



**Condensed Interim Financial Statements as of March 31,
2026**

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

FINANCIAL STATEMENTS CONDENSED INTERIM CONSOLIDATED
AS OF March 31, 2026

INDEX

Cover page

Statement of Financial Position Condensed Interim Consolidated

Income Statement Condensed Interim Consolidated

Statement of Changes in Equity Condensed Interim Consolidated

Statement of Cash Flows Condensed Interim Consolidated

Notes to the Financial Statements Condensed Interim Consolidated

1. General Information
2. Evolution of the macroeconomic situation and the financial and capital markets system
3. Bases of preparation and accounting policies
4. Professional judgment and significant accounting estimates
5. Statement of Cash Flows
6. Debt securities at fair value through profit or loss
7. Derivative Instruments
8. Financial instruments
9. Loans and other financings
10. Other debt securities
11. Other financial assets and liabilities
12. Other non-financial assets and liabilities
13. Liabilities at fair value through profit or loss
14. Income tax
15. Financing received from B.C.R.A. and other financial institutions
16. Negotiable obligations issued
17. Allowances
18. Share Capital
19. Interest and adjustment income / commissions
20. Interest and adjustment expenses / commissions
21. Net result from measurement of financial instruments at fair value through profit or loss
22. Foreign exchange difference on foreign currency
23. Other operating income / (expenses)
24. Expenses by function and nature
25. Employee benefits
26. Segment information
27. Off-balance sheet items
28. Transactions and balances with related parties
29. Financial risk factors
30. Capital management

31. Additional information required by the BCRA

32. Subsequent events

33. Market discipline

Annex B – Classification of loans and other financings by status and guarantees received, consolidated

Annex C – Concentration of loans and other consolidated financings

Annex D – Breakdown by maturities of loans and other consolidated financings

Annex H – Consolidated Deposit Concentration

Annex I – Breakdown of financial liabilities by remaining maturities, consolidated

Annex R – Value Adjustment for Losses – Consolidated Allowances for Credit Risk

Report on Review of the Independent Auditors on Consolidated Financial Statements for Condensed Interim Period

Report of the Supervisory Committee on consolidated financial statements

BANCO HIPOTECARIO S.A.

Registered Office: Reconquista 151 - Ciudad Autónoma de Buenos Aires - República Argentina

Main activity: Banking

CUIT: 30-50001107-2

Date of Registration of the Bylaws with the Public Registry of Commerce: September 28, 1997,

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

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

Capital composition as of 03/2026					
Shares					Subscribed and paid-in
Amount	Type	Nominal value	Number of votes granted by each one	Class	(In thousands of pesos)
664.260.465	Book-entry common shares	1	1	A	664.260
75.000.000		1	1	C	75.000
760.739.535		1	3	D	760.740
1.500.000.000					1.500.000

CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As of 03/31/2026 and 12/31/2025

In thousands of pesos and in constant currency

CONCEPT	NOTES	31/03/2026	31/12/2025
ASSETS			
Cash and bank deposits	5	497.224.142	520.046.900
Cash		37.486.411	43.559.762
Financial institutions and correspondents		459.737.731	476.487.138
- B.C.R.A.		445.521.013	469.597.887
- Other domestic and foreign		14.216.718	6.889.251
Debt securities at fair value through profit or loss	6	442.427.143	603.989.898
Derivative instruments	7	653.349	1.028.532
Repo and collateralized transactions	8.1	14.656.413	33.434.038
Other financial assets	11.1	90.512.131	45.135.639
Loans and other financings	9	1.351.274.869	1.402.531.139
Non-financial public sector		2.180.260	1.220.453
Other financial institutions		213.767.302	162.349.121
Non-financial private sector and foreign residents		1.135.327.307	1.238.961.565
Other debt securities	10	629.801.352	661.805.671
Financial assets pledged as collateral	31.2	473.528.771	512.955.314
Current income tax assets	14	23.750.315	25.445.727
Investments in equity instruments		16.162.351	19.173.673
Investment in associates and joint ventures	31.3	100.340.234	100.340.234
Property and Equipment	12.1	117.577.177	119.539.740
Intangible Assets	12.2	12.379.770	11.077.707
Deferred income tax asset	14	8.261.911	1.358.325
Other non-financial assets	12.3	31.475.892	32.730.639
Non-current assets held for sale		192.498	-
TOTAL ASSETS		3.810.218.318	4.090.593.176

Signed for identification purposes
with our report dated May 26, 2026

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

Lorena C. Morchón
General Accounting
Manager

Manuel J.L. Herrera
Grazioli
General Manager

Eduardo S. Elsztain
President

Mario A. Belardinelli
Partner
Public Accountant (UBA)
CPCECABA T° 266 F° 97

Marcelo Fuxman
For the Statutory Audit
Committee

CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As of 03/31/2026 and 12/31/2025

In thousands of pesos and in constant currency

CONCEPT	NOTES	31/03/2026	31/12/2025
LIABILITIES			
Deposits (Annex H)		2.331.960.027	2.517.259.571
Non-financial public sector		422.089.610	352.751.988
Financial sector		164	180
Non-financial private sector and foreign residents		1.909.870.253	2.164.507.403
Liabilities at fair value through profit or loss	13	30.583.527	8.792.601
Derivative instruments	7	163.485	15.269
Repo and collateralized transactions	8.1	298.670.499	387.537.595
Other financial liabilities	11.2	166.620.625	153.922.231
Finance received from B.C.R.A. and other financial institutions	5 and 15	8.715.636	1.620.861
Negotiable obligations issued	16	219.668.390	229.928.155
Current income tax liability	14	5.298.456	4.832.162
Provisions	17	7.716.688	5.958.951
Deferred income tax liability	14	-	2.581.083
Other non-financial liabilities	12.4	99.285.781	125.401.829
TOTAL LIABILITIES		3.168.683.114	3.437.850.308
Equity			
Share capital	18	1.500.000	1.500.000
Capital adjustments		421.029.563	421.029.563
Retained Earnings		194.622.908	179.986.187
Retained Earnings		13.133.075	208.840
Profit for the period / year		(10.087.548)	27.560.956
Equity attributable to owners of the parent		620.197.998	630.285.546
Equity attributable to non-controlling interests		21.337.206	22.457.322
TOTAL EQUITY		641.535.204	652.742.868
TOTAL LIABILITIES AND EQUITY		3.810.218.318	4.090.593.176

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

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF INCOME

For the three-month periods ended

03/31/2026 and 03/31/2025

In thousands of pesos and in constant currency

Concept	Notes	31/03/2026	31/03/2025
Interest and adjustment income	19	186.940.431	127.284.775
Interest and adjustment expenses	20	(147.636.620)	(167.866.381)
Net interest income		39.303.811	(40.581.606)
Commission income	19	20.293.549	19.873.573
Commission expenses	20	(1.503.174)	(1.388.318)
Net fee income		18.790.375	18.485.255
Net result from measurement of financial instruments at fair value through profit or loss	21	91.917.303	99.743.742
Result from derecognition of assets measured at amortized cost		40.853	123.138
Foreign currency exchange difference	22	7.084.590	(3.351.726)
Other operating income	23	43.030.213	34.280.557
Charge for uncollectibility		(55.191.465)	(10.985.925)
Net operating income		144.975.680	97.713.435
Employee benefits	25	(60.240.873)	(33.403.483)
Administrative expenses	24	(19.585.708)	(19.235.410)
Depreciation and impairment of property and equipment		(3.099.034)	(2.348.913)
Other operating expenses	23	(37.952.028)	(35.101.283)
Operating profit – Gain		24.098.037	7.624.346
Result from net monetary position		(41.916.594)	(39.006.366)
Loss before tax		(17.818.557)	(31.382.020)
Income Tax – Benefit	14	7.387.299	15.841.414
NET INCOME FOR THE PERIOD – LOSS		(10.431.258)	(15.540.606)
Net result for the period attributable to the owners of the parent – Loss		(10.087.548)	(14.333.268)
Net result for the period attributable to non-controlling interests – Loss		(343.710)	(1.207.338)

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF INCOME

For the three-month periods ended

03/31/2026 and 03/31/2025

In thousands of pesos and in constant currency

Earnings per share	31/03/2026	31/03/2025
NUMERATOR		
Profit attributable to owners of the parent	(10.087.548)	(14.333.268)
Profit attributable to owners of the parent adjusted for the effect of dilution	(10.087.548)	(14.333.268)
DENOMINATOR		
Weighted average of ordinary shares outstanding during the period	1.481.494	1.479.606
Weighted average of ordinary shares outstanding for the period adjusted for the effect of dilution	1.481.494	1.479.606
BASIC EARNINGS PER SHARE	(6,809)	(9,687)
DILUTED EARNINGS PER SHARE	(6,809)	(9,687)

The notes and schedules are an integral part of these consolidated financial statements.

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY

For the three-month period ended 03/31/2026

In thousands of pesos and in constant currency

Movements	Share capital		Capital adjustments	Retained Earnings Reserve		Retained Earnings	Total Equity attributable to controlling interests 31/03/2026	Total Equity non-controlling interests 31/03/2026	Total as of 03/31/2026
	Outstanding	To be delivered		Legal Reserve	Other				
Balances at the beginning of the year	1.480.767	19.233	421.029.563	117.756.465	62.229.722	27.769.796	630.285.546	22.457.322	652.742.868
Distribution of retained earnings - approved by Shareholders' Meeting on 03/30/2026(*)									
- Legal Reserve	-	-	-	5.553.959	-	(5.553.959)	-	-	-
- Other reserves	-	-	-	-	9.082.762	(9.082.762)	-	-	-
Share-based payments under compensation plan	1.123	(1.123)	-	-	-	-	-	-	-
Distribution of dividends from subsidiaries	-	-	-	-	-	-	-	(292.620)	(292.620)
Other movements	-	-	-	-	-	-	-	(483.786)	(483.786)
Net result for the period – Loss	-	-	-	-	-	(10.087.548)	(10.087.548)	(343.710)	(10.431.258)
Balances at the end of the period	1.481.890	18.110	421.029.563	123.310.424	71.312.484	3.045.527	620.197.998	21.337.206	641.535.204

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

(*) See Note 3.4.

