years	35.426	122.103
	<b>2.797.757</b>	<b>3.096.122</b>

(ii) Amounts recognized in the statement of income:

	<b>30/09/2025</b>	<b>30/09/2024</b>
Depreciation of right-of-use assets	1.336.440	2.236.080
Interest in lease liabilities (Note 23)	1.461.115	2.547.086
Expenses related to short-term leases	621.969	575.182

## 12.2. Intangible assets

Changes in intangible assets, which include expenses for the development of proprietary systems, for the period ending 30 of September 2025 were as follows:

	<b>30/09/2025</b>
<b>Net book value at the beginning</b>	<b>8.304.839</b>
Increases due to development	2.187.230
Amortization charge (1)	(1.152.257)
<b>Net book value at closing</b>	<b>9.339.812</b>
Cost	65.816.470
Accumulated amortization	(56.476.658)
<b>Net book value at closing</b>	<b>9.339.812</b>

(1) The amortizations for the period are presented under the line "Depreciations and impairments of assets" in the Statement of Income.

## Additional information

	<b>Intangible assets</b>
Defined useful life (in years)	5 years
Method of amortization	Linear

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### 12.3. Other non-financial assets

The balances of other non-financial assets correspond to:

<b>Other non-financial assets</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
Investment properties	16.122.263	15.578.296
Tax advances and payments on account	3.348.592	3.214.285
Advances on fees to Directors and Statutory Auditors (Note 28)	2.505.422	2.313.205
Other advances	4.305.376	2.361.463
Other miscellaneous assets	708.742	732.744
<b>Total Other non-financial assets</b>	<b>26.990.395</b>	<b>24.199.993</b>

#### Investment properties

For all investment properties, fair value is based on appraisals conducted by the companies Tinsa, Sageo, Serinco and Favereau Tasaciones, expert appraisers independent with recognized professional capacity and experience in the locality and category of the investment properties (level 3 fair value). Changes in fair value are recognized in profit or loss.

The valuation was conducted using the market approach, whereby market prices per square meter of construction of comparable properties and the specific characteristics of the property to be appraised, such as age, condition, maintenance, and construction quality, were taken into consideration.

The significant input data used, detailed by area and their interrelation with fair value, are reported below:

<b>Main calculation variables, not observable</b>	<b>Interrelation between the main variables and fair value</b>	<b>AMBA</b>	<b>Provinces of Buenos Aires and La Pampa</b>	<b>Rest of the country</b>
Price per square meter (in thousands of pesos)	The higher the price per square meter, the higher the fair value	Between 1,001 and 1,621	Between 1.247 and 1.714	Between 1.759 and 3.567
Seniority	The greater the age, the lower the fair value.	Between 46 and 64 years old	Between 45 and 100 years	Between 34 and 104 years
Condition	The better the condition, the higher the fair value	Good	Between fair and good	Between good and particularly good

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The movements of investment properties for the period ending 30 of September 2025 were as follows:

	<b>30/09/2025</b>
	<b>Leased properties</b>
<b>Net book value at the beginning</b>	15.578.296
Net gain from measurement at fair value (Note 23)	543.967
<b>Net book value at closing</b>	<b>16.122.263</b>

The figures included in the results for the period [RUN3] for Investment Properties are as follows:

	<b>30/09/2025</b>	<b>30/09/2024</b>
Income derived from rents	136.910	129.362
Direct operating expenses of properties	(9.907)	(6.311)

The net result generated by investment properties as of 30 September 2025 and 2024 amounts to a gain of 127.003 and 123.051, respectively, and are recognized under the items "Other operating income," "Administrative expenses," and "Other operating expenses" in the statement of income.

#### **12.4. Other non-financial liabilities**

The balances of other non-financial liabilities correspond to:

	<b>30/09/2025</b>	<b>31/12/2024</b>
Various creditors	16.092.964	19.898.953
Salaries and social charges payable	17.018.275	38.668.867
Other taxes payable	9.855.544	7.238.250
Fees to Directors and Statutory Auditors payable (Note 28)	5.186.855	11.213.490
Withholdings and collections payable	7.805.310	8.888.039
Employee benefits payable	1.551.881	4.419.743
Customer loyalty program	1.134.767	695.421
Benefits payable termination to pay	8.871.872	27.326.654
Dividends payable (Note 3.5)	45.371.444	-
<b>Total other non-financial liabilities</b>	<b>112.888.912</b>	<b>118.349.417</b>

#### **13. LIABILITIES AT FAIR VALUE WITH CHANGES IN PROFIT OR LOSS**

The balances of liabilities measured at fair value through profit or losses in profit or loss correspond to:

	<b>30/09/2025</b>	<b>31/12/2024</b>
Liabilities from transactions with third-party securities in pesos	16.300.710	21.442.700
Liabilities from transactions with third-party securities in foreign currency	6.049.967	13.089.764
<b>Total liabilities measured at fair value through profit or loss</b>	<b>22.350.677</b>	<b>34.532.464</b>

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#### 14. INCOME TAX

IAS 34 requires the Entity to estimate the effective rate of the income tax charge for the period and to use that estimate to recognize the charge in each period of the year. Considering the significant impact that the estimation of the effects of inflation has on the annual effective income tax rate, the Entity uses the effective rate for the nine-month period as it is considered the best estimate of the annual effective rate. However, this estimate is subject to volatility arising from an inflation rate that is difficult to estimate among other variables.

Consequently, the Company determined the income tax expense for the period ending September 2025, applying the effective income tax rate determined based on the calculation of current and deferred tax on the results for the period ended on that date.

The composition of the item assets and liabilities for income tax current, is as follows:

	30/09/2025			31/12/2024		
	BH	BHNI	BACS	BH	BHNI	BACS
Tax credit for presumed minimum income tax (*)	156	-	-	402.369	-	-
Tax provision on income	-	(7.225.364)	-	(76.340.612)	(3.702.372)	-
Income tax advances	18.323.644	-	-	1.704.390	-	-
<b>Current income tax asset / (liability)</b>	<b>18.323.800</b>	<b>(7.225.364)</b>	<b>-</b>	<b>(74.233.853)</b>	<b>(3.702.372)</b>	<b>-</b>

(\*) The composition and maturity of tax credits are detailed below:

Fiscal year	Tax credit for minimum presumed income tax	
	Determined tax	Fiscal Year fiscal of prescription
2019	156	Due Date DDJJ 2029
	<b>156</b>	

The composition of the benefit / (charge) for income tax is as follows:

	30/09/2025	30/09/2024
Income tax - deferred method - Benefit/(Charge)	24.435.181	(24.657.855)
Current income tax	(4.724.889)	(17.704.138)
Excess Provision for Income Tax from Previous Fiscal Year (*)	20.559.928	-
<b>Total income tax benefit / (expense)</b>	<b>40.270.220</b>	<b>(42.361.993)</b>

(\*) It originated mainly from the allocation of the tax loss generated by the Financial Trust in which the Bank is Trustor and by the Trust "Edificio del Plata" which allocated to the Bank a tax loss generated by the inflation adjustment of the property contributed to the Trust.

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**Assets / (Liabilities) for deferred income tax**

In the consolidated financial statements, the tax asset (current and deferred) of an entity within the Group will not be offset against the tax liability (current and deferred) of another entity within the Group, because they correspond to income taxes that fall on different tax subjects and, furthermore, they do not legally have the right before the tax authority to pay or receive a single amount that settles the net position. Considering the above, below are the details of the balances of deferred income tax assets and liabilities presented in the Consolidated Statement of Financial Position:

	<b>30/09/2025</b>	<b>31/12/2024</b>
Deferred income tax asset	3.102.962	1.356.361
Deferred income tax liability	(4.104.255)	(26.792.835)

**Passive for deferred income tax**

The movement in assets and liabilities for income tax deferred, is as follows:

<b>Passive net due to deferred tax</b>	<b>Balance as of 31/12/2024</b>	<b>Benefit recognized in income</b>	<b>Balance as of 30/09/2025</b>
Provision for uncollectibility risk	6.785.773	11.216.105	18.001.878
Property and equipment, Investment properties	(40.858.833)	(688.363)	(41.547.196)
Foreign currency valuation	(264.472)	(947.161)	(1.211.633)
Provisions	14.032.559	(8.682.247)	5.350.312
Financial instruments valuation	6.450.344	(21.879.584)	(15.429.240)
Investments in joint ventures	(12.778.026)	(1.662.655)	(14.440.681)
Tax inflation adjustment	271.455	(202.508)	68.947
Tax losses	1.106.993	47.106.635	48.213.628
Others	(182.267)	174.959	(7.308)
<b>Total of the net deferred income tax liability</b>	<b>(25.436.474)</b>	<b>24.435.181</b>	<b>(1.001.293)</b>

Below, the years of generation and expiration of the tax losses recognized in the accounting records (at the tax rate):

<b>Fiscal Year of generation</b>	<b>Balance as of 30/09/2025</b>	<b>Fiscal Year of prescription</b>
2022	73.067	2027
2024	856.860	2029
2025	47.283.701	2030
<b>Total</b>	<b>48.213.628</b>	

According to the analysis conducted by the Group, it is considered that the assets detailed above meet the requirements to be considered recoverable and thus the corresponding recognition can be made.

**Adjustment to tax inflation and tax losses**

Law No. 27.430 introduced an amendment which established that the entities referred to in subsections a) to e) of Article 53 of the Income Tax Law, for the purpose of determining taxable net income, must deduct or incorporate into the taxable result of the fiscal year being settled, the tax inflation adjustment.

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This adjustment would be applicable in the fiscal year in which a percentage variation of the consumer price index accumulated over the thirty-six (36) months prior to the closing of the fiscal year being settled, exceeds one hundred percent (100%). The positive or negative inflation adjustment, as the case may be, that must be calculated, would be allocated as follows: the first and second fiscal year started as of January 1, 2019, had to allocate one sixth (1/6) in that fiscal period and the remaining five sixths (5/6), in equal parts, over the next five (5) immediate fiscal periods. Subsequently, for fiscal years starting as of January 1, 2021, the allocation of the inflation adjustment will be made in its entirety (100%), without any deferral. In this regard, in the current fiscal period, it is appropriate to include the total inflation adjustment calculated for this year.

The Entity has adjusted the accumulated tax losses from previous fiscal periods for inflation to deduct them in the income tax return for the 2023 fiscal period.

The position of the Entity is mainly based on the jurisprudence arising from the Supreme Court of Justice of the Nation ruling, Candy, dated July 3, 2009, and on the arguments presented by the Attorney General of the Nation in her report regarding the case Telefónica de Argentina S.A. et al. v. EN-AFIP-DGI s/DGI - complaint appeal dated June 9, 2020.

BACS Banco de Crédito y Securitización S.A. has adjusted for inflation the accumulated tax losses from fiscal years 2021 to 2022 for the purpose of their deduction in the Income Tax return for fiscal year 2023, in accordance with Article 25 of the Income Tax Law. It should be noted that, as of 30 of September 2025, the Company has absorbed almost all of the remaining tax losses, which were adjusted for inflation based on the variation of the Internal Retail Price Index for the purpose of their computation in the Income Tax return for fiscal years 2023 and 2024.

#### **Income tax rate**

In accordance with Law No. 27,630, the income tax rate is a progressive rate from 25% to 35%, which is determined based on the net taxable income using the table established by said law, whose values are adjusted annually considering the variation of the CPI.

As of September 2025, the applicable rate for the Bank for the measurement of current tax is 35% (35% as of December 31, 2024), while deferred tax balances were measured applying the rate that will be applicable when the temporary differences are expected to reverse.

Likewise, the applicable rate for dividend payments on profits is 7%.

#### **15. FINANCING RECEIVED FROM B.C.R.A. AND OTHER FINANCIAL INSTITUTIONS**

The composition of the item is as follows:

	<b>30/09/2025</b>	<b>31/12/2024</b>
Financing received from local financial institutions	30.888.972	3.274.183
Others	12.197	7.401
<b>Total</b>	<b>30.901.169</b>	<b>3.281.584</b>

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## 16. NEGOTIABLE OBLIGATIONS ISSUED

Below are the issuances of simple, non-convertible Negotiable Obligations by the Grupo:

	Issued value. (In thousands)	Issue date	Maturity date	Annual interest rate	30/09/2025	31/12/2024
<b>Banco Hipotecario S.A. (1)</b>						
Class IV	US\$78.336	14/10/20	14/10/25	9.75%	22.346.359	19.945.823
Class VIII	\$45.347.500	20/12/24	20/12/25	Tamar + 2.75%	34.192.012	55.579.402
Class IX	\$50.000.000	21/02/25	21/02/26	Tamar + 2.75%	51.199.907	-
Class X	US\$30,782	22/08/25	22/08/26	7%	41.747.277	-
<b>BACS Banco de Crédito y Securitization S.A. (2)</b>						
Class XVIII	\$20.000.000	22/11/24	22/11/25	Badlar + 5.98%	20.969.884	25.433.525
<b>TOTAL</b>					<b>170.455.439</b>	<b>100.958.750</b>

- (1) The Ordinary General Shareholders' Meeting held on January 28, 2019, approved the creation of a new Frequent Issuer Program N° 5 for the issuance of Negotiable Obligations, not convertible into shares, with or without guarantees, for up to the amount of US\$ 1,000,000,000 or its equivalent in pesos, which was subsequently amended and extended on several occasions by subsequent Ordinary General Shareholders' Meetings and Board of Directors' Resolutions. The current authorized amount to be issued under the Global Program for the issuance of Negotiable Obligations is up to US\$100,000,000 or its equivalent in other currencies.

Frequent Issuer Registration No. 5 granted by Provision. DI-2019-10-APN-GE#CNV dated January 28, 2019, ratified by Provision. DI-2019-36-APN-GE#CNV dated May 6, 2019, by Provision No. DI-2020-23-APN-GE#CNV dated May 4, 2020, by Provision No. DI-2021-40-APN-GE#CNV dated July 22, 2021, by Provision No. DI-2022-10-APN-GE#CNV dated April 27, 2022, by Provision DI-2023-42-APN-GE#CNV dated September 8, 2023, by Provision DI-2024-34-APN-GE#CNV dated May 20, 2024.

- (2) On March 26, 2012, the Ordinary General Shareholders' Meeting of BACS approved the creation of a Global Program for the Issuance of simple Negotiable Obligations, not convertible into shares, with or without collateral or guaranteed by third parties, subordinated or not, for a nominal value of up to US\$ 150,000,000 and the consequent entry into the public offering regime for the issuance of negotiable obligations. On January 23, 2014, the CNV authorized the public offering of the Negotiable Obligations of BACS Banco de Crédito y Securitización S.A., through Resolution No. 17,271. On April 13, 2016, the General Shareholders' Meeting approved the increase of the amount of the Global Program for the Issuance of Negotiable Obligations from the sum of US\$ 150,000,000 to the sum of up to US\$ 300,000,000. On July 7, 2023, the CNV, through Case file 655/2023 "BACS Banco de Crédito y Securitización S.A. s/ Authorization of the Global Program for the Issuance of Negotiable Obligations for a Nominal Value of up to US\$ 150,000,000 (the "Program")", approved the program in force as of that date. On May 13, 2024, the CNV approved the update of the authorized Program by opinion RE-2024-49228978-APN-GE.

## 17. PROVISIONS

The Group recognizes the following provisions:

- For labor, civil, and commercial lawsuits: they are determined based on the reports from the attorneys regarding the status of the lawsuits and the estimate made about the likelihood of losses to be faced by the Group, as well as experience with this type of lawsuit.
- For various risks: these are established to address contingent situations that could give rise to obligations for the Group. In estimating the amounts, the probability of their occurrence is considered, considering the opinion of the

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legal advisors and professionals of the Group. These include claims from tax authorities for various taxes, possible administrative sanctions from regulatory agencies, among others.

- In Note 31.6 all administrative, disciplinary, and criminal sanctions with judicial sentence of first instance or not, that were imposed or initiated by the BCRA and the Financial Information Unit, are included as required by the BCRA, regardless of whether they are probable, possible, or remote.

According to Management's estimate, there is less than a 50% probability that the amounts of the provisions as of 30 September 2025 will need to be disbursed in the next 12 months.

The movements of provisions for the period ending on 30 September 2025 were as follows:

Provisions	Balances as of 12/31/2024	Increases (1)	Decreases		Monetary Result generated by provisions	Balances as of 30/09/2025
			Deallocati ons	Applicatio ns		
Provisions for application of IFRS 9 on unused credit card balances (2)	1.957.176	3.622.180	(1.356.316)	-	(352.489)	3.870.551
Provisions for the application of IFRS 9 on unused current account agreements (2)	78.840	125.704	(131.096)	-	(14.199)	59.249
Provisions for application of IFRS 9 on guarantees granted (2)	3.409	31.856	(8.385)	-	(614)	26.266
Provisions for lawsuits and other claims	5.027.230	1.347.108	-	(3.710.783)	(905.409)	1.758.146
Provisions for Taxes	4.830.929	-	-	(1.464.411)	(870.055)	2.496.463
Provisions for other contingencies	385.405	-	-	(130.453)	(69.412)	185.540
Provisions for contingent commitments (2)	-	1.125	-	-	-	1.125
<b>Total</b>	<b>12.282.989</b>	<b>5.127.973</b>	<b>(1.495.797)</b>	<b>(5.305.647)</b>	<b>(2.212.178)</b>	<b>8.397.340</b>

(1) Included in the "Statement of Income" under "Other operating expenses - Charge for other provisions" (Note 23).

(2) Annex R

## 18. SHARE CAPITAL

Banco Hipotecario Sociedad Anónima has a share capital of 1,500,000.000, fully subscribed and paid-in, represented by 1,500,000,000 registered common shares with a nominal value of \$1 each, divided into the following classes:

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Class	Shares	Nominal Value	Share Capital
A	664.376.845	1	664.376.845
C	75.000.000	1	75.000.000
D	760.623.155	1	760.623.155
	<u>1.500.000.000</u>		<u>1.500.000.000</u>

- Class A: grant one vote per share. These are the shares retained by the national government during the privatization process, subsequently transferred to the Trust Fund for Assistance to the Federal Regional Infrastructure Fund.
- Class C: grant one vote per share. These shares may not represent more than 5% of the share capital and will be freely transferable. While Class C shares represent more than 3% of the Bank's capital, the Class C shareholders' meeting has the right to elect one member of the Bank's management body.
- Class D: while Class A shares represent more than 42% of the share capital, Class D shares grant three votes per share. Each individual or legal entity belonging to the same Group economic group may not own more than five percent (5%) of the share capital. When Class D shares represent at least 25% of the company's capital, their meeting has the right to elect most of the members of the company's management body.

*Own shares to be delivered.*

On November 22, 2017 ("the grant date"), the Board of Directors of the Bank approved the implementation of the Employee Compensation Program, established by the shareholders' meetings held on April 24, 2013, April 24, 2014, and June 4, 2017.

The employees of the Bank, BACS, BHN Sociedad de Inversión S.A., BHN Vida S.A., BHN Seguros Generales S.A. and BH Valores S.A. (merged with the Bank during 2019) at the grant date, received the right to a number of shares, in accordance with the conditions established in the program.

The benefit was determined considering the fair value of the Bank's shares at the grant date, with the excess over the nominal value of the shares allocated to "Retained earnings reserve – for share-based payments."

If, at the time the beneficiary ceases to be an employee of the involved entities, they meet the conditions of the program, the beneficiaries receive class "D" shares and the shares are transferred from "shares to be delivered" to "shares outstanding", both concepts included in the Share Capital item.

Additionally, until March 2021, the higher value recognized in "Retained earnings reserve – for share-based payments" was transferred to the "Share premium" account each time shares were delivered to beneficiaries. On March 30, 2021, the Bank's Shareholders' Meeting approved the absorption of negative unallocated results, and the "Share premium" account and the "Retained earnings reserve – for share-based payments" were fully absorbed. Therefore, as of April 2021, only the transfer from "shares to be delivered" to "outstanding shares" mentioned in the previous paragraph is conducted.

The dividends corresponding to the shares to be delivered are made available to the beneficiaries immediately after the distribution is approved by the Shareholders' Meeting.

**19. INCOMES FROM INTEREST AND ADJUSTMENTS / COMMISSIONS**

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Interest and adjustment income	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Interest in cash and deposits in banks	1.720.320	52.164	2.468.642	858.006
Interest in loans in the financial sector	4.220.280	166.757	7.445.186	334.970
Interest on advances	5.293.448	2.094.661	12.292.052	8.661.514
Interest on documents	11.323.977	6.039.148	24.843.103	18.965.283
Interest in mortgage loans	4.278.518	2.285.626	10.929.995	6.286.182
Interest in personal loans	22.820.565	6.288.194	60.787.567	14.123.481
Interest in pledged loans	280.677	5.346	818.885	9.851
Interest in credit card loans	24.913.733	12.678.775	63.627.275	40.451.702
Interest in financial leases	323.261	117.098	812.567	773.077
Interest from other loans	13.129.154	4.251.923	32.844.753	14.541.397
Interest in public and private securities	95.762.828	(59.457.827)	227.217.237	19.809.526
Income from CER, CVS, UVA, and UVI adjustments	17.330.986	118.870.123	51.090.724	205.992.061
Interest from active repos	2.695.940	12.136.154	4.238.867	810.036.213
Others	433.308	-	438.060	-
<b>Total</b>	<b>204.526.995</b>	<b>105.528.142</b>	<b>499.854.913</b>	<b>1.140.843.263</b>

Commission income	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Card commissions	8.133.528	7.408.044	24.475.340	24.042.149
Commissions related to obligations	8.764.717	6.059.048	23.475.799	17.460.195
Commissions related to loans	17.518	81.608	162.768	296.835
Other commissions	973.744	1.671.309	3.550.310	3.764.865
<b>Total</b>	<b>17.889.507</b>	<b>15.220.009</b>	<b>51.664.217</b>	<b>45.564.044</b>

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## 20. INTEREST EXPENSES AND ADJUSTMENTS / COMMISSIONS

Interest and adjustment expenses	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Interest in demand deposit accounts	(61.411.487)	(92.571.664)	(189.803.479)	(585.469.531)
Interest in savings account deposits	(133.434)	(65.275)	(318.621)	(207.115)
Interest in time deposits	(95.191.655)	(80.201.377)	(211.081.545)	(400.737.288)
Interest in loans interbank	(2.350.022)	72.539	(7.571.639)	(43.390)
Interest in negotiable obligations and debt securities	(11.601.433)	(2.941.064)	(29.050.185)	(14.077.639)
Interest in reverse repos and guarantees	(36.476.427)	(170.980)	(53.287.844)	(588.352)
Expenses from CER adjustments CVS, UVA, and UVI	(224.184)	(2.382.905)	(1.239.628)	(18.191.976)
<b>Total</b>	<b>(207.388.642)</b>	<b>(178.260.726)</b>	<b>(492.352.941)</b>	<b>(1.019.315.291)</b>

Commission expenses	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Commissions related to loans	(380.683)	(995.657)	(1.339.694)	(2.187.673)
Commissions for securities placement	(490.090)	(581.322)	(1.879.779)	(1.385.946)
Others	(302.468)	(136.614)	(695.488)	(426.346)
<b>Total</b>	<b>(1.173.241)</b>	<b>(1.713.593)</b>	<b>(3.914.961)</b>	<b>(3.999.965)</b>

## 21. NET RESULT FROM MEASUREMENT OF FINANCIAL INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

Net result from measurement of financial instruments at fair value through profit or loss	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Result from government securities	61.426.483	193.214.031	195.096.266	453.719.771
Results from financial trusts	271.180	1.733.477	296.299	2.503.933
Results from other private securities	6.011.256	15.729.232	14.805.981	36.585.960
Result from derivative instruments	(104.316)	1.901.993	163.026	2.043.002
<b>Total</b>	<b>67.604.603</b>	<b>212.578.733</b>	<b>210.361.572</b>	<b>494.852.666</b>

## 22. EXCHANGE RATE DIFFERENCE OF FOREIGN CURRENCY

Originated in:	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Net operations in dollars	(7.655.684)	(1.354.349)	(14.481.808)	(8.523.142)
Derivative instruments	426.467	(1.574.690)	(1.603.159)	(5.350.552)
Net operations in euros	65.580	(45.791)	340.488	62.603
<b>Foreign currency exchange rate difference</b>	<b>(7.163.637)</b>	<b>(2.974.830)</b>	<b>(15.744.479)</b>	<b>(13.811.091)</b>