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY

For the three-month period ended 03/31/2025

In thousands of pesos and in constant currency

Movements	Share capital		Capital adjustment s	Retained Earnings Reserve		Retained Earnings	Total Equity controlled interests 31/03/2025	Total Equity non-controlling interests 31/03/2025	Total as of 03/31/2025
	Outstanding	A deliver		Legal Reserve	Other				
Balances at the beginning of the year	1.479.338	20.662	421.029.563	94.581.370	58.790.723	116.035.459	691.937.115	27.060.874	718.997.989
Retrospective adjustments	-	-	-	-	-	48.860	48.860	126.481	175.341
Balances restarted at the beginning of the year	1.479.338	20.662	421.029.563	94.581.370	58.790.723	116.084.319	691.985.975	27.187.355	719.173.330
Absorption of retained earnings approved by the Shareholders' Meeting held on 03/27/2025:									
- Legal Reserve	-	-	-	23.175.095	-	(23.175.095)	-	-	-
- Other reserves	-	-	-	-	3.438.999	(3.438.999)	-	-	-
Share-based payments under compensation plan	530	(530)	-	-	-	-	-	-	-
Distribution of dividends from subsidiaries	-	-	-	-	-	-	-	(373.905)	(373.905)
Other movements	-	-	-	-	-	-	-	(1.699.212)	(1.699.212)
Net result for the period – Loss	-	-	-	-	-	(14.333.268)	(14.333.268)	(1.207.338)	(15.540.606)
Balances at period-end of the period	1.479.868	20.132	421.029.563	117.756.465	62.229.722	75.136.957	677.652.707	23.906.900	701.559.607

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

For the three-month periods ended
03/31/2026 and 03/31/2025

CONCEPT	31/03/2026	31/03/2025
Result for the period before Income Tax – Loss	(17.818.557)	(31.382.020)
Result from net monetary position	41.916.594	39.006.366
<u>Adjustments to obtain cash flows from operating activities</u>		
Depreciation and impairment of property and equipment	3.099.034	2.348.913
Charge for uncollectibility, net of reversed allowances	42.196.464	8.570.774
Provision expense (Note 23)	3.594.085	2.055.598
Net interest income	(39.303.811)	40.581.606
Net result from measurement of financial instruments at fair value through profit or loss	(91.843.403)	(99.706.956)
Results generated by the valuation and sale of property and equipment and investment properties (Note 23)	131.497	(1.253.466)
<u>(Net increases) / Net decreases from operating assets</u>		
Debt securities at fair value through profit or loss	108.554.229	787.750.070
Derivative instruments	128.515	(470.930)
Repo and collateralized transactions	13.135.684	18.725.144
Loans and other financings		
Non-financial public sector	(1.252.503)	(1.117.391)
Financial sector	(85.665.568)	(35.441.201)
Non-financial private sector and foreign residents	(117.475.812)	(119.857.079)
Other debt securities	(66.274.407)	(455.553.945)
Financial assets pledged as collateral	(83.593.273)	(464.111.212)
Investments in equity instruments	(1.587.016)	(1.540.926)
Other assets	(3.071.280)	(9.159.075)
<u>Net increases / (Net decreases) from operating liabilities</u>		
Deposits		
Non-financial public sector	153.936.579	7.622.847
Financial sector	27	1
Non-financial private sector and foreign residents	158.141.515	158.463.612
Liabilities at fair value through profit or loss	23.899.617	(20.342.776)
Derivative instruments	151.567	1.257
Repo and collateralized transactions	(27.468.437)	376.372.438
Other liabilities	1.228.185.701	(68.660.304)
Income tax payments	(118.645)	(189.129)
Total cash flows from operating activities	1.241.598.396	132.712.216

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CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

For the three-month periods ended
03/31/2026 and 03/31/2025

CONCEPT	31/03/2026	31/03/2025
Cash flows from investing activities		
Payments		
Purchase of property and equipment, intangible assets, and other assets	(2.355.954)	(2.668.348)
Collections		
Sale of Government Securities and other assets	65.925	420
Total cash flows used in investing activities	(2.290.029)	(2.667.928)
Cash flows from financing activities		
Payments		
Dividends	(27.071.036)	(373.905)
Non-subordinated negotiable obligations (Note 5)	(63.336.903)	(1.259.206)
Financing received from local financial institutions (Note 5)	(151.711.682)	(1.294.451.190)
Other payments related to financing activities	(221.020)	(1.890.957)
Collections		
Non-subordinated negotiable obligations (Note 5)	44.377.921	66.303.376
Financing received from local financial institutions (Note 5)	151.000.000	1.330.443.547
Total cash flows from (used in) / provided by financing activities	(46.962.720)	98.771.665
Effect of exchange rate variations	(1.090.447.845)	4.315.766
Effect of the result from the monetary position of cash	(124.720.560)	(31.693.523)
TOTAL CHANGE IN CASH FLOWS		
(Decrease) / Net increase for the period	(22.822.758)	201.438.196
Cash at the beginning of the year restated (Note 5)	520.046.900	401.551.128
Cash at period-end period (Note 5)	497.224.142	602.989.324

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1. GENERAL INFORMATION

Banco Hipotecario S.A. (hereinafter, "the Bank" or "the Entity"), is a financial institution governed by Law No. 21,526 on Financial Institutions.

The Bank originated from the privatization process of the former Banco Hipotecario Nacional (a state-owned entity founded in 1886), as established by Law No. 24,855, enacted on July 2, 1997, and promulgated by the National Executive Branch (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 No. 23,696 and ordered its transformation into a corporation. The new entity resulting from this transformation is called "Banco Hipotecario Sociedad Anónima" and operates as a commercial bank under the regime of Law No. 21,526. The Bank provides personal and corporate banking services. In addition, through its subsidiaries, it offers life and personal accident insurance.

These condensed interim consolidated financial statements as of and for the three-month period ended March 31, 2026, 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 control is exercised are detailed below:

- **BACS Banco de Crédito y Securitización S.A. (BACS):** is an investment bank that provides financial solution design services for companies, including securitizations and credit portfolio management. The Bank holds 62.28% of the shares and voting rights of BACS.
- **BHN Sociedad de Inversión S.A.:** holding company on which BHN Vida S.A. and BHN Seguros Generales S.A. depend. The Bank holds, directly and indirectly, all of the shares and voting rights in the company. In addition, it indirectly holds 100% of all the units of the Toronto Trust Gestión Mutual Fund and the 35.38% indirectly of all the units of the Toronto Trust Argentina 2021 Mutual Fund.

In the case of mutual funds, the Bank analyzes the holding of shares at each reporting date to determine the existence of control as of 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 MARKETS SYSTEM

The Group operates in an economic environment that is moving towards a stage of disinflationary consolidation, 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 evolution 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. BASIS 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 Authority of Financial Institutions. As well as with the provisions of the National Securities Commission ("CNV") in accordance with Law No. 26,831.

These condensed consolidated interim financial statements were approved at a virtual Board of Directors meeting on May 26, 2024.

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 IFRS Accounting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB" by its acronym in English), except for the departures indicated below ("Accounting information framework established by the BCRA"):

- the temporary exception to the application of the impairment model under section 5.5 "Impairment" 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 8,720,282 and 11,307,768 as of March 31, 2026, and December 31, 2025, respectively, would have been recorded.
- the measurement of public sector debt instruments received in exchange for others, which according to Communication "A" 7014 were recognized at the carrying amount 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 carrying amount of the securities delivered. Had the accounting criterion established by IFRS been applied, a decrease in the equity of the Group of 99,478 and 120,478 as of March 31, 2026, and December 31, 2025, respectively, would have been recorded.
- 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 requires its mandatory adoption. The Group made use of this option. Had the standard been applied, there would have been an increase in the equity of the Group of 47,871 and 163,981 as of March 31, 2026, and December 31, 2025, 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 full 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, 2025.

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

3.2. Functional and presentation currency

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CPCECABA T° 266 F° 97

**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

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

Considering that the peso is the currency of an economy that continues to be classified as 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 March 31, 2026. To apply the methodology of IAS 29, consumer price indices prepared by INDEC were used, with variations for the three-month periods ending March 31, 2026, and 2025 of 9.44% and 8.57%, respectively, and for the year ended December 31, 2025, of 31.55%.

3.3. Going concern

As of the date of issuance of these condensed consolidated interim 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. Distribution of retained earnings

On March 30, 2026, the Shareholders' Meeting approved the allocation of retained earnings accumulated as of December 31, 2025, assigning them to Legal Reserve, Discretionary Reserve (Other reserves), and dividend payments which are still subject to BCRA authorization. As of the date of these condensed interim financial statements, the accumulated outstanding balance of dividends payable is 13,133,075.

3.5. Comparative information

The information contained in these condensed interim consolidated financial statements and in the related notes as of December 31, 2025, and March 31, 2025, is presented exclusively for comparative purposes with the information as of March 31, 2026.

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

3.6. New standards, amendments, and interpretations are not yet effective.

A number of new accounting 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.