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Partner  
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### 23. OTHER INCOME / (EXPENSES) OPERATING

Other operating income	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Loan-related services	3.853.463	3.383.448	11.377.813	9.797.301
Premiums and income from insurance activities	15.241.472	14.472.671	45.987.489	40.842.780
Commissions on liability transactions	955.575	1.113.072	3.134.433	2.893.365
Income from PRO.CRE.AR services	2.506.504	2.667.039	7.222.323	7.821.652
Penalty interest	2.120.821	250.655	3.164.480	785.867
Recovered loans	979.326	199.270	2.258.203	660.760
Reversed provisions	6.496.552	2.761.043	8.800.345	4.356.490
Rentals	426.539	250.449	985.767	1.008.599
Result from fair value measurement of investment properties (1)	412.972	-	543.967	-
Gains from the sale of property, plant and equipment, and other non-financial assets	-	906.722	-	906.722
Reversal of impairment of property and equipment (2)	199.804	-	1.762.270	-
Adjustments and interest in various loans	868.390	487.540	2.385.910	1.515.650
Other income	4.903	(234.362)	118.314	1.039.563
<b>Total</b>	<b>34.066.321</b>	<b>26.257.547</b>	<b>87.741.314</b>	<b>71.628.749</b>

(1) Note 12.3

(2) Note 12.1

Other operating expenses	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Gross income tax	(11.441.851)	(9.094.222)	(30.657.250)	(64.380.454)
Loan-related services	(4.695.930)	(4.368.757)	(12.749.907)	(11.869.193)
Services related to deposits	(1.574.076)	(2.754.447)	(6.117.009)	(7.095.230)
Services related to credit cards	(5.683.173)	(4.243.554)	(17.625.511)	(14.223.065)
Other taxes	(1.980.026)	(1.564.137)	(5.449.421)	(4.567.342)
Debit and credit card bonuses	(770.124)	(843.672)	(2.918.793)	(2.390.596)
Loan discounts	(515.302)	(273.222)	(1.127.214)	(765.993)
Contribution to the deposit guarantee fund (Note 31.1)	(1.088.666)	(1.067.869)	(3.066.849)	(3.051.107)
Interest in financial leases (Note 12.1)	(480.924)	(898.404)	(1.461.115)	(2.547.086)
Charge for other provisions (1)	(2.623.875)	(9.866.697)	(7.418.466)	(20.947.213)
Donations	(747.148)	(300.866)	(1.591.540)	(903.315)
Result from fair value measurement of investment properties	-	(614.112)	-	(1.022.402)
Loss on sale or impairment of investment properties and other non-financial assets	700.710	-	(2.279.853)	-
Other expenses	(5.429.574)	(1.026.117)	(10.092.052)	(5.917.144)
<b>Total</b>	<b>(36.329.959)</b>	<b>(36.916.076)</b>	<b>(102.554.980)</b>	<b>(139.680.140)</b>

(1) As of September 30, 2025, it includes September 2025, it includes 5.412.386 of charge for other provisions and 2.006.080 of charge for termination benefits payable. As of September 30, of September 2024 it includes

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11.533.406 of charge for other provisions and 9.413.807 of charge for termination benefits payable.

## 24. EXPENSES BY FUNCTION AND NATURE

The Group presented its statements of comprehensive income under the expense function method. According to this method, expenses are classified according to their function as part of the item "Administration expenses".

The following table provides the additional information required regarding the nature of the expenses:

Administrative expenses	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Fees and compensation for services	(6.112.899)	(5.603.167)	(17.557.967)	(16.072.723)
Fees to directors and statutory auditors	(2.111.817)	(2.380.881)	(6.033.433)	(6.953.590)
Advertising expenses, promotion, and research	(1.159.574)	(1.306.424)	(2.831.053)	(3.216.049)
Taxes and fees	(2.753.832)	(2.548.279)	(7.497.817)	(7.324.819)
Maintenance and repairs	(1.483.986)	(1.561.163)	(4.183.703)	(4.418.441)
Electricity, gas, and telephone	(1.454.012)	(1.308.781)	(3.906.515)	(3.948.125)
Insurance	(446.406)	(554.686)	(1.262.397)	(1.646.036)
Representation and travel expenses	(457.626)	(387.573)	(1.253.525)	(1.130.618)
Office supplies	(31.702)	(43.213)	(129.500)	(245.865)
Rentals	(144.820)	(174.503)	(361.129)	(575.182)
Security services	(1.255.887)	(1.434.375)	(3.793.400)	(3.677.685)
Transfer of securities	(319.785)	(487.998)	(1.315.149)	(1.403.064)
Various	(351.116)	(480.369)	(1.242.933)	(1.332.544)
<b>Total</b>	<b>(18.083.462)</b>	<b>(18.271.412)</b>	<b>(51.368.521)</b>	<b>(51.944.741)</b>

## 25. EMPLOYEE BENEFITS

Continuation, the items included in Employee Benefits are detailed below:

Employee benefits	Three-month period ended on		Period of nine months ended on	
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
Salaries and social charges	(25.956.732)	(28.739.829)	(76.912.241)	(92.855.548)
Indemnities and bonuses	(6.096.003)	(14.410.532)	(8.982.669)	(40.235.657)
Personnel expenses	(3.062.102)	(2.211.626)	(8.490.963)	(6.375.914)
<b>Total</b>	<b>(35.114.837)</b>	<b>(45.361.987)</b>	<b>(94.385.873)</b>	<b>(139.467.119)</b>

## 26. SEGMENT INFORMATION BY SEGMENTS

The Group determines the operating segments based on the management reports that are used to monitor performance and allocate resources by the Board of Directors and key Management personnel and updates them as changes occur.

The Group [RUN2] considers the business according to the types of products and services offered, thus identifying the following operating segments: [RUN2]

- (a) Finance – Corresponds to the placement of the liquidity of the Group in accordance with the needs and opportunities of the other segments and its own.

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- (b) Wholesale Banking – Includes corporate and financial advisory services, as well as asset management and financing for large clients. Additionally, operations of the subsidiary BACS are included.
- (c) Retail Banking – Includes both the granting of financing and other credit products as well as the collection of deposits from individuals. Additionally, it includes the operations of the subsidiary BHN Inversión.

The "Others" column includes the balances of assets, liabilities, and results that are not allocated to the operating segments mentioned above.

The "Adjustments" column includes the consolidation adjustments corresponding to transactions between members of the Group not transferred to third parties and the non-controlling interest.

The operating results of the different operating segments of the Group are monitored separately for the purpose of making decisions regarding resource allocation and evaluating the performance of each segment. The performance of these segments is evaluated based on operating profit or loss and is measured consistently with the operating profit and loss of the consolidated statement of profit and loss.

When a transaction occurs, the transfer prices between operating segments are negotiated independently and fairly, in a manner like transactions conducted with third parties. The income, expenses, and results produced by transfers between operating segments are then eliminated from consolidation.

Below, the relevant segment information is presented:

	30/09/2025							
	Finance	Retail banking		Wholesale banking		Others	Adjustments	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Total assets	1.772.380.325	709.139.762	715.112.680	390.636.762	257.103.308	374.644.341	(97.430.124)	4.121.587.054
Total liabilities	(1.307.101.674)	(721.093.709)	(653.278.196)	(585.669.321)	(225.563.085)	(118.007.624)	21.189.546	(3.589.524.063)

	31/12/2024							
	Finance	Retail banking		Wholesale banking		Others	Adjustments	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Total assets	2.247.556.910	532.084.733	80.582.413	228.828.789	224.704.230	284.454.666	(86.136.524)	3.512.075.217
Total liabilities	(1.373.034.773)	(639.623.198)	(17.847.404)	(492.117.631)	(192.293.678)	(203.064.482)	15.164.033	(2.902.817.133)

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	30/09/2025							
	Finance	Retail banking		Wholesale banking		Others	Adjustment s	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Result net from interest	(126.706.166)	141.365.385	(25.834.136)	18.627.470	867.580	(2.045.359)	1.227.198	7.501.972
Net result from commissions	(2.271.124)	49.652.251	(5.952.245)	6.290.792	29.582	-	-	47.749.256
Net result from measurement of financial instruments at fair value through profit or loss	119.900.368	30.109.759	29.342.814	17.557.370	13.938.298	-	(487.037)	210.361.572
Result from derecognition of assets measured at amortized cost	-	-	36.278	-	-	-	-	36.278
Foreign currency exchange rate difference	(15.474.979)	-	1.046.271	-	319.593	-	(1.635.364)	(15.744.479)
Other operating income	96.745	23.842.600	45.987.489	6.325.969	9.877.474	2.480.939	(869.902)	87.741.314
Charge for uncollectibility	-	(33.537.521)	-	(11.008.227)	(1.383.142)	-	-	(45.928.890)
<b>Total income operating net</b>	<b>(24.455.156)</b>	<b>211.432.474</b>	<b>44.626.471</b>	<b>37.793.374</b>	<b>23.649.385</b>	<b>435.580</b>	<b>(1.765.105)</b>	<b>291.717.023</b>
Other operating expenses	(13.842.872)	(59.079.675)	(9.683.398)	(3.733.054)	(6.999.531)	(9.270.209)	53.759	(102.554.980)
<b>Result by Segment</b>	<b>(38.298.028)</b>	<b>152.352.799</b>	<b>34.943.073</b>	<b>34.060.320</b>	<b>16.649.854</b>	<b>(8.834.629)</b>	<b>(1.711.346)</b>	<b>189.162.043</b>
Employee benefits	-	-	-	-	-	-	-	(94.385.873)
Administrative expenses	-	-	-	-	-	-	-	(51.368.521)
Depreciations and impairments of assets	-	-	-	-	-	-	-	(6.879.229)
Result from net monetary position	-	-	-	-	-	-	-	(75.056.321)
Income tax – benefit	-	-	-	-	-	-	-	40.270.220
Net result attributable to non- controlling interests – loss	-	-	-	-	-	-	-	2.579.692
<b>Net result profit</b>								<b>4.322.011</b>

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	30/09/2024							
	Finance	Retail banking		Wholesale banking		Others	Adjustment s	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Result net from interest	53.499.471	52.584.690	4.382.682	(4.529.428)	20.396.751	(3.932.505)	(873.689)	121.527.972
Net result from commissions	(1.715.798)	44.434.996	(5.444.687)	4.289.597	(29)	-	-	41.564.079
Net result from measurement of financial instruments at fair value through profit or loss	416.813.405	21.520.033	19.187.484	13.835.360	22.568.403	-	927.981	494.852.666
Result from derecognition of assets measured at amortized cost	-	-	(148.786)	-	-	-	-	(148.786)
Foreign currency exchange rate difference	(10.977.713)	-	2.355.460	-	261.020	-	(5.449.858)	(13.811.091)
Other incomes operating	5.313.050	15.211.729	40.373.160	71.571	9.637.704	1.581.786	(560.251)	71.628.749
Charge for uncollectibility	-	(7.817.717)	-	(1.498.318)	(164.688)	-	-	(9.480.723)
<b>Total income operating net</b>	<b>462.932.415</b>	<b>125.933.731</b>	<b>60.705.313</b>	<b>12.168.782</b>	<b>52.699.161</b>	<b>(2.350.719)</b>	<b>(5.955.817)</b>	<b>706.132.866</b>
Other operating expenses	(44.897.370)	(43.562.539)	(7.670.054)	(3.758.159)	(12.224.931)	(27.598.679)	31.592	(139.680.140)
<b>Result by Segment</b>	<b>418.035.045</b>	<b>82.371.192</b>	<b>53.035.259</b>	<b>8.410.623</b>	<b>40.474.230</b>	<b>(29.949.398)</b>	<b>(5.924.225)</b>	<b>566.452.726</b>
Employee benefits	-	-	-	-	-	-	-	(139.467.119)
Administrative expenses	-	-	-	-	-	-	-	(51.944.741)
Depreciations and impairments of assets	-	-	-	-	-	-	-	(7.569.547)
Result from net monetary position	-	-	-	-	-	-	-	(262.771.997)
Income tax - charge	-	-	-	-	-	-	-	(42.361.993)
Net income attributable to non-controlling interests - gain	-	-	-	-	-	-	-	(1.189.889)
<b>Result net profit</b>								<b>61.147.440</b>

The operating results of the different operating segments of the Group are monitored separately for the purpose of making decisions regarding resource allocation and evaluating the performance of each segment. The performance of these segments is evaluated based on operating profit or loss and is measured consistently with the operating profit and loss of the consolidated statement of profit or loss. However, personnel benefits, administrative expenses, results from monetary position, and income tax are managed on a consolidated basis, which is why they have not been allocated to an operating segment.

Information on geographic areas:

All operations of the Group are conducted within Argentina.

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## 27. OFF-BALANCE SHEET ITEMS

The Group records various transactions in off-balance sheet items in accordance with regulations issued by the BCRA. Below are the balances of the main off-balance sheet items as of 30 September 2025 and as of December 31, 2024:

Off-balance sheet items	30/09/2025	31/12/2024
Received guarantees	691.107.674	457.330.329
Classified uncollectible loans (Note 8.3)	83.429.748	79.175.652
Securities in custody	1.407.806.662	1.424.853.747
Receivable securities	11.597.335	16.226.974
Amounts to be debited	2.199.130	2.969.538
Items pending accreditation	8.395.603	4.375.112
Granted loans	810.738.811	821.226.038
Guarantees granted	5.850.829	10.070.052

## 28. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The transactions conducted between related parties have been conducted under terms equivalent to those of transactions between parties acting independently of each other.

### Main shareholders

The main shareholders of the Bank are:

Name	Class of shares	30/09/2025		31/12/2024	
		% Votes	% Capital	% Votes	% Capital
Trust Fund for Assistance to the Federal Regional Infrastructure Fund	A	21.99%	44.29%	21.99%	44.29%
Trust Fund for Assistance to the Federal Regional Infrastructure Fund	C	2.48%	5.00%	2.48%	5.00%
IRSA Inversiones y Representaciones S. A. (a)	D	43,38%	29,13%	43,52%	29,22%
ANSES	D	7.35%	4.94%	7.35%	4.94%
Shares to be delivered	D	1,92%	1,29%	2,05%	1,38%
The Bank of New York ADRs (b)	D	9.03%	6.06%	9.03%	6.06%
Others	D	13,85%	9.29%	13,58%	9,11%
		<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

- (a) IRSA Inversiones y Representaciones ("IRSA") holds this direct stake (4.91%) and indirectly through its subsidiaries: Tyrus S.A. (5.00%) Ritelco S.A. (5.00%), E-Commerce Latina S.A. (5.00%), Palermo Invest S.A. (4.99%), and Inversora Bolívar S.A. (4,23%).
- (b) Corresponds to 9,905,000 ADRs (10 shares = 1 ADR), whose political rights are exercised by the National Government.

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### Compensation to the Board of Directors

The Bank's bylaws establish that the total amount of compensation for the Directors, shall be limited to five percent (5%) of the net profits after tax generated in the relevant fiscal year when cash dividends are not distributed for any reason, and shall be proportionally increased according to the existence of cash dividends up to a maximum percentage of fifteen percent (15%) of the computable earnings.

Some of the Directors of the Group are employed under Labor Contract Law No. 20.744. This law provides for certain conditions of the employment relationship, including remuneration, wage protection, working hours, vacations, paid leave, minimum age requirements, worker protection and forms of suspension and termination of the contract. The remuneration of the Directors for each fiscal year is determined in accordance with Law No. 19.550, taking into consideration whether they perform technical-administrative functions and based on the results obtained during the fiscal year. Once the amounts are determined, they are submitted for approval by the Shareholders' Meeting.

### Compensation to Key Management Personnel

The members of the Executive Management are appointed and removed by the Board of Directors and perform their duties in accordance with the instructions received from them.

Key Management Personnel receive a fixed amount of compensation for their duties, established considering their background, skills and experience, and an annual bonus that varies according to their individual performance and the results of the Group.

As of 30 September 2025, the key personnel of the Bank's Management are composed of one General Manager and eleven Area Managers.

### Corporate Services Agreement

Considering that the subsidiaries have operational areas with certain affinity characteristics, the Bank considered it appropriate to implement alternatives that allow for the reduction of certain fixed costs of its activity, optimizing the individual efficiencies of each company in the different areas that make up operational management.

The allocation of costs and benefits of corporate service contracts is conducted based on operational efficiency and fairness, without seeking individual economic benefits for each of the companies.

Below, the service areas included in the corporate service contracts are detailed:

Entity	Service areas
BACS	Human resources, services, financial, technological services, purchases and contracting, accounts payable, general secretariat services, legal advice, and the use of an area exclusively for BACS within the Bank's Vault.
BHN Vida y BHN Seguros Generales (a)	Human resources, purchases and contracting, maintenance, internal audit, asset management, general services, payment to suppliers, general secretariat, legal advice and supervision, provision, maintenance and management of communication and IT equipment, SAP maintenance, and insurance marketing through call centers.

(a) Controlled by BHN Sociedad de Inversión.

### Purchase and sale of financial assets

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Cash surpluses are usually invested in various instruments that may be issued by related parties or by unrelated third parties, acquired at the time of issuance through transactions in the secondary market.

### Financial operations

In the ordinary course of its activities, the Bank enters various lines with related parties. These loans result in interest payments at market rates and conditions and are in normal compliance status at the end of the period.

Likewise, the Banco and BACS usually function as placement agents in capital market transactions of our related parties.

A continuation, the balances, and transactions with related parties as of 30 September 2025:

Related Party	ASSETS						LIABILITIES
	Other debt securities	Derivative instruments	Equity instruments	Loans and other financing	Other financial assets	Other non-financial assets (Note 12.3)	Other non-financial liabilities (Note 12.4)
IRSA (Includes subsidiaries)	263.154	106.429	297.258	240	18.331	-	-
<b>Total shareholders</b>	<b>263.154</b>	<b>106.429</b>	<b>297.258</b>	<b>240</b>	<b>18.331</b>	<b>-</b>	<b>-</b>
Key personnel	-	-	-	-	-	2.505.422	5.186.855
<b>Total others</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2.505.422</b>	<b>5.186.855</b>
<b>Total</b>	<b>263.154</b>	<b>106.429</b>	<b>297.258</b>	<b>240</b>	<b>18.331</b>	<b>2.505.422</b>	<b>5.186.855</b>

Related Party	Interest income	Employee benefits	Administrative expenses
IRSA (Includes subsidiaries)	306.971	-	-
<b>Total Shareholders</b>	<b>306.971</b>	<b>-</b>	<b>-</b>
Key personnel	-	7.497.631	6.033.433
<b>Total others</b>	<b>-</b>	<b>7.497.631</b>	<b>6.033.433</b>
<b>Total</b>	<b>306.971</b>	<b>7.497.631</b>	<b>6.033.433</b>

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Continuation, the balances with related parties as of December 2024 are detailed below:

Related Party	ASSETS						LIABILITIES
	Other debt securities	Derivative instruments	Equity instruments	Loans and other financings	Other financial assets	Other non-financial assets (Note 12.3)	Other non-financial liabilities (Note 12.4)
IRSA (Includes subsidiaries)	247.380	90.967	572.378	1.626.747	107.540	-	-
<b>Total shareholders</b>	<b>247.380</b>	<b>90.967</b>	<b>572.378</b>	<b>1.626.747</b>	<b>107.540</b>	<b>-</b>	<b>-</b>
Key personnel	-	-	-	-	-	2.313.205	11.213.490
<b>Total others</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2.313.205</b>	<b>11.213.490</b>
<b>Total</b>	<b>247.380</b>	<b>90.967</b>	<b>572.378</b>	<b>1.626.747</b>	<b>107.540</b>	<b>2.313.205</b>	<b>11.213.490</b>

A continuation, the following transactions with related parties as of 30 September 2024:

Related Party	Interest income	Employee benefits	Expenses of administration
IRSA (Includes subsidiaries)	164.553	-	-
<b>Total shareholders</b>	<b>164.553</b>	<b>-</b>	<b>-</b>
Key personnel	-	11.689.928	6.953.590
<b>Total others</b>	<b>-</b>	<b>11.689.928</b>	<b>6.953.590</b>
<b>Total</b>	<b>164.553</b>	<b>11.689.928</b>	<b>6.953.590</b>

## 29. FINANCIAL RISK FACTORS

These condensed consolidated interim financial statements do not include all the information and disclosures regarding financial risk management and therefore must be read in conjunction with Note 29 to the consolidated financial statements as of December 31, 2024. There have been no changes in the management or risk management policies applied by the Group since the end of the fiscal year.

## 30. CAPITAL ADMINISTRATION

The objectives of the Group regarding capital management are set out below:

- Compliance with the requirements established by the BCRA in its Communication "A" 6260 and amendments; and
- Support the Bank's operations to prevent any situation that may jeopardize the Bank's activities.

According to the guidelines established by the BCRA, financial institutions must maintain capital ratios to reduce associated risks. It should be noted that the Bank complied with the minimum capital requirement determined in accordance with the provisions of BCRA regulations.

As of March 2020, the BCRA established for financial institutions Group "A" (to which the Bank belongs), that, for the purposes of determining the Computable Equity Responsibility, the impact generated by the positive difference between the new accounting provision computed according to point 5.5 of IFRS 9 and the "regulatory" provision calculated according to the rules on "Minimum provisions for uncollectibility risk" or the accounting provision corresponding to the balance as of November 30, 2019 – whichever is higher – may be computed as common equity tier one capital.

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Computable Equity Responsibility is composed of Basic Net Worth and Supplementary Net Worth. The balance of these items is detailed below:

	30/09/2025	31/12/2024
Basic Net Equity		
Ordinary Tier One Capital	540.957.424	576.088.674
(Deductible items)	(84.446.829)	(34.558.813)
Additional Tier 1 Capital	845.568	1.228.775
Supplementary Net Worth		
Tier Two Capital	1.127.424	2.113.517
<b>Computable Equity Responsibility</b>	<b>458.483.587</b>	<b>544.872.153</b>

A continuation, a breakdown of the determined requirement is presented:

	30/09/2025	31/12/2024
Credit risk	125.660.465	80.168.252
Market risk	22.567.235	43.078.049
Operational risk	15.531.804	57.113.864
<b>Basic requirement</b>	<b>163.759.504</b>	<b>180.360.165</b>
<b>Integration</b>	<b>458.483.587</b>	<b>544.872.153</b>
<b>Excess</b>	<b>294.724.083</b>	<b>364.511.988</b>

### 31. ADDITIONAL INFORMATION REQUIRED BY BCRA

#### 31.1. Deposit Guarantee Insurance

Law N° 24.485 and the Decrees N° 540/95 ordered the creation of the Deposit Guarantee Insurance System with the purpose of covering the risk of bank deposits in addition to the system of privileges and protection provided for in the Financial Institutions Law. Through Communication "A" 7661 the BCRA established as of January 1st, 2023 the guaranteed limit for deposits in pesos and/or in foreign currency at 6.000 (previously it was 1.500). Additionally, through Communication "A" 7985 effective as of April 1, 2024, the limit was increased to 25,000.

Through Communication "A" 6460 the BCRA established, effective as of 24 February 2018 the exclusion of demand deposits in which interest rates higher than the reference rates are agreed upon, and time deposits and investments that exceed 1,3 times that rate or the reference rate plus 5 percentage points (whichever is higher). They will also be excluded when those interest rate limits are distorted by additional incentives or compensation.

The contribution that financial institutions must make monthly to the Fund is 0,015%, based on the monthly average of the deposits included. In addition to the regular contribution, institutions must make an additional differentiated contribution according to the result obtained from the weighting of numerous factors.

As of 30 September 2025, and 2024, the charge for Contribution to the Deposit Guarantee Fund amounts to 3.066.849 and 3.051.107 respectively and is included under the item "Other operating expenses" at each date (Note 23).