IAS 18: Presentation and Disclosure in the Financial Statements

On April 9, 2024, the IASB issued IFRS 18 "Presentation and Disclosure in Financial Statements," effective as of January 1, 2027, with early adoption permitted. IFRS 18 will replace IAS 1 "Presentation of Financial Statements" and amends the Income Statement, introducing, among others, the following requirements:

- Income and expenses are classified into five categories in the income statement: operating, investing, financing, discontinued operations, and income tax. In addition, new subtotals are presented in the income statement.
- The presentation of Management-Defined Performance Measures (MPMs) in the financial statements is permitted, and
- Enhanced guidance is provided on how to group information in the financial statements.

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Additionally, minor changes are introduced in the statement of financial position and the statement of cash flows, and the inclusion of earnings per share on new subtotals is permitted.

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

IFRS 19: Subsidiaries without a public accountability requirement: Disclosure requirements

On May 9, 2024, the IASB issued IFRS 19 "Subsidiaries without Public Accountability: Disclosures," effective January 1, 2027. It allows controlled or related entities to disclose reduced accounting information. Additionally, it simplifies reporting for such entities by allowing the financial reporting language to be applied throughout the group.

The Entity is assessing the impact of these modifications.

Amendments to IAS 21 - Translation to a hyperinflationary presentation currency:

IASB el 13 November 2025 The amendments were officially issued by the effective for fiscal years beginning on January 1, 2027.

The amendments provide guidelines for situations in which it is necessary to convert the financial information of an entity with a non-hyperinflationary functional currency to a presentation currency that is hyperinflationary.

The Entity is assessing the impact of these amendments. The Entity estimates that these amendments will have no impact on its financial statements.

4. PROFESSIONAL JUDGMENT AND SIGNIFICANT ACCOUNTING ESTIMATES SIGNIFICANT

In preparing 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.

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

4.1. Lawsuits

The information on judgments made in the application of accounting policies that have the most significant effect on the amounts recognized in the financial statements condensed interim consolidated relates 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. See Note 8.3.

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 condensed consolidated interim financial statements is included in the following notes:

- Financial instruments, in relation to the determination of fair values of Level 2 financial assets – Note 8.2.
- Impairment of financial assets, in relation to the determination of expected credit losses – Note 8.3 and 9.
- 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 utilized – Note 14.
- Allowances, especially regarding the determination of the allowance for lawsuits – Note 17.

4.3. Fair value measurements

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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 quoted price from an active market. A market is considered active if transactions occur with sufficient frequency and volume to provide continuously updated pricing information on an ongoing 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 when setting a price at the measurement 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

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 inputs 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, which may include the following items:
 - 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 benchmark instruments grouped by currency and issuer quality, which are used to discount the cash flows of securities that require a fair value estimated under Level 2.

As of 31 of March of 2026 have been constructed 3 yield curves: one for sovereign securities in pesos, another of sovereign securities adjustable by CER (real rate curve) and a third issuance of corporate bonds in foreign currency under Argentine law. The securities used as references have shown frequent quotations over the past months, allowing the conclusion that they reflect the expectations of market participants.

- 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:

	31/03/2026	31/12/2025
Cash	37.486.411	43.559.762

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as of March 31, 2026, presented on a comparative basis.**
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Financial institutions and correspondents	459.737.731	476.487.138
Total Cash and deposits in banks	497.224.142	520.046.900

The reconciliation of financing activities as of 31 March 2026 and 2025 is presented below:

	Balance as of 12/31/2025	Cash Flows		Other non- cash movements (1)	Balance as of 03/31/2026
		Collections	Payments		
Negotiable obligations issued	229.928.155	44.377.921	(63.336.903)	8.699.217	219.668.390
Finance received from B.C.R.A. and other financial institutions	1.620.861	151.000.000	(151.711.682)	7.806.457	8.715.636
Total	231.549.016	195.377.921	(215.048.585)	16.505.674	228.384.026

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

	Balance as of 12/31/2024	Cash Flows		Other non- cash movements (1)	Balance as of 03/31/2025
		Collections	Payments		
Negotiable obligations issued	119.172.551	66.303.376	(1.259.206)	(5.692.554)	178.524.167
Finance received from B.C.R.A. and other financial institutions	3.873.610	1.330.443.547	(1.294.451.190)	6.839.251	46.705.218
Total	123.046.161	1.396.746.923	(1.295.710.396)	1.146.697	225.229.385

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

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6. DEBT SECURITIES AT FAIR VALUE THROUGH PROFIT OR LOSS

	31/03/2026	31/12/2025
Domestic		
Government Securities	381.477.265	533.357.055
BCRA Notes	-	5.065
Corporate Securities	60.949.878	70.627.778
Total debt securities at fair value through profit or loss	442.427.143	603.989.898

7. DERIVATIVE INSTRUMENTS

The composition of derivative instruments of the Group as of March 31, 2026, and December 31, 2025, is as follows:

	31/03/2026	31/12/2025
Call options purchased	260.365	503.957
Foreign currency forward transactions settled in pesos	392.984	524.575
Total assets	653.349	1.028.532
Foreign currency forward transactions settled in pesos	(163.485)	(15.269)
Total liabilities	(163.485)	(15.269)

8. FINANCIAL INSTRUMENTS

8.1. Repo transactions and guarantees.

	31/03/2026	31/12/2025
Reverse repos and guarantees	14.656.413	33.434.038
Financial debtors from reverse repurchase agreements of government securities	14.656.413	-
Receivables from pledged securities transactions - placement agents	-	33.434.038
Reverse repos and guarantees	(298.670.499)	(387.537.595)
Financial creditors for repurchase agreements of government securities	(17.256.094)	(60.768.159)
Creditors for securities lending transactions (borrowers)	(281.414.405)	(326.769.436)

The notional amounts of the securities involved in repurchase transactions, measured at fair value, are as follows:

	31/03/2026	31/12/2025
Reverse repos	16.872.551	-
Financial debtors from reverse repurchase agreements of government securities	16.872.551	-
Reverse repos	(19.199.443)	(68.235.783)
Financial creditors for repurchase agreements of government securities (Note 31.2)	(19.199.443)	(68.235.783)

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8.2. Fair value of financial instruments

Fair value hierarchy of financial instruments measured at fair value.

The fair value hierarchy of assets and liabilities measured at fair value ("FV") as of March 31, 2026, and as of December 31, 2025, is detailed below:

Portfolio of instruments as of 03/31/2026	Balance	Level 1 FV	Level 2 FV	Level 3 FV
Assets	711.172.269	644.530.391	66.641.878	-
Debt securities at fair value through profit or loss	442.427.143	377.750.760	64.676.383	-
Derivative instruments	653.349	260.964	392.385	-
Other financial assets	10.380.471	10.380.471	-	-
Financial assets pledged as collateral	241.548.955	241.548.955	-	-
Investments in Equity Instruments	16.162.351	14.589.241	1.573.110	-
Liabilities	(30.747.012)	(30.747.012)	-	-
Liabilities at fair value through profit or loss	(30.583.527)	(30.583.527)	-	-
Derivative Instruments	(163.485)	(163.485)	-	-

Portfolio of instruments as of 12/31/2025	Balance	Level 1 FV	Level 2 FV	Level 3 FV
Assets	653.930.789	583.143.041	70.787.748	-
Debt securities at fair value through profit or loss	603.989.898	535.623.845	68.366.053	-
Derivative instruments	1.028.532	390.054	638.478	-
Other financial assets	6.228.004	6.228.004	-	-
Financial assets pledged as collateral	23.510.682	23.510.682	-	-
Investments in Equity Instruments	19.173.673	17.390.456	1.783.217	-
Liabilities	(8.807.870)	(8.792.601)	(15.269)	-
Liabilities at fair value through profit or loss	(8.792.601)	(8.792.601)	-	-
Derivative Instruments	(15.269)	-	(15.269)	-

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 reporting date.

The following presents the transfers between levels:

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Grazioli
General Manager

Eduardo S. Elsztain
President

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Marcelo Fuxman
For the Statutory Audit
Committee

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:

	31/03/2026
VD FF MERCADO CREDITO 36 \$ CG	71.336
VD FF MERCADO CREDITO 38 \$ CG	155.877
VD FF MERCADO CREDITO 39 \$ CG	320.582
ON TELECOM CL 14 MAT. 02/10/28 USD	3.824
ON NEWSAN 22 VTO. 05/15/26 \$ CG	2.093.439
ON PETROQUIMICA CL. O VTO. 09/22/27 \$ CG	1.309.321

These holdings were included in Level 1 as of December 31 of 2025. As of 31 of March of 2026, they were recognized at fair value calculated using valuation models that use market data as significant input data.

As of 31 of March of 2026, the Entity has not recorded transfers between levels 1, 2 or 3, except for those detailed above.

As of 31 of December of 2025, had been recognized the following transfers between levels:

Transfers from Level 1 to Level 2

	31/12/2025
ON CT BARRAGAN CL9 MAT. 04/03/26 USD CG	18.823
ON PLAZA LOGISTICA 10 MAT. 07/27/26 USD CG	400.116

Transfers from Level 2 to Level 1

	31/12/2025
TD PCIA CORDOBA CL 2 MAT. 05/24/27 \$ CG	16.600.515
ON CAPEX CL.3 USD MAT. 02/27/26 G.C.	180.722
ON VISTA ENERGY 18 MAT. 03/03/27 USD CG	5.804
ON GENNEIA CL. 44 DUE 03/08/26 USD CG	6.731
ON PLAZA LOGISTICA 12 MAT. 03/08/26 UVA CG	933.187

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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 measured at amortized cost is detailed below:

Portfolio of instruments as of 03/31/2026	Balance	Total FV	VR level 1	VR level 2	VR level 3
Assets					
Cash and bank deposits	497.224.142	(*)	-	-	-
Repo and collateralized transactions	14.656.413	(*)	-	-	-
Other financial assets	80.131.660	(*)	-	-	-
Loans and other financings	1.351.274.869	1.167.601.079	3.483.717	-	1.164.117.362
Other debt securities	629.801.352	630.822.219	619.203.833	11.618.386	-
Financial assets pledged as collateral	231.979.816	232.694.137	232.694.137	-	-
Liabilities					
Deposits	(2.331.960.027)	(2.414.419.077)	-	(2.414.419.077)	-
Repo and collateralized transactions	(298.670.499)	(*)	-	-	-
Other financial liabilities	(166.620.625)	(164.935.584)	-	(164.935.584)	-
Finance received from B.C.R.A. and other financial institutions	(8.715.636)	(*)	-	-	-
Negotiable obligations issued	(219.668.390)	(180.726.244)	-	(180.726.244)	-

(*) The fair value of the instruments is considered like their carrying amount.

Portfolio of instruments as of 12/31/2025	Balance	Total FV	Level 1 FV	Level 2 FV	Level 3 FV
Assets					
Cash and bank deposits	520.046.900	(*)	-	-	-
Repo and collateralized transactions	33.434.038	(*)	-	-	-
Other financial assets	38.907.635	(*)	-	-	-
Loans and other financings	1.402.531.139	1.383.206.088	3.812.660	-	1.379.393.428
Other debt securities	661.805.671	652.449.739	633.342.089	19.107.650	-
Financial assets pledged as collateral	489.444.632	487.990.135	487.990.135	-	-
Liabilities					
Deposits	(2.517.259.571)	(2.389.702.804)	-	(2.389.702.804)	-
Repo and collateralized transactions	(387.537.595)	(*)	-	-	-
Other financial liabilities	(153.922.231)	(151.634.619)	-	(151.634.619)	-
Finance received from B.C.R.A. and other financial institutions	(1.620.861)	(*)	-	-	-
Negotiable obligations issued	(229.928.155)	(231.631.363)	-	(231.631.363)	-

(*) The fair value of the instruments is like their carrying amount.

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 allowances for expected credit losses were recognized is presented below. The 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	31/03/2026				
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime	Purchased or originated credit- impaired loans	Total
Days past due					
Mortgage Loans					261.742.586
0	222.331.424	6.426.820	-	-	228.758.244
1 - 30	18.800.400	858.097	-	-	19.658.497
31 - 90	-	5.905.994	-	-	5.905.994
91 +	-	2.495.835	-	-	2.495.835
Default	-	-	4.924.016	-	4.924.016
Personal Loans					150.521.219
0	77.214.820	1.767.751	-	7.347.717	86.330.288
1 - 30	8.953.747	4.695.700	-	2.464.224	16.113.671
31 - 90	-	9.387.884	425	1.474.351	10.862.660
Default	-	-	37.214.600	-	37.214.600
Credit Cards					318.975.226
0	242.087.230	1.785.980	-	-	243.873.210
1 - 30	11.233.196	389.306	-	-	11.622.502
31 - 90	-	15.396.595	-	-	15.396.595
Default	-	-	48.082.919	-	48.082.919
Others					579.073.116
0	573.081.829	4.677.758	5.396	-	577.764.983
1 - 30	678.753	66.581	-	-	745.334
31 - 90	-	240.079	-	-	240.079
91 +	-	-	97.360	-	97.360
Default	-	-	225.360	-	225.360
Total financial instruments	1.154.381.399	54.094.380	90.550.076	11.286.292	1.310.312.147
Allowance for loan losses (Annex R)	(19.910.204)	(13.753.292)	(65.230.933)	(2.989.839)	(101.884.268)
Net financial instruments	1.134.471.195	40.341.088	25.319.143	8.296.453	1.208.427.879

Corporate Portfolio (*) – Total assets	31/03/2026				
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime	Purchased or originated credit- impaired loans	Total
Days past due					
0	589.728.147	20.417.415	285.647	-	610.431.209
91 +	-	-	12.858.840	-	12.858.840
Total financial instruments	589.728.147	20.417.415	13.144.487	-	623.290.049
Allowance for loan losses (Annex R)	(3.182.104)	(2.965.627)	(5.463.841)	-	(11.611.572)
Financial instruments, net	586.546.043	17.451.788	7.680.646	-	611.678.477

(*) Includes advances, notes, pledge loans, finance leases, and others.

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SME Portfolio – Total performing	31/03/2026				Purchased or originated credit-impaired loans	Total
	Stage 1 12 months	Stage 2 Lifetime	Stage 3 Lifetime			
Days past due						
0	199.212.242	3.509.868	7.540.109	-	-	210.262.219
1 - 30	11.037.761	894.526	10.456	-	-	11.942.743
31 - 90	-	5.351.369	244.968	-	-	5.596.337
91 +	-	-	914.177	-	-	914.177
Total financial instruments	210.250.003	9.755.763	8.709.710	-	-	228.715.476
Allowance for loan losses (Annex R)	(1.214.795)	(703.295)	(6.275.507)	-	-	(8.193.597)
Financial instruments, net	209.035.208	9.052.468	2.434.203	-	-	220.521.879

Write-off policy (charged-off loans)

The Group derecognizes financial assets, in whole or in part, from the statement of financial position 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 Group's method of recovery is through the enforcement of collateral and the value of the collateral is such that there is no reasonable expectation of full recovery. Group's

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 ended 31 of March of 2026 amount to 9.156.751. The Group seeks to recover the amounts legally owed to it in full, but which have been partially written off in the financial statements due to the lack of a reasonable expectation of full recovery.

31/03/2026	
Opening balance (Note 27)	103.602.536
Additions due to deactivations during the period	9.156.751
Derecognition due to collections	(1.972.027)
Derecognition due to addition to assets	(17.224)
Monetary restatement and other movements	(9.605.393)
Ending balance (Note 27)	101.164.643

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9. LOANS AND OTHER FINANCING

The balances of loans and other financing correspond to:

	31/03/2026	31/12/2025
To the non-financial public sector	2.180.260	1.220.453
Other financial institutions	213.767.302	162.349.121
Interbank - call loans granted	69.005.182	-
Other financing to local financial institutions	101.780.597	106.450.597
Other loans	43.356.247	56.193.496
Allowances for uncollectibility (Annex R)	(374.724)	(294.972)
To the non-financial private sector and foreign residents	1.135.327.307	1.238.961.565
Advances	51.713.074	60.232.886
Documents	14.202.477	19.662.946
Mortgage Loans	261.742.586	262.989.678
Pledge Loans	2.921.823	3.299.193
Personal Loans	150.521.219	180.004.686
Credit cards	318.975.226	365.986.549
Finance leases	2.253.610	3.588.967
Loans to personnel	30.368.598	30.971.351
Unapplied Collections	(46.514)	(29.359)
Other loans to companies	252.189.436	251.472.736
Other	27.072.213	25.585.842
Government securities loans	135.778.492	127.562.974
Allowances for uncollectibility (Annex R)	(112.364.933)	(92.366.884)
Total Loans and Other Financing (Annexes B and C)	1.351.274.869	1.402.531.139

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 of loans and other financings by maturity is detailed in Annex D.

The movements in the allowance for loan losses and other financings are detailed in Annex R.

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Manager

Manuel J.L. Herrera
Grazioli
General Manager

Eduardo S. Elsztain
President

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Partner
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Marcelo Fuxman
For the Statutory Audit
Committee

10. OTHER DEBT SECURITIES

	31/03/2026	31/12/2025
Measured at amortized cost		
Government Securities (Annexes B and C)	598.492.272	630.685.191
Negotiable Obligations	28.284.006	30.679.384
Debt securities from financial trusts	5.500.403	2.540.858
Others	41.411	-
Allowances for uncollectibility risk (Annex R)	(2.516.740)	(2.099.762)
Total other debt securities (Annexes B and C)	629.801.352	661.805.671

11. OTHER FINANCIAL ASSETS AND LIABILITIES

11.1. Other financial assets

	31/03/2026	31/12/2025
Mutual fund shares	10.310.612	6.228.004
Interests arising from contributions made to SGR (*)	3.634.825	4.109.636
Receivables from unsettled transactions	44.421.680	13.046.375
Other receivables		
Funds to be settled from credit and debit card transactions	4.792.727	3.578.328
Personal Assets – Substitute Responsible Party	407.791	369.926
Receivables from ICBC client account	483.807	529.489
Pending debits savings account	937.691	904.291
Claims to be recovered	324.168	684.919
Leasing expenses to be recovered	274.706	371.584
Procrear receivables	491.227	1.118.255
Balances to be recovered from capital increase	2.210.670	2.120.171
Prizes receivable	7.801.130	8.537.735
Other	15.365.698	4.307.832
Allowance for uncollectibility risk (Annex R)	(944.601)	(770.906)
Total other financial assets	90.512.131	45.135.639

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

11.2. Other financial liabilities

	31/03/2026	31/12/2025
Credit card purchases	83.243.953	96.002.434
Creditors for unsettled transactions	46.529.381	35.900.996
Debt securities associated with the transfer of financial assets not derecognized	1.619.547	2.202.906
Finance leases (Note 12.1)	2.884.339	3.224.694
Obligations subject to minimum cash requirements	4.917.603	4.488.188
Other	27.425.802	12.103.013
Total other financial liabilities	166.620.625	153.922.231

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TTRANSFER OF FINANCIAL ASSETS

The Group has carried out transfers of financial assets that are described in Note 8.2. On 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).