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### 31.2. Financial assets pledged as collateral

The details of the financial assets pledged as collateral as of each date are presented:

	30/09/2025	31/12/2024
<b>Bank Hipotecario</b>		
Special guarantee accounts at BCRA linked to electronic clearing houses	26.587.471	30.104.620
Cash, government securities and instruments issued by BCRA as collateral for OCT ROFEX transactions	7.885.000	3.351.780
Public securities and instruments issued by BCRA as collateral for transactions with A3 Mercados and BYMA	68.870.199	2.690.216
Cash and deposits as collateral for transactions with A3 Mercados	1.100	1.342
Cash and guarantee deposits for Visa credit card operations	12.969.665	10.351.345
Cash and security deposits for office and commercial premises rentals	23.058	18.814
Cash and guarantee deposits for attachments	1.826	2.038
Public securities allocated to repos and pledges	49.487.974	216.652.803
	<b>165.826.293</b>	<b>263.172.958</b>
<b>BACS</b>		
Special guarantee accounts at BCRA linked to electronic clearing houses	78.809	73.751
Government securities and pesos as collateral for transactions of A3 Mercados, MAV and BYMA	8.481.451	12.017.689
	<b>8.560.260</b>	<b>12.091.440</b>
<b>BHN Investment</b>		
Public securities allocated to repos and pledges	527.341.826	-
	<b>527.341.826</b>	-
<b>CHA IX to XIV Financial Trusts</b>		
Guarantee funds	-	150.353
	-	<b>150.353</b>
<b>Total</b>	<b>701.728.379</b>	<b>275.414.751</b>

### 31.3. Fiduciary Activities

The Group acts as trustee, trustor, or administrator in the trusts detailed below:

#### a) Acting as Trustee

#### ARGENTINE BICENTENNIAL CREDIT PROGRAM FOR SINGLE AND FAMILY HOUSING (Pro.Cre.Ar. AR)

On June 12, 2012, the National Executive Power, through Decree No. 902, resolved to create a Public Trust Fund called Programa Crédito Argentino del Bicentenario para la Vivienda Única Familiar (Pro.Cre.Ar.). On that date, the Bank's Board of Directors approved participation as trustee of the fund.

On July 18, 2012, the Administrative and Financial Trust "PROCREAR" was established between the National State as Trustor and Banco Hipotecario S.A. as Trustee, to which the trust assets are transferred as underlying assets.

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The Trust was created with the sole, exclusive, and irrevocable purpose of: (i) managing the trust estate in order to facilitate access to home ownership for the population and the generation of employment as policies for economic and social development, in compliance with the statements and objectives of Decree N°902, (ii) the application by the Trustee of the net proceeds from the placement of the Debt Representative Securities (VRD) and the monetary contributions from the National State to the origination of loans for housing construction in accordance with the provisions of Decree N° 902 and the credit lines; and (iii) the repayment of the trust securities, in accordance with the terms of the trust agreement and the Trust Law.

The main obligations of the Trustee, notwithstanding those established by the Trust Law and the Commercial Code, are as follows:

- Comply with the obligations of the Trust Agreement and with the instructions given by the Executive Committee.
- Conduct the functions corresponding to it as Trustee, acting with the loyalty, diligence, and prudence of a good businessperson, who acts based on the trust placed in him.
- Exercise the powers granted under the Contract, preserving the Trust Estate.
- Use the Trust Estate for lawful purposes, in accordance with the provisions of the Agreement and as instructed by the Executive Committee.
- Identify the Trust Assets and record them separately in an accounting system independent from its own assets and from assets corresponding to other trusts that it has or may have because of its operations.
- Prepare the Financial Statements of the Trust, hire the corresponding audits, and comply with the applicable reporting regimes.
- Insure the Trust Estate against risks that could affect its integrity.
- Invest or reinvest the Trust's funds, in accordance with the provisions of the Agreement and the instructions given by the Executive Committee.

On November 12, 2024, through Decree No. 1018/2024, the National Executive Branch ordered the dissolution of the Public Trust Fund called Programa Crédito Argentino del Bicentenario para la vivienda única familiar (Pro.Cre. AR) and, therefore the repeal of Decree No. 902 dated June 12, 2012.

Likewise, it establishes that the Ministry of Economy will carry out all necessary actions for the liquidation of the Public Trust Fund, will dispose of and manage movable and immovable assets, and will enter into a contract with Banco Hipotecario S.A. for the continuity of the management of the loans under the same remuneration conditions established in the Trust Agreement signed on July 18, 2012.

It is also established that for liquidation aspects not provided for in Decree No. 1010/2024 or in the Trust Agreement signed on July 18, 2012, the guidelines set forth in Decree No. 695/2024 and in Resolution of the Ministry of Economy No. 796/24 shall apply. The latter entrusts the handling of judicial cases related to operations conducted under the Trust to the organizational unit of the permanent legal service of the National State, as designated by the Legal and Administrative Secretariat of the Ministry of Economy.

In relation to the liabilities, it is established that outstanding monetary obligations or those arising during the liquidation process will be settled with funds obtained from the collection of granted loans, or from the proceeds of the sale of real estate, to the extent that they are credited to the corresponding accounts, respecting the order of priority provided in the Trust Agreement signed on July 18, 2012.

The Ministry of Economy, with prior intervention from the National Appraisal Tribunal, may authorize the transfer of real estate or units to Provinces, Municipalities, the Autonomous City of Buenos Aires, Housing Institutes, and other agencies of the National State. If the respective properties had been contributed by Provinces, Municipalities, or others, their total or partial restitution may be agreed upon in favor of the original contributor concerned.

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The real estate properties held in trust by Banco Hipotecario S.A., in its capacity as trustee, not allocated to projects with current work lease contracts, will be transferred to the State Property Administration Agency (AABE).

Finally, the Decree establishes that the Ministry of Economy shall issue the operational and supplementary regulations necessary for the optimal implementation of said decree. In this regard, on June 6, 2025, the Ministry of Economy issued Resolution No. 764/2025 by which:

- 1) The Secretariat of Public Works of the Ministry of Economy is entrusted with the liquidation of the fund, including the administration of movable and immovable property and the regularization of ownership, authorizing it to execute the pertinent legal acts.
- 2) A Mandate Contract model is approved with Banco Hipotecario S.A. for the management of individual loans.
- 3) The National Directorate of Asset Standardization, under the Undersecretariat of Administration and Asset Standardization of the Legal and Administrative Secretariat, is entrusted with the adoption of the necessary measures and the execution of the pertinent legal acts in order to comply with the provisions established in the Contract mentioned in the previous point.
- 4) It is established that said National Directorate shall instruct Banco Hipotecario S.A. to transfer to the General Treasury of the Nation the net amounts resulting from the collection management carried out by said bank, after deducting its remuneration, as well as the expenses incurred under the Contract and those resulting from measures adopted by the Secretariat of Public Works. It may also instruct the bank to proceed with the sale of loan portfolios whose collection yield is less than forty percent (40%) of the total amount to be received from collection management in the corresponding period.
- 5) It is established that, in compliance with Article 6 of Decree No. 1018/2024, the properties that were held in trust by Banco Hipotecario S.A., in its capacity as trustee, which were not subject to a work lease contract that was fully or partially executed while Decree No. 902 of June 12, 2012 and its amendments were in force, shall be transferred to AABE. Such transfer shall be perfected through agreements to be entered into between Banco Hipotecario S.A., AABE, and the Secretariat of Public Works.
- 6) The Legal Subsecretariat of the Legal and Administrative Secretariat of the Ministry of Economy is entrusted with managing the judicial contingencies of the Pro.Cre.Ar. AR Program through the organizational units of the permanent legal service designated by said Subsecretariat.

On July 3, 2025, the Mandate Agreement was signed with Banco Hipotecario S.A. for the management of individual loans. Within the framework of the Agreement, the Bank will act under the instructions of the National Directorate of Asset Normalization and must submit reports monthly on collections and comply with the directives of the Ministry of Economy.

On August 25, 2025, the Mandate Agreement for the administration and disposal of the movable and immovable property existing in the Trust, referred to in Article 4 of Decree No. 1018/2024, was signed between the Secretary of Public Works of the Ministry of Economy as Principal and Banco Hipotecario S.A. as Agent.

As shown in the balance sheet as of September 30, September 2025 [RUN7], the Trust's financial position is as follows:

- Assets: 3.310.650.116
- Liabilities: 90.931.551
- Net Equity: 3.219.718.565

As of 30 September 2025, the active portfolio of the PRO.CRE.AR. Administrative and Financial Trust consists of 151,621 mortgage loans for the construction of single, permanent family homes, 77,208 personal loans and one wholesale loan. The amount disbursed for construction as of that date amounts to 2,480,947,989, 36,900,193 and 29,867,577, respectively. The funds committed to be disbursed amount to 7,596,004. The conditions of these loans vary according to the family income segment.

## **OTHER FINANCIAL TRUSTS**

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BACS acts as trustee of the financial trusts Waynimóvil I (liquidated), Waynimóvil II (liquidated), Waynimóvil III (liquidated), Waynimóvil IV (liquidated), Waynimóvil V (liquidated), Waynimóvil VI (liquidated), Waynimóvil VII (liquidated), Waynimóvil VIII, Waynimóvil IX, Waynimóvil X, Waynimóvil XI and Kavak Argentina Guarantee Trust Tranche I.

b) Acting as Trustor

#### **GLOBAL TRUST SECURITIES PROGRAMMULTI-ASSET MORTGAGE**

“Fideicomiso Financiero CHA UVA series I” is a financial trust created pursuant to the Trust Agreement dated April 23, 2018, entered between the Bank as trustor and TMF Trust Company (Argentina) S.A., as trustee. Once the mortgage loans are transferred to the trustee, the trustee proceeds to issue the corresponding debt securities and participation certificates and to settle, with the proceeds from the placement, the amount of the loans assigned by the Bank. The trust assets constitute a separate estate from the assets of the trustee and the trustor. As of 30 September 2025 [RUN10], the only series of the program is as follows:

	Debt securities Class A	Debt securities Class B	Participation Certificates	Total
<b>CHA UVA Series I - Issuance 23.04.2018</b>				
Nominal value in thousands of UVA	8.645	5.763	4.802	19.210

#### **GLOBAL PROGRAM OF TRUST SECURITIES “ARGENTINE MORTGAGE NOTES”**

The Bank has entered into various financial trust agreements through which, in its capacity as trustor, it transfers the fiduciary ownership of mortgage loans from its loan portfolio to various financial entities acting as trustees. Once the mortgage loans are transferred to the trustee, the trustee proceeds to issue the corresponding debt securities and participation certificates, and to settle, with the proceeds from the placement, the amount of the loans assigned by the Bank. The trust assets constitute a separate estate from the assets of the trustee and the trustor.

The trustee is responsible for managing the previously established trust funds in accordance with the specifications contained in the trust agreement.

During 2004, the Bank created a Global Fiduciary Securities Program “CEDULAS HIPOTECARIAS ARGENTINAS” for the securitization of individual mortgage-backed housing loans for up to a nominal value of 500,000, which was authorized by Resolution No. 14814 dated June 3, 2004, by the CNV. A total of fourteen series were constituted of Financial Trusts Cédulas Hipotecarias Argentinas (CHA), which, as of September 30, 2025, are all liquidated pursuant to the decision made at the General Meeting of Fiduciary Debt Securities holders on June 30, 2025, for series IX to XIV. At the aforementioned meeting, the proposal made by Banco Hipotecario in its capacity as trustor and holder of 100% of the participation certificates of said series was accepted to make a capital contribution sufficient to cover all expenses necessary for the early liquidation of the Trusts due to the insufficiency of funds to meet payment services to the holders of fiduciary debt securities and other operating expenses of the Trusts arising in the early liquidation process.

In these trusts, BACS functioned as Organizer and fulfilled the role of General Administrator.

#### **FIDEICOMISO EDIFICIO DEL PLATA**

Banco Hipotecario S.A. owned a building in downtown Buenos Aires called “Edificio del Plata” (EDP), which was previously classified as “investment property.”

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On November 10, 2023, Trust Agreement at cost was signed for the development of the remodeling project of the Edificio del Plata which consists of the construction of housing units, commercial premises (for gastronomic use), and complementary parking spaces as, with IRSA Inversiones y Representaciones S.A. acting as the Money Trustor and Developer.

On December 4, 2023, Banco Hipotecario S.A. signed an Adhesion Agreement to the "Edificio del Plata" Trust as Land Trustor and finally, on December 28, 2023, the deed of transfer of ownership of the property and the assignment of rights as a contribution to the Trust was signed, with the 100% integration of its contribution deemed fulfilled, thus obtaining in exchange the right to the proceeds from the sale of the functional units representing 28.5% of the project.

An Executive Committee has been established to manage the Trust, composed of the Developer, the Bank, and two Trustors (other than the Developer). Decisions are made unanimously; if no agreement is reached, decisions are made by majority vote, with each member having one vote, regardless of their respective interests. In the event of a tie, the Developer's vote will count twice.

The transfer price of the building was calculated at its market value, according to the appraisal report by Newmark, external appraiser, dated December 27, 2023, which was considered the cost value of the Bank's interest in Fideicomiso EDP and has been recorded under "Investment in associates and joint ventures". The Bank's interest in Fideicomisum EDP is calculated at 28.5% of the estimated sale price of the residences and other properties amounting to thirty as of September 2025 at 73,264,090.

#### Acting as Administrator

### **CHA UVA SERIES 1 FINANCIAL TRUST**

"Fideicomisum Financiero CHA UVA series I" is a financial trust created pursuant to the Trust Agreement dated April 23, 2018, entered into between the Bank in its capacity as trustor, administrator, and custodian agent, and TMF Trust Company (Argentina) S.A. in its capacity as trustee. Likewise, BACS acts as substitute administrator.

### **31.4. Compliance with requirements established by the National Securities Commission**

#### **Document storage**

In compliance with the requirements of General Resolution No. 629 of the CNV, Banco Hipotecario S.A. informs that the documentation stored in external custody is in the warehouses of the company Bank S.A., located at Carlos Pellegrini 1401 (Avellaneda).

#### **Capital Markets Law**

##### Banco Hipotecario

In accordance with the provisions of the Capital Markets Law No. 26.831 and the CNV Regulations, the Bank is registered under the following roles: (i) Collective Investment Products Agent - Financial Trustee N° 57, (ii) Settlement and Clearing Agent and Comprehensive Trading Agent ("ALyC") N° 40 and (iii) Placement and Distribution Agent of Mutual Funds (ACyD FCI) N° 12. In turn, in its capacity as ALyC the Bank is registered in the following markets authorized by the CNV: (i) Bolsas y Mercados Argentinos S.A. (BYMA), (ii) A3 Mercados.

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Regarding registration as a Collective Investment Products Agent – Financial Trustee, Resolution No. 795 of the CNV establishes that it must permanently maintain a minimum net worth of 950,000 units of purchasing value (UVA) (1.519.525 as of 30 September 2025).

General Resolution No. 821 of the CNV establishes that ALyC must permanently maintain a minimum net worth of 470,350 UVA (752,325 as of 30 September 2025).

General Resolution No. 919 of the CNV establishes that ACyD FCI must permanently maintain a minimum net worth of 16,350 UVA (26,152 as of 0 September 2025).

Net Equity must be derived from its quarterly and annual financial statements. As a counterpart, a minimum of (50%) of the amount of the minimum net equity must be invested in eligible assets indicated in Annex I of Chapter I of Title VI of CNV 2013 Regulations.

In the case of companies with more than one license, the total minimum net worth shall be equal to the amount resulting from adding to the minimum net worth required for the highest category, 50% of each of the minimum net worth values required for the additional categories for which registration is requested.

As described above, the minimum required net worth amounts to 1.193.350 UVA (1.908.763 as of 30 September 2025) and the minimum required counterpart amounts to 718.350 UVA (1.149.001 as of 30 September 2025). As of 30 September 2025, the Bank has equity that exceeds the minimums required by the supervisory authority and is duly integrated.

Based on this, the liquid counterparty is identified through public securities recorded at fair value and BCRA account balances according to the following breakdown:

Concept	CV Species	Quantity	Quotation	Valuation in pesos	Valuation in UVA
Title Public GD38	81090	2.000.000	881,1	1.762.200.000	1.101.719
Cash and Deposits in Banks - B.C.R.A.	-	-	-	547.773.274.763	342.465.317
<b>Total</b>					<b>343.567.036</b>

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**BACS**

In accordance with the provisions of the Capital Markets Law No. 26.831 and the CNV Regulations, BACS is registered under the following roles: (i) Collective Investment Products Agent - Financial Trustee N°55, (ii) Settlement and Clearing Agent and Comprehensive Trading Agent ("ALyC") N°25 and (iii) Custody Agent of Collective Investment Products of FCI N° 24.

In turn, in its capacity as ALyC, BACS is registered in the following markets authorized by the CNV: (i) Bolsas y Mercados Argentinos S.A. (BYMA), (ii) A3 Mercados and (iii) Mercado Argentino de Valores S.A. (MAV).

The minimum required net worth for BACS is the sum of the minimum required net worth for the category of Collective Investment Product Agent - Financial Trustee plus 50% of the minimum required net worth for ALyC. Consequently, BACS must permanently maintain a liquid net worth of 1.185.175 UVA, (1.895.687 as of 30 September 2025). As of 30 September 2025, the Entity has a net worth that exceeds the minimums required by the supervisory authority.

The minimum liquid counterparty required by CNV regulations as of September 30, 2025, is 710,175 UVA (1,135,925 as of September 30, 2025). It is integrated as detailed below:

Concept	CV Species	Quantity	Quotation	Valuation in pesos	Valuation in UVA
Government security TZX26	9240	490.000.000	2,60	1.274.000.000	796.499

Additionally, BACS Administradora de Activos S.A. (BACSSA), in accordance with General Resolution No. 792, as a Management Company has a requirement of 150,000 UVAS and must increase this by an amount equivalent to 20,000 UVAS for each additional fund it manages.

In relation to the registration of BACSSA as a Comprehensive Settlement and Clearing Agent (ALYC) before the National Securities Commission, the provisions of Articles 13 and 15 of Title VII, Chapter II of CNV 2013 Regulations regarding minimum net worth requirements must be observed, which must amount to 470,350 UVAS.

Regarding the registration of BACSSA as Comprehensive Placement and Distribution Agent of Mutual Funds (ACyDI FCI), the requirements set forth in Article 23 of Section VI of Chapter II of Title V of CNV 2013 Regulations must be fulfilled regarding the minimum required net worth, which must amount to 163,500 UVAS.

In accordance with the above, the minimum required net worth for BACSSA is the sum of the minimum required net worth for mutual fund management companies, plus 50% of the minimum required net worth for the category of ALyC, plus 50% of the minimum required net worth for the category of ACyDI. As of September 3, 2025, the minimum required net worth amounts to 1,386,647 and the minimum required counterpart amounts to 946,784. The Company has a net worth that exceeds the minimums required by the supervisory authority.

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The liquid counterparty is composed as detailed below as of 30 of September 2025, in compliance with the minimum requirements established by CNV regulations 2013:

<b>Denomination</b>	<b>Quantity</b>	<b>Quotation in pesos</b>	<b>Balance as of 30/09/2025 in thousands of pesos</b>
TORONTO TRUST BALANCEADO FCI - CLASS B	345.137.615	3,101461	1.070.431
Demand accounts Local and foreign banks			260.000
<b>Total</b>			<b>1.330.431</b>

**31.5. Accounts identifying minimum cash compliance.**

The concepts computed by the Bank for the integration of minimum cash requirements (as provided by the regulations of the BCRA on the matter) and the corresponding average balances as of 30 September 2025 are as follows:

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**as of 30 of September 2025 presented on a comparative basis.**  
(In thousands of pesos and homogeneous currency)

	Pesos (*)	Dollars	Rep. Arg. USD STEP Up Bonds 2035 - Maturity 09.07.2035	Rep. Argentina STEP Up Bonds 2030 - Maturity. 09.07.2030	ARG REP USD STEP UP BONDS 2038	ARG REP USD STEP UP BONDS 2038
	(in thousands of the relevant currency)					
Current accounts at BCRA	392.950.982	86.578	-	-	-	-
Special accounts / Special checking accounts at BCRA	22.186.669	3.530	-	-	-	-
Integration \$ Securities public	326.224.133	-	-	-	-	-
CRYL Account	-	-	1.319	428	3.459	1.351
<b>Total Integration</b>	<b>741.361.784</b>	<b>90.108</b>	<b>1.319</b>	<b>428</b>	<b>3.459</b>	<b>1.351</b>
<b>Total Requirement</b>	<b>749.032.903</b>	<b>84.799</b>	<b>316</b>	<b>233</b>	<b>19</b>	<b>26</b>
Requirement deductions (various)	6.901.607	-	-	-	-	-
Integration requirement from the previous month	-	3.028	-	-	-	-
Transfer of integration previous month	17.341.567	-	-	-	-	-
<b>Monthly Position</b>	<b>16.572.055</b>	<b>2.281</b>	<b>1.003</b>	<b>195</b>	<b>3.440</b>	<b>1.325</b>

(\*) In accordance with current regulations, the minimum cash requirement regime in pesos is determined daily. However, for better comparability, average balances are presented in the preceding table.

Signed for identification purposes with  
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**31.6. Penalties imposed on the financial institution and proceedings initiated by BCRA and other regulators.**

**I – Summaries in substantiation in administrative headquarters**

1. On November 23, 2023, Banco Hipotecario S.A was notified that, through Resolution No. 90/23 dated March 28, 2023, the Superintendent of Financial and Exchange Entities ordered the initiation of summary proceeding No. 8023, File No. 381/204/23 titled Banco Hipotecario S.A and others, in accordance with the provisions of Article 8 of the Foreign Exchange Criminal Regime Law° 19.359 (t.o. by Decree No. 480/95). This summary proceeding was also initiated against Mrs. Nora Edith Zylberlicht, Messrs. Manuel Juan Luciano HerreraGrazioli, Tomás Godino, Martín Ignacio Diez, Pedro Matías Ballester, Mauricio Elías Wior and Jacobo Julio Dreizzen. The reason for the summary proceeding was alleged non-compliance with item 1 of Communication "A" 6815, amendments and supplements issued by the B.C.R.A., item 7.a) of Communication "A" 7106, amendments and supplements issued by the B.C.R.A., and items 1.2 and 3.13.1 of the Consolidated Text of Foreign Exchange and Transfers.

On April 16, 2025, the statement regarding the evidence produced before the BCRA was submitted.

2. On May 22, 2024, the Revenue Agency of the Province of Buenos Aires notified the initiation of summary proceedings in accordance with the provisions of Articles 113, 68, and 69 of the Fiscal Code of said Province, against the taxpayer "Tarshop S.A." CUIT No. 30-68523167-7, of which Banco Hipotecario S.A. is the legal successor by virtue of the merger by absorption agreement dated September 2, 2019, due to an alleged omission in the payment of the Gross Income Tax corresponding to the 2018 fiscal period. Furthermore, it is established that the following individuals are "prima facie" jointly and unlimitedly liable with the taxpayer: Mr. Fernando Sergio Rubin, Mauricio Elias Wior, Eduardo Sergio Elsztain, Saúl Zang and Gustavo Daniel Efkanian.

Once the summary stage was completed, on November 2, 2024, TARSHOP S.A. and the other parties involved were notified of the resolution by which a total of fines amounting to \$11,933,031.30 were officially determined.

On December 19, 2024, the corresponding Appeal was filed before the Tax Appeals Court of the Province of Buenos Aires. On September 10, 2025, the Tax Authority replied to the notice, and it was considered answered.

three. On August 22, 2024, Rentas de Córdoba notified the taxpayer "Banco Hipotecario S.A." of the summary proceedings provided for in Article 97 of the C.T.P., for the alleged commission of violations sanctioned under the tax regulations set forth below:

- Formal Duties: From the administrative records, violations of the provisions of Article 50, subsection 5) of the C.T.P. are observed, which are evidenced by the following facts:
- Partial non-compliance with Requirement No. 33159, notified on January 25, 2024, as recorded in Non-Compliance Report No. 22809 dated March 22, 2024.
- Partial non-compliance with Requirement No. 34258, notified on April 19, 2024, as recorded in Non-Compliance Record No. 23274 dated May 10, 2024.
- Substantial Duties: Alleged fraud violation, as provided in Article 87, subsection 1 of the C.T.P., for the fiscal periods 2022 and 2023 reflected in the month of December of each year, upon verification of the circumstance described in Article 94 of the C.T.P., subsection 2, materialized in the act of:
- Having settled and declared the Gross Income Tax inaccurately, as verified by the provisions of the Multilateral Agreement and the C.T.P., and, consequently, has paid the tax to a lesser extent.