The following are detailed the transfers of financial assets to financial trusts as of 31 of March of 2026 that do not meet the requirements for derecognition and consequently, the Group continues to recognize the transferred asset and a financial liability for the consideration received:

Issuer	Financial trust	Date of incorporation	Initial value of fiduciary debt		Estimated extinction of the series
			Type	Amount (in thousands)	
BHSA	CHA UVA Series I	Apr-18	A	8,645 UVA	Oct-23
			B	5.763 UVA	Apr-28
			Current Liabilities	4.802 UVA	May-32

12. OTHER ASSETS AND LIABILITIES NON-FINANCIAL

12.1. Property and Equipment

Movements in property and equipment for the period ended March 31, 2026 were as follows:

Concept	Original value at the beginning of the fiscal year	Additions	Derecognitions	Reversal of impairment (1)	Depreciation			Residual value	
					Accumulated at the beginning of the year	Derecognitions	For the period	As of 03/31/26	As of 12/31/25
- Real Estate	129.976.817	-	(1.071.345)	668.821	(22.121.910)	178.707	(579.406)	107.051.684	107.854.907
- Furniture and Fixtures	31.222.386	17.943	-	-	(28.475.546)	-	(196.984)	2.567.799	2.746.840
- Machinery and equipment	143.681.864	43.782	(55.789)	-	(138.046.883)	53.844	(804.547)	4.872.271	5.634.981
- Vehicles	118.491	-	(65.925)	-	(71.459)	63.769	(533)	44.343	47.032
- Miscellaneous	4.615.985	40.808	(27.506)	-	(4.369.274)	26.736	(29.812)	256.937	246.711
- Right-of-use of leased properties	7.176.165	372.985	(553.669)	-	(4.166.896)	489.660	(534.102)	2.784.143	3.009.269
Total property and equipment	316.791.708	475.518	(1.774.234)	668.821	(197.251.968)	812.716	(2.145.384)	117.577.177	119.539.740

(1) Note twenty-three

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Additional information

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

Right-of-use asset for leases

Below, the amounts correspond to those leases on which the Group acts as lessee:

Immovable property	31/03/2026	31/12/2025
Original value at the beginning of the fiscal year	7.176.165	23.166.740
Additions for the period / fiscal year	372.985	1.802.682
Derecognitions of the period / fiscal year	(553.669)	(17.793.257)
Accumulated depreciation	(4.211.338)	(4.166.896)
	2.784.143	3.009.269

Lease liabilities

Real Estate (Note 11.2)	31/03/2026	31/12/2025
Up to one year	1.265.570	1.535.069
Between one and five years	1.618.769	1.689.625
	2.884.339	3.224.694

(i) Amounts recognized in the income statement:

	31/03/2026	31/03/2025
Depreciation of right-of-use assets	534.102	349.765
Interest in lease liabilities (Note 23)	658.235	652.679
Expenses related to short-term leases	111.792	111.351

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12.2. Intangible assets

Changes in intangible assets, which include expenses for the development of proprietary systems, for the period ended March 31, 2026 were as follows:

	31/03/2026
Net book value at the beginning	11.077.707
Increases from development	2.253.421
Amortization charge (1)	(951.358)
Netbook value at year-end	12.379.770
Cost	80.207.555
Accumulated Depreciation	(67.827.785)
Netbook value at year-end	12.379.770

- (1) Amortizations for the period are presented under the line "Depreciation and impairment of property and equipment."

Additional information

	Intangible Assets
Defined useful life (in years)	5 years
Amortization method	Straight-line

12.3. Other non-financial assets

The balances of other non-financial assets correspond to:

Other non-financial assets	31/03/2026	31/12/2025
Investment Properties	17.622.163	18.501.437
Tax advances and prepayments	3.905.908	3.017.352
Advances on fees to Directors and Statutory Auditors (Note 28)	987.783	2.865.459
Prepaid expenses	7.754.839	7.260.420
Other advances	351.874	229.491
Other miscellaneous assets	853.325	856.480
Total Other Non-Financial Assets	31.475.892	32.730.639

Investment Properties

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

The valuation was performed using the market approach, under which 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 considered.

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

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Main calculation variables, unobservable	Interrelation between the main variables and fair value	AMBA	Provinces of Buenos Aires and La Pampa	Rest of the country
Price per square meter (in thousands of pesos)	The higher the price per square meter, the higher the fair value	Between 1,142 and 1,840	Between 1,365 and 2,021	Between 1,846 and 3,995
Age	The greater the age, the lower the fair value.	Between 48 and 66 years old	Between 46 and 102 years	Between 36 and 106 years
State of preservation	The better the state of preservation, the higher the fair value	Good	Between fair and good	Between good and particularly good

The movements in investment properties for the period ending March 31, 2026, were as follows:

	31/03/2026
	Leased properties
Net book value at the beginning	18.501.437
Net gain from measurement at fair value (Note 23)	(879.274)
Netbook value at year-end	17.622.163

The figures included in the results of the fiscal year for Investment Properties are as follows:

	31/03/2026	31/03/2025
Income from interest and rental income	40.003	40.362
Direct operating expenses of properties	(3.592)	(15.962)

The net result generated by investment properties as of 31 March 2026 and 2025 amounts to a gain of 36,411 and 24,400, respectively, and is recognized under "Other operating income," "Administrative expenses," and "Other operating expenses" in the Income Statement.

12.4. Other non-financial liabilities

The balances of other non-financial liabilities correspond to:

	31/03/2026	31/12/2025
Other Creditors	19.910.576	20.679.688
Salaries and social security charges payable	33.808.396	27.968.684
Other taxes payable	10.764.970	12.558.048
Directors' and Statutory Auditors' Fees Payable (Note 28)	4.188.570	11.324.311
Withholdings and collections payable	9.287.580	11.797.253
Employee benefits payable	2.916.000	2.407.730
Customer loyalty program	1.185.264	1.110.390
Termination benefits payable	17.224.425	10.777.310
Dividends payable	-	26.778.415
Total other non-financial liabilities	99.285.781	125.401.829

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13. LIABILITIES AT FAIR VALUE THROUGH PROFIT OR LOSS

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

	31/03/2026	31/12/2025
Obligations from transactions with third-party securities in local currency	23.372.517	109.990
Obligations from transactions with third-party securities in foreign currency	7.211.010	8.682.611
Total liabilities measured at fair value through profit or loss	30.583.527	8.792.601

14. INCOME TAX

The composition of the items Assets and liabilities for current income tax, is as follows:

	31/03/2026			31/12/2025		
	BH	BHNI	BACS	BH	BHNI	BACS
Tax credit for minimum presumed income tax (*)	156	-	-	171	-	-
Income tax allowance	-	(4.862.485)	(435.971)	-	(4.725.390)	(106.772)
Income tax prepayments	23.750.159	-	-	25.445.556	-	-
Current income tax asset / (liability)	23.750.315	(4.862.485)	(435.971)	25.445.727	(4.725.390)	(106.772)

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

Fiscal Year	Tax credit for minimum presumed income tax	
	Determined tax	Fiscal year of prescription
2019	156	Mat DDJJ 2029
	156	

The composition of the profit for income tax is as follows:

	31/03/2026	31/03/2025
Income tax - deferred method - Profit	9.484.669	17.941.275
Current income tax- Charge	(2.097.370)	(2.099.861)
Total income tax benefit	7.387.299	15.841.414

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Assets / (Liabilities) for deferred income tax

In the consolidated financial statements, the tax asset (current and deferred) of an entity of the Group it will not be offset against the tax liability (current and deferred) of another entity of the Group, because they relate to income taxes applicable to different tax entities and, furthermore, there is no legal right before the tax authority to settle on a net basis. Considering the above, the balances of deferred income tax assets and liabilities presented in the Consolidated Statement of Financial Position are detailed below:

	31/03/2026	31/12/2025
Deferred income tax asset	8.261.911	1.358.325
Deferred income tax liability	-	(2.581.083)

(Liability) / Asset for deferred income tax

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

(Net liability) / Asset net deferred tax	Balance as of 31/12/2025	Profit recognized in income	Balance as of 31/03/2026
Allowance for loan losses	31.146.926	(6.594.268)	24.552.658
Property and Equipment, Investment Properties	(47.651.981)	524.936	(47.127.045)
Foreign currency valuation	(717.248)	(424.831)	(1.142.079)
Provisions	5.662.058	2.385.543	8.047.601
Valuation of financial instruments	(3.234.760)	6.292.444	3.057.684
Investments in joint ventures	(18.304.880)	521.578	(17.783.302)
Tax Inflation Adjustment	41.816	162.556	204.372
Tax Loss Carryforwards	31.858.848	6.617.790	38.476.638
Others	(23.537)	(1.079)	(24.616)
Total (liabilities net) / net assets for deferred income tax	(1.222.758)	9.484.669	8.261.911

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

Fiscal year of generation	Balance as of 03/31/2026	Fiscal year of prescription
2025	28.037.538	2030
2026	10.439.100	2031
Total	38.476.638	

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

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Tax inflation adjustment and tax loss carry forwards.

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 add to the taxable result of the fiscal year being settled, the tax inflation adjustment.

This adjustment would be applicable in the fiscal year in which the variation percentage of the consumer price index accumulated over thirty-six (36) months prior to the end 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 years beginning on or after January 1, 2019, one sixth (1/6) had to be allocated in that fiscal period and the remaining five sixths (5/6), in equal parts, over the following five (5) immediate fiscal periods. Subsequently, for fiscal years beginning on or after 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, the total inflation adjustment calculated for this year must be included.

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

The Entity's position is mainly based on the case law established by the Supreme Court of Justice of the Nation, 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. y otro c/EN-AFIP-DGI s/DGI - complaint against a refusal to admit an appeal dated June 9, 2020.

BACS Banco de Crédito y Securitización S.A. has adjusted the accumulated tax losses for inflation for the fiscal years 2021 to 2022 for the purpose of their deduction in the Income Tax return for the 2023 fiscal year, pursuant to Article 25 of the Income Tax Law. It should be noted that, as of 31 March 2026, the Company had almost entirely absorbed the remaining tax losses, which were adjusted for inflation based on the variation of the Retail Price Index for the purpose of their computation in the Income Tax return for the 2023 and 2025 fiscal years.