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It was stated that, in accordance with the provisions of articles 36, 37 (section 3), 40, and 101 of the C.T.P., joint and several liability for compliance with the obligations arising from the Official Determination process indicated in point I, as well as the Summary Instruction mentioned in section II, shall be extended to the Directors Elsztain Eduardo Sergio, Zang Saúl, Perez Alberto Ramón Rafael, Ruete Rodrigo María, Viotti Rogello Pedro, Iturrez Ada Rosa del Valle, Wior Mauricio Elías, Viñes Ernesto Manuel, Vergara del Carril Pablo Daniel, Elsztain Daniel Ricardo, Zylberlicht Nora Edith, all of them for the entire audited fiscal period; and the Supervised Board; and the Directors Reznik Gabriel Adolfo Gregorio and Dreizzen Jacobo Julio, both for the 2022 period, and the Directors Gaivironsky Matías Ivan and Bendersky Nicolas, both for the 2023 period.

On September 11, 2024, the statement was submitted for review.

On January 3, 2025, a notification from Rentas was received informing of the resolution that approves the tax assessment made to the Bank. As of the date of issuance of these financial statements, the Bank has settled the debt.

## **II – Total amounts in judicial proceedings**

1. On August 30, 2019, the Bank was notified of Resolution N° 250/2019, by virtue of which the Superintendent of Financial and Exchange Institutions decided to initiate financial summary proceedings against Banco Hipotecario S.A. and Messrs. Eduardo Sergio Elsztain, Mario Blejer, Saúl Zang, Fernando Recalde, Ernesto Manuel Viñes, Carlos Bernardo Pisula, Jacobo Julio Dreizzen, Mauricio Elías Wior, Adolfo Gregorio Reznik, Martin Juan Lanfranco, Juan Rubén Jure, Francisco Guillermo Susmel, Pablo Daniel Vergara Del Carril, Nora Edith Zylberlicht, Ricardo Flammini, Francisco Daniel Gonzalez, José Daniel Abelovich, Marcelo Héctor Fuxman, Gabriel Andrés Carretero, Manuel Juan Luciano Herrera Grazioli, Mariano Cané de Estrada, Lorena Cecilia Morchón and Ana María Lemmi, because it was considered, prima facie, that profits may have been distributed without having the additional capital margins required by the applicable regulations for such distribution, and without prior authorization from the Superintendency of Financial and Exchange Institutions; in violation of the provisions of Section 4.1 of Communication "A" 5827 and 6.3 of Communication "A" 6464.

Once the summary proceedings were completed, on August 17, 2021, the Superintendent of Financial and Exchange Entities of the BCRA issued Resolution No. 116/2021 which decided: to reprimand Messrs. Blejer and Zylberlich; to impose a fine on BHSA of 11,700 and fines of various amounts on the rest of the defendants, for a total of 21,487.

This Resolution was notified to BHSA on September 24, 2021, and on October 19, 2021, an appeal was filed, pursuant to Article 42 of the Financial Institutions Law No. 21.526.

On May 5, 2023, the Administrative Litigation Chamber issued a ruling dismissing the grievances and confirming the BCRA's resolution. An Extraordinary Federal Appeal was filed against this decision, which was declared inadmissible by the CSJN pursuant to Article 280 of the CPCCN, with costs.

As of the date of these financial statements financially, the fees were settled but have not yet been paid.

2. On October 31, 2014, the Bank was notified of Resolution No. 685 dated 10/29/14 issued by the Superintendent of Financial and Exchange Institutions in the proceedings for Financial Summary No. 1320, in which the Bank and its authorities were charged with alleged violations of regulations regarding assistance to the Non-Financial Public Sector, exceeding the credit risk fractioning limits with the non-financial public sector, excesses in the allocation of assets as collateral, deficiencies regarding minimum capital requirements, and objections to the accounting treatment due to the operation "Cer Swap Linked to PG08 and External Debt"; and on the other hand, delays were charged in the communication of the appointment of new directors and delays in providing documentation related to the new directors elected by the assemblies.

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Through the Resolution, a fine of 4,040 was imposed on Banco Hipotecario S.A., and individual fines were imposed on directors and statutory auditors, as well as certain managers, which amounted to 51,582.

Against the sanctioning measure, Banco Hipotecario S.A. and the other affected parties filed, on November 25, 2014, the appeal provided for in Article 42 of the Law of Financial Entities, which was forwarded by the BCRA to the National Chamber of Appeals in Federal Administrative Litigation, being assigned to Chamber I of said Court. Likewise, on December 30, 2014, the autonomous precautionary measures filed by the Bank and the sanctioned individuals before the fiscal executions initiated by the BCRA for the collection of fines were also assigned to the same Chamber.

Upon becoming aware of the resolution issued on June 30, 2016 by the Federal Chamber, which rejected the precautionary measures filed by the Bank and the involved officials, and with the purpose of avoiding further conflicts and financial losses that could result from the enforcement actions of the fines; the Bank's Executive Committee resolved to apply the indemnity regime with respect to the directors, senior management, and statutory auditors, in subsidy of the amounts not covered by the D&O insurance policy -, as approved by the Bank's Board of Directors in its meetings on August 2, 2002 and May 8, 2013, ordering the deposit of the amounts of the fines.

Such deposit, including the amount corresponding to the financial penalty imposed on the Bank and the respective legal costs, amounted to a total of 57,672, of which 53,632 were recorded as a loss for the fiscal year ended December 31, 2015, and 4,040 were provisioned in the fiscal year ended December 31, 2014.

On February 22, 2019, it was learned that Chamber I of the Federal Administrative Litigation Court decided to partially uphold the appeal filed by BHSA and its directors, ordering the return of the proceedings to the BCRA so that within sixty days it may determine and justify the amount of the sanctions imposed.

After various incidents, on July 5, 2023, the BCRA issued Resolution No. 198/2023 through which it adjusted the fines originally imposed, maintaining the original amount of the fine applied to Banco Hipotecario and reducing the fines imposed on the sanctioned officials.

As of the date of issuance of these financial statements, the fees of the attorneys involved in the various judicial instances were regulated and paid.

3. On November 25, 2014, Tarshop S.A.U. was notified by the Financial Information Unit of the initiation of summary proceedings identified under Resolution No. 234/14 for the possible commission of formal violations arising from the hypothetical non-compliance with Article 21, subsection a) of Law 25.246 and UIF Resolutions N°27/11 and 2/12. Within this framework, Tarshop S.A.U., its Compliance Officer, and the Directors in office at that time were summoned to submit a defense. Based on precedents recorded by the UIF in similar cases, provisions of \$360 were duly recognized during the fiscal year ending December 31, 2016. On May 4, 2018, the Company was notified that the UIF decided to impose a minor fine, which was appealed at various stages, but the fine was nevertheless confirmed. As of September 2, 2019 the date of the merger of Tarshop S.A.U. with Banco Hipotecario S.A., all assets, rights, and obligations of Tarshop S.A.U. were transferred to the Bank in its capacity as the acquiring or absorbing company.

As of the date of issuance of these financial statements financial, only the regulation of the UIF lawyers' fees for the tasks performed before the CSJN remains pending, as well as the payment of those fees and those regulated by Chamber V upon rejecting the appeal.

### **31.7. Restrictions on profit distribution**

BCRA regulations stipulate that 20% of net profits for the fiscal year, after any adjustments from previous years, must be allocated to legal reserve, if applicable.

In accordance with the conditions established by the BCRA, profits may only be distributed to the extent that there are positive results after deducting, off the books, from unallocated results the amounts of legal, statutory and/or special reserves whose constitution is required the following items: the difference between the book value and the market value of public debt and/or BCRA monetary regulation instruments measured at amortized cost, amounts capitalized due to legal

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(In thousands of pesos and homogeneous currency)

proceedings related to deposits, the result from the revaluation of property plant equipment and intangibles, and investment properties, among other items.

On the other hand, the Bank must verify that after the proposed distribution of earnings is made, a capital conservation buffer over its risk-weighted assets is maintained, which is additional to the minimum capital requirement established by regulations and must be composed of net common equity Tier 1 capital, after deducting applicable items.

Additionally, to distribute profits, it will be required to comply with the minimum capital technical ratio, which for these purposes will be determined by excluding from assets and unallocated results the concepts mentioned above. Likewise, existing exemptions regarding integration requirements and/or minimum capital position will not be considered.

Since January 2016, the BCRA established that an additional capital conservation buffer equivalent to 2.5% of risk-weighted assets must be maintained, in addition to the minimum capital requirement. This buffer must be composed exclusively of net common equity Tier 1 capital, after deducting applicable items. The distribution of profits will be limited when the level and composition of the computable regulatory capital (RPC) of the Entity places it within the capital conservation buffer range.

Currently, financial institutions must obtain prior authorization from the BCRA for the distribution of their earnings.

On March 21, 2024, through Communication "A" 7984, it was established until December 31, 2024 the distribution of up to 60% of the amount that would have corresponded by applying the provisions of section 6 of the regulations on "Distribution of Results". Through Communication "A" 7997 dated April 30, 2024 it was established that the distribution may be made in three equal, monthly, and consecutive installments.

Subsequently, on March 13, 2025, Communication "A" 8214 was issued, by which the distribution of up to 60% of the amount that would have corresponded by applying the provisions of section 6 of the regulations on "Distribution of Results" was authorized until December 31, 2025, in 10 equal, monthly, and consecutive installments.

In accordance with the regulations established by the CNV, the Shareholders' Meeting considered the annual financial statements, resolved on the treatment to be given to the accumulated results of the Entity (See Note 3.5).

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## 32. SUBSEQUENT EVENTS

On November 20, 2025, Banco Hipotecario S.A. issued Class XI and Class XII negotiable obligations with the following characteristics:

	Issued value	Issue date	Maturity date	Annual interest rate
Class XI	\$ 33.784.039	20/11/25	20/11/26	Tyellow + 3,5%
Class XII	US\$ 34.408	20/11/25	20/11/26	6%

The principal of Class XI negotiable obligations will be fully amortized in a single payment on the maturity date in pesos. Interest will be paid quarterly until the maturity date. The principal of Class XII negotiable obligations will be fully amortized in a single payment on the maturity date in US dollars. Interest will be paid semiannually until the maturity date.

No other events occurred between the closing date of the period, and the issuance of these condensed interim consolidated financial statements condensed interim consolidated that could significantly affect the financial position or results of the period.

## 33. LEGALIZED BOOKS

As of the date of these financial statements, the operations of Banco Hipotecario S.A. corresponding to the period between July 1 of 2025 and 30 of September 2025 are recorded in the required bound books in accordance with current regulations.

## 34. MARKET DISCIPLINE

<http://www.hipotecario.com.ar>The information related to the structure and adequacy of regulatory capital, risk exposure and its management, of Banco Hipotecario S.A. both on an individual basis and consolidated with its subsidiaries, as required by Communication "A" 6143 from BCRA is published on the Bank's website (), link: "Market Discipline – Minimum Disclosure Requirements".

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For the Supervisory  
Committee



**ANNEX B – CLASSIFICATION OF LOANS AND OTHER FINANCING BY STATUS  
AND COLLATERAL RECEIVED, CONSOLIDATED**

As of 09/30/2025 and 12/31/2024

In thousands of pesos and constant currency.