Income tax rate

In accordance with Law No. 27,630, the income tax rate is a progressive rate ranging 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 31 of March of 2026 the applicable tax rate for the Bank for the measurement of current income tax is 35% (35% as of 31 March of 2025), while deferred tax balances were measured using the tax rate that will apply when the temporary differences are expected to reverse.

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

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15. FUNDING RECEIVED FROM B.C.R.A. AND OTHER FINANCIAL INSTITUTIONS

The composition of the breakdown of the item is as follows:

	31/03/2026	31/12/2025
Financing received from local financial institutions	8.696.420	1.597.219
Other	19.216	23.642
Total	8.715.636	1.620.861

16. NEGOTIABLE OBLIGATIONS ISSUED

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

Series	Issued value. (In thousands)	Date of issue	Maturity date	Annual interest rate	Book Value	
					31/03/2026	31/12/2025
Banco Hipotecario S.A. (1)						
Class IX	\$50.000.000	21/02/25	21/02/26	TAMAR + 2.75%	-	54.967.749
Clase X	US\$30,782	22/08/25	22/08/26	7%	42.352.994	49.735.077
Clase XI	\$33.784.039	20/11/25	20/12/26	TAMAR + 3.5%	32.727.816	36.431.317
Class XII	US\$34.408	20/11/25	20/11/26	6%	48.429.594	55.120.051
Class XIII	\$25.388.592	23/02/26	23/02/27	Tamar 3.5%	25.627.445	-
Class XIV	US\$28,717	23/02/26	23/02/27	5%	39.769.450	-
BACS Banco de Crédito y Securitización S.A. (2)						
CLASE XIX	\$30.022.259	14/11/25	14/11/26	TAMAR + 4.5%	30.761.091	33.673.961
TOTAL					219.668.390	229.928.155

- (1) The Ordinary General Shareholders' Meeting held on January 28, 2019, approved the creation of a new Frequent Issuer Program No. 5 for the issuance of Negotiable Obligations, not convertible into shares, with or without guarantees, for up to US\$ 1,000,000,000 or its equivalent in pesos, which was subsequently amended and extended on several occasions by subsequent 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\$200,000,000 or its equivalent to other currencies.

Frequent Issuer Registration No. 5 granted by Provision No. DI-2019-10-APN-GE#CNV dated January 28, 2019, ratified by Provision No. 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-2025-34-APN-GE#CNV dated May 20, 2025.

- (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 in 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 File 655/2023 "BACS Banco de Crédito y Securitización S.A. s/ Authorization of the

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

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, 2025, the CNV approved the update of the authorized Program by opinion RE-2025-49228978-APN-GE.

17. ALLOWANCES

The Group recognizes the following allowances:

- For labor, civil, and commercial lawsuits: these are determined based on the reports from the attorneys regarding the status of the lawsuits and the estimates made about the potential losses to be borne by the Group, as well as experience with this type of lawsuit.
- For various risks: these are set up to cover 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 Group's legal advisors and professionals. Group. These include claims from tax authorities for various taxes, possible administrative sanctions from regulatory bodies, among others.
- In Note 31.6 are included, as required by the BCRA, all administrative, disciplinary, and criminal sanctions with a court judgment of first instance or not, that were imposed or initiated by the BCRA and the Financial Information Unit, regardless of whether they are probable, possible, or remote.

According to Management's estimate, there is a probability of less than 50% that the amounts of the allowances as of 31 of March of 2026 must be disbursed within the next 12 months.

The movements of allowances for the period ending March 31, 2026, were as follows:

Provisions	Balances as of 12/31/2025	Increases (1)	Decreases		Monetary Result Generated by Allowances	Balances as of 31/03/2026
			Reclassifi cations	Applicatio ns		
Allowances for application of IFRS 9 on unused credit card balances (2)	3.602.206	2.541.766	(651.894)	-	(310.786)	5.181.292
Allowances for application of IFRS 9 on unused overdraft agreements (2)	255.863	57.761	(39.073)	-	(22.075)	252.476
Allowances for application of IFRS 9 on guarantees granted (2)	20.401	46.308	(10.278)	-	(1.760)	54.671
Provisions for lawsuits and other claims	2.039.885	353.838	-	(26.573)	(175.994)	2.191.156
Tax Allowances	40.596	-	-	-	(3.503)	37.093
Total	5.958.951	2.999.673	(701.245)	(26.573)	(514.118)	7.716.688

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

(2) Annex R

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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 book-entry common shares with a par value of \$1 each, divided into the following classes:

Class	Shares	Nominal Value	Share Capital
A	664.260.465	1	664.260.465
C	75.000.000	1	75.000.000
D	760.739.535	1	760.739.535
	<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. If 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 Board of Directors, and
- 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 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.

Treasury shares to be delivered.

On November 22, 2017 ("the grant date"), the Bank's Board of Directors approved the implementation of the Employee Compensation Program, as resolved 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 being allocated to "Retained Earnings Reserve – for share-based payments."

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

Additionally, until March 2021, the higher amount 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 retained earnings, and the "Share Premium" account and the "Retained Earnings Reserve – for share-based payments" were fully absorbed. Therefore, as from April 2021, only the transfer from "shares to be delivered" to "outstanding shares" mentioned in the previous paragraph is conducted.

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2026.

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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. INTEREST INCOMES AND ADJUSTMENTS / FEES COMMISSIONS

Interest and adjustment income	31/03/2026	31/03/2025
Interest in cash and deposits in banks	103.386	123.664
Interest in loans in the financial sector	4.584.702	1.255.632
Interest on advances	6.760.559	2.652.558
Interest on notes	12.694.935	6.820.769
Interest in mortgage loans	5.985.197	3.685.804
Interest in personal loans	16.613.865	19.665.178
Interest in pledged loans	272.249	333.166
Interest in credit card loans	25.788.393	20.783.519
Interest in finance leases	300.768	248.516
Interest in other loans	15.245.476	11.314.055
Interest in government and private securities	61.654.850	41.887.358
Income from CER, CVS, UVA, and UVI adjustments	34.559.654	17.434.013
Interest in reverse repos	2.167.139	1.079.774
Interest in repo transactions	209.258	769
Total	186.940.431	127.284.775

Commission income	31/03/2026	31/03/2025
Card commissions	8.742.474	9.962.148
Commissions related to obligations	9.991.426	8.279.933
Commissions related to loans	136.707	99.714
Other commissions	1.422.942	1.531.778
Total	20.293.549	19.873.573

20. INTEREST EXPENSES AND ADJUSTMENTS / COMMISSIONS

Interest and adjustment expenses	31/03/2026	31/03/2025
Interest in demand deposits	(25.719.713)	(65.420.887)
Interest in savings account deposits	(119.759)	(98.801)
Interest in time deposits	(80.218.694)	(78.769.179)
Interest in interbank loans	(179.115)	(1.873.078)
Interest in negotiable obligations and debt securities	(9.589.104)	(9.232.630)
Interest in reverse repos and guarantees	(31.542.778)	(11.863.412)
Expenses from CER, CVS, UVA, and UVI adjustments	(267.457)	(608.394)
Total	(147.636.620)	(167.866.381)

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KPMG
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CPCECABA T° 266 F° 97

Commission expenses	31/03/2026	31/03/2025
Loan-related commissions	(466.309)	(630.074)
Commissions for placement of securities	(978.321)	(535.885)
Others	(58.544)	(222.359)
Total	(1.503.174)	(1.388.318)

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	31/03/2026	31/03/2025
Result from government securities	85.341.524	89.937.328
Results from financial trusts	452.721	8.668
Results from other private securities	6.037.316	9.425.485
Result from derivative instruments	85.742	372.261
Total	91.917.303	99.743.742

22. FOREIGN CURRENCY EXCHANGE DIFFERENCE OF FOREIGN CURRENCY

Originated in:	31/03/2026	31/03/2025
Net operations in US dollars	8.511.433	(2.535.392)
Derivative instruments	(1.417.715)	(929.754)
Net operations in euros	(9.128)	113.420
Foreign currency exchange difference	7.084.590	(3.351.726)

23. OTHER OPERATING INCOME / (EXPENSES) OPERATING

Other operating income	31/03/2026	31/03/2025
Loan-related services	5.053.559	3.917.095
Premiums and income from insurance activities	17.239.825	18.435.819
Commissions on liability transactions	962.576	1.512.609
PRO.CRE.AR service income	2.749.312	2.740.390
Penalty interest	1.351.115	463.558
Recovered Loans and Receivables	642.405	1.373.588
Reversed Allowances	12.995.001	2.415.151
Rentals	288.982	293.259
Result from fair value measurement of investment properties	-	44.542
Gains on sale of property and equipment, and other non-financial assets	78.956	-
Reversal of impairment of property and equipment (1)	668.821	2.090.352
Adjustments and interest in various loans and receivables	925.570	890.647
Other income	74.091	103.547
Total	43.030.213	34.280.557

(1) Note 12.1

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2026.

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CPCECABA T° 2 F° 6

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Other operating expenses	31/03/2026	31/03/2025
Gross Income Tax	(10.810.998)	(10.917.105)
Loan-related services	(5.708.554)	(5.212.378)
Services related to deposits	(1.887.090)	(2.078.573)
Credit card-related services	(6.230.535)	(7.315.657)
Other taxes	(1.213.073)	(1.921.468)
Debit and credit card discounts	(850.657)	(1.343.846)
Loan discounts	(2.363.115)	(319.460)
Contribution to the deposit guarantee fund (Note 31.1)	(1.015.009)	(1.174.824)
Interest from finance leases (Note 12.1)	(658.235)	(652.679)
Charge for other allowances (1)	(3.594.085)	(2.055.598)
Donations	(618.298)	(29.132)
Result from fair value measurement of investment properties	(879.274)	-
Loss on sale or impairment of investment properties and other non-financial assets	-	(881.428)
Dividends adjustment	(750.151)	-
Other expenses	(1.372.954)	(1.199.135)
Total	(37.952.028)	(35.101.283)

- (1) As of 31 of March of 2026 includes 3.083.232 charge for other allowances and 510.853 debit for termination benefits payable. AL 31 of March of 2025 includes 2.026.348 charge for other allowances and 29.250 termination benefits payable.

24. EXPENSES BY FUNCTION AND NATURE

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

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

Administrative Expenses	31/03/2026	31/03/2025
Fees and service charges	(7.077.321)	(5.977.191)
Directors' and statutory auditors' fees	(1.876.951)	(2.965.509)
Advertising, promotion, and research expenses	(690.356)	(987.190)
Taxes and levies	(3.012.264)	(2.787.783)
Maintenance and repairs	(1.660.194)	(1.522.930)
Electricity, gas, and telephone	(1.813.169)	(1.393.176)
Insurance	(446.595)	(504.645)
Representation and travel expenses	(387.449)	(326.741)
Office supplies	(39.503)	(61.081)
Rentals (Note 12.1)	(111.792)	(111.351)
Security services	(1.459.128)	(1.510.872)
Transfer of securities	(269.470)	(507.978)
Other	(741.516)	(578.963)
Total	(19.585.708)	(19.235.410)

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2026.

KPMG
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CPCECABA T° 266 F° 97

25. EMPLOYEE BENEFITS

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

Employee benefits	31/03/2026	31/03/2025
Salaries and social security contributions	(28.742.366)	(28.758.958)
Severance payments and bonuses	(26.470.836)	(1.012.020)
Personnel expenses	(5.027.671)	(3.632.505)
Total	(60.240.873)	(33.403.483)

26. SEGMENT INFORMATION

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 considers the business according to the types of products and services offered, thus identifying the following operating segments:

- (a) Finance – Corresponds to the placement of the Group's liquidity according to the needs and opportunities of the other segments and its own.
- (b) Wholesale Banking – Includes corporate and financial advisory services, as well as asset management and financing for large clients. Additionally, operations of the BACS subsidiary are also included.
- (c) Retail Banking – Includes both the granting of financing and other credit products as well as the collection of deposits from individuals. Additionally, the operations of the subsidiary BHN Inversión are included.

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 consolidation adjustments corresponding to transactions between members of the Group not passed on 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 of the segments. Their performance is evaluated based on operating profit or loss and is measured consistently with the operating profit or loss in the consolidated income statement.

When a transaction occurs, transfer prices between operating segments are contracted independently and fairly, in a manner like transactions conducted with third parties. Income, expenses, and results arising from transfers between operating segments are then eliminated from consolidation.

Signed for identification purposes
with our report dated May 26th,
2026.

KPMG
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CPCECABA T° 2 F° 6

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CPCECABA T° 266 F° 97

Below, the relevant segment information is presented:

	31/03/2026							
	Finance	Retail Banking		Wholesale banking		Others	Adjustments	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Total assets	1.674.332.887	704.993.799	389.811.654	392.274.577	282.057.278	478.743.264	(111.995.141)	3.810.218.318
Total liabilities	(1.125.448.039)	(792.480.693)	(300.444.626)	(649.958.060)	(242.969.984)	(62.259.737)	4.878.025	(3.168.683.114)

	31/12/2025							
	Finance	Retail Banking		Wholesale banking		Others	Adjustments	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Total assets	1.850.092.482	808.958.612	433.028.374	409.418.093	283.437.683	411.291.308	(105.633.376)	4.090.593.176
Total liabilities	(1.288.178.598)	(811.560.164)	(348.126.871)	(650.784.608)	(244.675.948)	(98.951.580)	4.427.461	(3.437.850.308)

	31/03/2026							
	Finance	Retail Banking		Wholesale banking		Others	Adjustments	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Net interest income	16.825.812	30.766.252	(28.822.387)	17.641.374	4.717.704	(1.824.944)	-	39.303.811
Net fee income	(973.763)	19.168.222	(2.150.674)	2.742.090	4.500	-	-	18.790.375
Net result from measurement of financial instruments at fair value through profit or loss	21.372.461	11.914.746	46.357.612	8.286.101	3.986.383	-	-	91.917.303
Result from derecognition of assets measured at amortized cost	-	-	40.853	-	-	-	-	40.853
Foreign currency exchange difference	7.179.615	-	(37.576)	-	(57.449)	-	-	7.084.590
Other operating income	17.272	17.734.832	17.239.825	3.168.387	4.246.156	832.099	(208.358)	43.030.213
Charge for uncollectibility	-	(47.785.604)	-	(6.493.690)	(912.171)	-	-	(55.191.465)
Total net operating income	44.421.397	31.798.448	32.627.653	25.344.262	11.985.123	(992.845)	(208.358)	144.975.680
Other operating expenses	(4.492.680)	(22.131.268)	(3.896.423)	(1.853.158)	(2.856.292)	(2.734.739)	12.532	(37.952.028)
Segment Result	39.928.717	9.667.180	28.731.230	23.491.104	9.128.831	(3.727.584)	(195.826)	107.023.652
Employee benefits	-	-	-	-	-	-	-	(60.240.873)
Administrative expenses	-	-	-	-	-	-	-	(19.585.708)
Depreciation and impairment of property and equipment	-	-	-	-	-	-	-	(3.099.034)
Result from net monetary position	-	-	-	-	-	-	-	(41.916.594)
Income tax – benefit	-	-	-	-	-	-	-	7.387.299
Net income attributable to non-controlling interests – gain	-	-	-	-	-	-	-	343.710
Net income (loss) loss								(10.087.548)

Signed for identification purposes
with our report dated May 26th,
2026.

KPMG
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CPCECABA T° 2 F° 6

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CPCECABA T° 266 F° 97

**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**
(In thousands of pesos and constant currency)

	31/03/2025							
	Finance	Retail Banking		Wholesale banking		Others	Adjustment s	Consolidated
		Retail Banking	Insurance	BHSA	BACS			
Net interest income	(76.510.400)	28.827.971	(115.356)	7.729.335	(521.935)	(657.813)	666.592	(40.581.606)
Net fee income	(704.867)	19.176.719	(2.351.887)	2.365.138	152	-	-	18.485.255
Net result from measurement of financial instruments at fair value through profit or loss	82.412.959	4.831.328	931.561	4.247.605	7.986.874	-	(666.585)	99.743.742
Result from derecognition of assets measured at amortized cost	-	-	123.138	-	-	-	-	123.138
Foreign currency exchange difference	(2.492.959)	-	291.860	-	30.549	-	(1.181.176)	(3.351.726)
Other operating income	43.582	8.237.222	18.435.820	2.385.877	4.298.509	2.196.012	(1.316.465)	34.280.557
Charge for uncollectibility	-	(7.189.529)	-	(2.363.481)	(1.432.915)	-	-	(10.985.925)
Total net operating income	2.748.315	53.883.711	17.315.136	14.364.474	10.361.234	1.538.199	(2.497.634)	97.713.435
Other operating expenses	(4.946.054)	(20.996.929)	(3.532.353)	(1.420.647)	(2.779.635)	(1.449.181)	23.516	(35.101.283)
Segment Result	(2.197.739)	32.886.782	13.782.783	12.943.827	7.581.599	89.018	(2.474.118)	62.612.152
Employee benefits	-	-	-	-	-	-	-	(33.403.483)
Administrative expenses	-	-	-	-	-	-	-	(19.235.410)
Depreciation and impairment of property and equipment	-	-	-	-	-	-	-	(2.348.913)
Result from net monetary position	-	-	-	-	-	-	-	(39.006.366)
Income tax - charge	-	-	-	-	-	-	-	15.841.414
Net income attributable to non-controlling interests - gain	-	-	-	-	-	-	-	1.207.338
Net loss								(14.333.268)

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. Their performance is evaluated based on operating profit or loss and is measured consistently with the operating profit or loss in the consolidated income statement. However, employee benefits, administrative expenses, results from monetary position, and income tax are managed on a consolidated basis and therefore have not been allocated to an operating segment.

Information on geographical areas:

All operations of the Group are conducted within Argentina.

Signed for identification purposes
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2026.
KPMG
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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. The balances of the main off-balance sheet items are presented below as of March 31, 2026 and as of December 31, 2025:

Off-balance sheet items	31/03/2026	31/12/2025
Guarantees received	730.878.764	769.580.384
Loans classified as uncollectible (Note 8.3)	101.164.643	103.602.536
Securities in custody	2.300.977.207	2.020.464.895
Receivables	8.763.386	11.810.569
Amounts to be debited	3.162.445	2.890.813
Items pending accreditation	4.005.082	6.133.907
Loans granted	575.070.633	622.393.574
Guarantees granted	9.841.269	11.515.351

28. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The transactions conducted between related parties have been conducted on terms equivalent to those that prevail in arm's length transactions.

Main shareholders

The main shareholders of the Bank are:

Name	Class of shares	31/03/2026		31/12/2025	
		% Votes	% Capital	% Votes	% Capital
National Government – Ministry of Economy	A	21,98%	44,28%	21,98%	44,28%
National Government – Ministry of Economy	C	2,48%	5,00%	2,48%	5,00%
National Government – Ministry of Economy	D	9,03%	6,06%	9,03%	6,06%
IRSA Inversiones y Representaciones S. A. (a)	D	43,37%	29,13%	43,37%	29,13%
ANSES	D	7,35%	4,94%	7,35%	4,94%
Shares to be delivered	D	1,80%	1,21%	1,91%	1,28%
Other	D	13,99%	9,39%	13,88%	9,31%
		100,00%	100,00%	100,00%	100,00%

(*) IRSA Inversiones y Representaciones ("IRSA") holds this interest directly (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%).