<b>Commercial portfolio</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
<b>Under normal conditions</b>	<b>681.065.469</b>	<b>391.414.857</b>
With preferred "A" guarantees and counter-guarantees	38.733.723	30.742.513
With preferred "B" guarantees and counter-guarantees	9.011.189	6.465.416
Without preferred guarantees or counter-guarantees	633.320.557	354.206.928
<b>Under special monitoring</b>	<b>2.663.417</b>	<b>94.820</b>
<b>Under observation</b>	<b>2.663.417</b>	<b>94.820</b>
With preferred "A" guarantees and counter-guarantees	1.244.835	87.794
With preferred guarantees and counter-guarantees "B"	20.484	-
Without preferred guarantees or counter-guarantees	1.398.098	7.026
<b>With problems</b>	<b>604.051</b>	<b>8.823.544</b>
With preferred "A" guarantees and counter-guarantees	227.895	36.772
With preferred guarantees and counter-guarantees "B"	-	4.862
Without preferred guarantees or counter-guarantees	376.156	8.781.910
<b>With elevated risk of insolvency</b>	<b>8.622.566</b>	<b>3.634.372</b>
With preferred "A" guarantees and counter-guarantees	653.298	579.886
With preferred guarantees and counter-guarantees "B"	-	4.538
Without preferred guarantees or counter-guarantees	7.969.268	3.049.948
<b>Unrecoverable</b>	<b>83.192</b>	<b>61.271</b>
Without preferred guarantees or counter-guarantees	83.192	61.271
<b>Total commercial portfolio</b>	<b>693.038.695</b>	<b>404.028.864</b>

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**ANNEX B - CLASSIFICATION OF LOANS AND OTHER FINANCINGS BY  
SITUATION AND RECEIVED GUARANTEES CONSOLIDATED**

As of 30/09/2025 and 31/12/2024

In thousands of pesos and homogeneous currency

<b>Consumer and housing portfolio</b>	<b>30/09/2025</b>	<b>31/12/2024</b>
<b>Normal compliance</b>	<b>613.102.353</b>	<b>470.669.764</b>
With preferred "A" guarantees and counter-guarantees	1.043.728	-
With preferred "B" guarantees and counter-guarantees	200.400.607	152.334.467
Without preferred guarantees or counter-guarantees	411.658.018	318.335.297
<b>Minimal risk</b>	<b>29.400.801</b>	<b>7.646.368</b>
<b>Minimal risk</b>	<b>29.129.649</b>	<b>7.626.252</b>
With preferred "B" guarantees and counter-guarantees	1.936.274	2.071.952
Without preferred guarantees or counter-guarantees	27.193.375	5.554.300
<b>Special treatment</b>	<b>271.152</b>	<b>20.116</b>
With preferred guarantees and counter-guarantees "B"	80.088	-
Without preferred guarantees or counter-guarantees	191.064	20.116
<b>Medium risk</b>	<b>29.584.431</b>	<b>4.626.754</b>
With "B" guarantees and counter-guarantees	2.094.764	1.620.257
Without preferred guarantees or counter-guarantees	27.489.667	3.006.497
<b>Elevated risk</b>	<b>18.121.230</b>	<b>3.589.431</b>
With preferred "B" guarantees and counter-guarantees	1.674.713	1.262.030
Without preferred guarantees or counter-guarantees	16.446.517	2.327.401
<b>Unrecoverable</b>	<b>3.303.935</b>	<b>2.358.823</b>
With preferred "B" guarantees and counter-guarantees	1.196.747	1.226.927
Without preferred guarantees or counter-guarantees	2.107.188	1.131.896
<b>Total consumer and housing portfolio</b>	<b>693.512.750</b>	<b>488.891.140</b>
<b>Total general (1)</b>	<b>1.386.551.445</b>	<b>892.920.004</b>

(1) Reconciliation between Annex B and the Statement of Financial Position:

	<b>30/09/2025</b>	<b>31/12/2024</b>
<b>Loans and other financings (Note 9)</b>	<b>1.326.339.331</b>	<b>838.837.151</b>
<b>Other debt securities (Note 10)</b>	<b>597.691.712</b>	<b>269.204.246</b>
<b>Off-balance sheet computable items</b>	<b>20.007.550</b>	<b>17.836.789</b>
less provisions (Annex R)	57.876.886	20.733.121
Plus, IFRS adjustments not computable for the Statement of Debtors' Position	1.960.660	4.510.069
less non-computable items for the Statement of Debtors' Position	(44.665.675)	(16.892.641)
less government securities at amortized cost (Note 10)	(572.659.019)	(241.308.731)
<b>TOTAL</b>	<b>1.386.551.445</b>	<b>892.920.004</b>

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**ANNEX C – CONCENTRATION OF LOANS AND OTHER  
FINANCING, CONSOLIDATED**

As of 09/30/2025 and 12/31/2024

In thousands of pesos and constant currency

	<b>Financings</b>			
	<b>30/09/2025</b>		<b>31/12/2024</b>	
	<b>Debt balance</b>	<b>% over total portfolio</b>	<b>Debt balance</b>	<b>% over total portfolio</b>
Ten largest clients	261.224.719	18.84%	166.857.866	18.69%
Next fifty largest clients	243.469.532	17.56%	119.673.982	13.40%
One hundred next largest clients	58.111.408	4.19%	32.122.121	3.60%
Other clients	823.745.786	59.41%	574.266.035	64.31%
<b>TOTAL (1)</b>	<b>1.386.551.445</b>	<b>100.00%</b>	<b>892.920.004</b>	<b>100.00%</b>

(1) Reconciliation between Annex C and the Statement of Financial Position:

	<b>30/09/2025</b>	<b>31/12/2024</b>
<b>Loans and other financings (Note 9)</b>	<b>1.326.339.331</b>	<b>838.837.151</b>
<b>Other debt securities (Note 10)</b>	<b>597.691.712</b>	<b>269.204.246</b>
<b>Off-balance sheet computable items</b>	<b>20.007.550</b>	<b>17.836.789</b>
less provisions (Annex R)	57.876.886	20.733.121
Plus, IFRS adjustments not computable for the Statement of Debtors' Position	1.960.660	4.510.069
less non-computable items for the Statement of Debtors' Position	(44.665.675)	(16.892.641)
less government securities at amortized cost (Note 10)	(572.659.019)	(241.308.731)
<b>TOTAL</b>	<b>1.386.551.445</b>	<b>892.920.004</b>

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**ANNEX D – BREAKDOWN BY MATURITIES OF LOANS AND OTHER FINANCING,  
CONSOLIDATED**

As of 09/30/2025

In thousands of pesos and constant currency.

Concept	Past Due Portfolio	Remaining maturities						Total
		1 month	3 months	6 months	12 months	24 months	More than 24 months	
Non-financial								
Public Sector	2.200	677.978	-	-	-	-	-	680.178
Financial Sector	24.740	59.211.976	31.630.217	19.166.618	13.914.036	6.586.972	-	130.534.559
Non-financial								
Private Sector and Foreign								
Residents	85.950.029	439.011.525	141.120.880	112.786.713	127.350.484	117.302.107	307.673.827	1.331.195.565
<b>TOTAL</b>	<b>85.976.969</b>	<b>498.901.479</b>	<b>172.751.097</b>	<b>131.953.331</b>	<b>141.264.520</b>	<b>123.889.079</b>	<b>307.673.827</b>	<b>1.462.410.302</b>

The decline in future contractual cash flows is presented, including interest and ancillary charges to be accrued until the maturity of the contracts, without discounting.

Signed for identification purposes  
with our report dated November  
26, 2025

**KPMG**  
**Prof. Assoc. Reg. CPCECABA**  
**T° 2 F° 6**

**Lorena C. Morchón**  
General Accounting  
Manager

**Manuel J.L. Herrera**  
**Grazioli**  
General Manager

**Eduardo S. Elsztain**  
President

**Andrea Pastrana**  
Partner  
Certified Public Accountant (UCA)  
CPCECABA Vol. 383 Pg. 244

**Marcelo Fuxman**  
For the Supervisory  
Committee

## ANNEX H – CONCENTRATION OF DEPOSITS, CONSOLIDATED

As of 09/30/2025 and 12/31/2024

In thousands of pesos and constant currency

Number of clients	Deposits			
	30/09/2025		31/12/2024	
	Placement balance	% over total portfolio	Placement balance	% over total portfolio
Ten largest clients	1.025.664.760	42.33%	1.023.037.117	47.69%
Next fifty largest clients	569.573.338	23.51%	543.973.870	25.36%
One hundred next largest clients	128.211.090	5.29%	78.697.367	3.67%
Other clients	699.562.228	28.87%	499.660.123	23.28%
<b>TOTAL</b>	<b>2.423.011.416</b>	<b>100.00%</b>	<b>2.145.368.477</b>	<b>100.00%</b>

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**ANNEX I – BREAKDOWN OF FINANCIAL LIABILITIES BY  
 REMAINING MATURITIES, CONSOLIDATED**

As of 09/30/2025

In thousands of pesos and constant currency.

Concept	Remaining maturities						Total
	1 month	3 months	6 months	12 months	24 months	More than 24 months	
<b>Deposits</b>							
Non-financial public sector	245.993.171	51.788.642	38.695.538	58.123.078	-	1	394.600.430
Financial sector	17.083.624	-	-	-	-	-	17.083.624
Non-financial private sector and foreign residents	1.613.129.942	342.377.558	78.145.193	1.653.208	981.235	7.066.670	2.043.353.806
<b>Liabilities at fair value through profit or loss</b>	22.350.677	-	-	-	-	-	22.350.677
<b>Derivative instruments</b>	12.764	-	-	-	-	2.513.129	2.525.893
<b>Repo transactions and guarantees</b>							
Other financial entities	672.573.130	-	-	-	-	-	672.573.130
<b>Other financial liabilities</b>	133.342.664	160.539	198.179	433.463	418.730	557.426	135.111.001
<b>Finance received from B.C.R.A. and other financial institutions</b>	31.117.258	-	-	-	-	-	31.117.258
<b>Negotiable obligations issued</b>	-	89.047.759	56.528.128	43.525.678	-	-	189.101.565
<b>TOTAL</b>	<b>2.735.603.230</b>	<b>483.374.498</b>	<b>173.567.038</b>	<b>103.735.427</b>	<b>1.399.965</b>	<b>10.137.226</b>	<b>3.507.817.384</b>

The decline in future contractual cash flows is presented, including interest and ancillary charges to be accrued until the maturity of the contracts, without discounting

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**ANNEX R – VALUE ADJUSTMENT FOR LOSSES – CONSOLIDATED ALLOWANCES  
FOR CREDIT RISK**

Corresponding to the period ended on 30/09/2025.

In thousands of pesos and homogeneous currency

Concepts	Balances at the beginning of the fiscal year	PCE for the next 12 months	PCE of remaining life of the financial asset		Monetary results generated by provisions	Balance as of 30/09/2025
			Financial Instruments with a Significant Increase in Credit Risk	Financial Instruments with Credit Impairment		
<b>Other financial assets (Note 11.1)</b>	<b>773.189</b>	<b>(465)</b>	<b>-</b>	<b>-</b>	<b>(139.252)</b>	<b>633.472</b>
<b>Other financial institutions (Note 9)</b>	<b>5.504</b>	<b>219.768</b>	<b>-</b>	<b>-</b>	<b>(991)</b>	<b>224.281</b>
<b>Non-financial private sector and residents abroad (Note 9)</b>	<b>18.512.047</b>	<b>8.245.897</b>	<b>8.578.454</b>	<b>22.392.551</b>	<b>(3.334.038)</b>	<b>54.394.911</b>
Advances	657.732	313.024	81.785	(107.537)	(118.458)	826.546
Documents	93.338	(42.165)	(16.839)	73.652	(16.810)	91.176
Mortgage Loans	4.529.719	224.758	506.256	2.137.193	(815.807)	6.582.119
Pledged Loans	7.022	35	5	-	(1.265)	5.797
Personal	2.741.839	4.379.845	3.587.729	11.629.874	(493.808)	21.845.479
Credit Cards	4.606.021	2.863.805	3.846.055	8.173.783	(829.549)	18.660.115
Financial Leases	-	3.799	1.038	-	-	4.837
Call to companies	2.722.346	761.901	432.791	573.513	(490.297)	4.000.254
Pre-financing for exports	23.335	146.018	-	-	(4.203)	165.150
Others	3.130.695	(405.123)	139.634	(87.927)	(563.841)	2.213.438
<b>Other debt securities (Note 10)</b>	<b>2.215.570</b>	<b>1.352.226</b>	<b>-</b>	<b>88.924</b>	<b>(399.026)</b>	<b>3.257.694</b>
<b>Contingent commitments (Note 17)</b>	<b>2.039.425</b>	<b>2.287.317</b>	<b>4.884</b>	<b>(7.133)</b>	<b>(367.302)</b>	<b>3.957.191</b>
<b>TOTAL OF PROVISIONS (Note 8.3)</b>	<b>23.545.735</b>	<b>12.104.743</b>	<b>8.583.338</b>	<b>22.474.342</b>	<b>(4.240.609)</b>	<b>62.467.549</b>

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