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Compensation to the Board of Directors

The Bank's bylaws establish that the total amount of remuneration for the Directors, shall be limited to five percent (5%) of net income after tax generated in the relevant fiscal year when no cash dividends are distributed for any reason, and shall be increased proportionally to the existence of cash dividends up to a maximum percentage of fifteen percent (15%) of computable earnings.

Some of the Directors of the Group are employed under Labor Contract Law No. 20,744. This law contemplates 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 in 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 Senior Management are appointed and removed by the Board of Directors and perform their duties in accordance with the instructions received from the Board.

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

As of 31 March 2026, the key personnel of the Management of the Bank 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 of the companies 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 areas of services included in the corporate service contracts are detailed below:

Entity	Service areas
BACS	Human resources, services, financial services, technological services, procurement 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, purchasing and contracting, maintenance, internal audit, asset management, general services, payments to suppliers, general secretariat, legal advice and supervision, provisioning, maintenance and management of communication and IT equipment, SAP maintenance, and insurance sales through call centers.

(a) Controlled by BHN Sociedad de Inversión.

Purchase and sale of financial assets

Signed for identification purposes
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CPCECABA T° 2 F° 6

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**
(In thousands of pesos and constant currency)

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 or through secondary market transactions.

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 as of the end of the fiscal year.

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

Below, the balances and transactions with related parties as of March 31, 2026, are detailed:

Related Party	ASSETS				LIABILITIES	
	Other debt securities	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)	270.531	474.408	1.909.422	143.770	-	-
Total shareholders	270.531	474.408	1.909.422	143.770	-	-
Key personnel	-	-	-	-	987.783	4.188.570
Total other	-	-	-	-	987.783	4.188.570
Total	270.531	474.408	1.909.422	143.770	987.783	4.188.570

Related Party	Interest income	Employee benefits	Administrative expenses
IRSA (Includes subsidiaries)	94.548	-	-
Total Shareholders	94.548	-	-
Key personnel	-	2.061.104	1.876.951
Total other	-	2.061.104	1.876.951
Total	94.548	2.061.104	1.876.951

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Continuation, the balances are detailed with related parties as of December 31, 2025:

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 liabilities not financial (Note 12.4)
IRSA (Includes subsidiaries)	2.002	81.831	325.326	1.964.837	20.062	-	-
Total shareholders	2.002	81.831	325.326	1.964.837	20.062	-	-
Key personnel	-	-	-	-	-	2.865.459	11.324.311
Total other	-	-	-	-	-	2.865.459	11.324.311
Total	2.002	81.831	325.326	1.964.837	20.062	2.865.459	11.324.311

Below are detailed the transactions with related parties as of March 31, 2025:

Related Party	Interest income	Employee benefits	Expenses of administration
IRSA (Includes subsidiaries)	243.171	-	-
Total shareholders	243.171	-	-
Key personnel	-	1.767.156	2.965.509
Total other	-	1.767.156	2.965.509
Total	243.171	1.767.156	2.965.509

29. FINANCIAL RISK FACTORS

These condensed consolidated interim financial statements do not include all the information and disclosures regarding financial risk management and should therefore be read in conjunction with Note 29 to the consolidated financial statements as of December 31, 2025. 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 MANAGEMENT

The objectives of The Group regarding capital management, the following are established:

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

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 as determined in accordance with BCRA regulations.

As from March 2020, the BCRA established for financial institutions of 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 allowance calculated according to item 5.5 of IFRS 9 and the "regulatory" allowance calculated according to the rules on "Minimum allowances for loan losses" or the accounting allowance corresponding to the trial

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with our report dated May 26th,
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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**
(In thousands of pesos and constant currency)

balance as of November 30, 2019 – whichever is higher – may be computed as Common Equity Tier One.

Computable Equity Responsibility is composed of Basic Equity and Supplementary Equity. The balances of these items are detailed below:

	31/03/2026	31/12/2025
Basic Equity		
Common Equity Tier 1	684.693.310	668.919.212
(Deductible items)	(88.958.559)	(81.620.075)
Additional Tier 1 Capital	1.051.514	1.089.699
Supplementary Equity		
Tier Two Capital	1.402.019	1.452.932
Computable Equity	598.188.284	589.841.768

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

	31/03/2026	31/12/2025
Credit risk	124.926.107	148.799.024
Market risk	27.658.609	27.593.373
Operational risk	20.055.910	19.155.826
Basic requirement	172.640.626	195.548.223
Integration	598.188.284	589.841.768
Excess	425.547.658	394.293.545

31. ADDITIONAL INFORMATION REQUIRED BY THE BCRA

31.1. Deposit Guarantee Insurance

The Law No. 24.485 and the Decrees No. 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 established in the Financial Institutions Law. Through Communication "A" 7661 the BCRA established as from January 1 January of 2023 the guaranteed cap for deposits in local currency and/or in foreign currency in 6,000 (previously was 1,500). Likewise, through Communication "A" 7985 effective as of April 1, 2025 the limit was increased to 25,000.

Through Communication "A" 6460 the BCRA established, effective as from February 24, 2018, the exclusion of demand deposits with agreed interest rates higher than the reference rates and time deposits and investments exceeding 1,3 times such rate or the reference rate plus five percentage points (the higher of the two). They will also be excluded when such interest rate limits are circumvented by additional incentives or compensation.

The monthly contribution that financial institutions must make to the Fund is 0.015%, based on the monthly average of the relevant deposits. 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 31 March 2026, and 2025, the Deposit Guarantee Fund Contribution charge amounts to 1,015,009 and 1,174,824 respectively and is included under "Other operating expenses" at each date (Note 23).

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31.2. Financial assets pledged as collateral

The details of financial assets pledged as collateral at each date are disclosed as follows:

	31/03/2026	31/12/2025
Banco Hipotecario		
Special guarantee accounts at BCRA related to electronic clearing houses	27.195.166	29.935.749
Cash, government securities, and instruments issued by BCRA as collateral for OCT ROFEX transactions	8.563.825	13.844.450
Government securities and instruments issued by BCRA as collateral for transactions with A3 Mercados and BYMA	78.452.865	18.759.842
Cash and deposits as collateral for transactions with A3 Mercados	1.100	1.204
Cash and guarantee deposits for Visa credit card operations	14.592.355	15.593.444
Cash and security deposits for office and commercial premises leases	29.859	27.135
Cash and guarantee deposits for attachments	1.696	1.999
Government securities pledged for repurchase agreements	19.199.443	68.235.783
	148.036.309	146.399.606
BACS		
Special guarantee accounts at BCRA related to electronic clearing houses	84.078	92.738
Government securities and pesos pledged as collateral for transactions with A3 Mercados, MAV, and BYMA	6.430.852	2.729.534
	6.514.930	2.822.272
BHN Inversión		
Government securities pledged for repos and guarantees	318.977.532	363.733.436
	318.977.532	363.733.436
Total	473.528.771	512.955.314

31.3. Fiduciary Activities

The Group acts as trustee, trustor, or trustee in the following trusts:

a) Acting as Trustee

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

On June 12, 2012, the National Executive Branch, through Decree No. 902, resolved to create a Public Trust Fund called the Argentine Bicentennial Credit Program for Single-Family Housing (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 Government as Trustor and Banco Hipotecario S.A. as Trustee, to which the trust assets are transferred as underlying assets.

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 creation of employment as economic and social development policies, in compliance with the statements and objectives of Decree No. 902, (ii) the application by the Trustee of the net proceeds from the placement of the Debt Securities (VRD) and the cash contributions from the National Government to the origination

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

of loans for housing construction in accordance with the provisions of Decree No. 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.
- To conduct the functions corresponding to it as Trustee, acting with the loyalty, diligence, and prudence of a good businessman, who acts based on the trust placed in him.
- Exercise the powers granted under the Agreement, 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, engage the corresponding audits, and comply with the applicable reporting requirements.
- Ensure the Trust Estate is insured 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, 2025, through Decree No. 1018/2025, 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, consequently, the repeal of Decree No. 902 dated June 12, 2012.

It also 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 property, and will enter into an agreement with Banco Hipotecario S.A. for the continuation of the management of the loans under the same compensation 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. 1010/2025 or in the Trust Agreement signed on July 18, 2012, the guidelines set forth in Decree No. 695/2025 and in Resolution of the Ministry of Economy No. 796/24 shall apply. The latter entrusts the handling of legal proceedings related to operations conducted under the Trust to the organizational unit of the permanent legal service of the National Government, as designated by the Legal and Administrative Secretariat of the Ministry of Economy.

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

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

The real estate properties held in trust by Banco Hipotecario S.A., in its capacity as trustee, not allocated to projects with current construction 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. 764/2026 whereby:

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

- 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 title, authorizing it to execute pertinent legal acts.
- 2) A Mandate Agreement 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 adopting the necessary measures and executing the relevant legal acts to comply with the provisions of the Contract mentioned in the previous section.
- 4) It is established that said National Directorate shall instruct Banco Hipotecario S.A. to transfer to the National Treasury the net amounts resulting from the collection management carried out by said bank, after deducting its fee, as well as the expenses incurred under the Contract and those arising 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 relevant period.
- 5) It is established that, in compliance with Article 6 of Decree No. 1018/2025, the properties that were held in trust by Banco Hipotecario S.A., in its capacity as trustee, which were not subject to a works lease agreement that was fully or partially executed while Decree No. 902 dated June 12, 2012 and its amendments were in force, shall be transferred to AABE. Such transfer shall be formalized through agreements to be entered into by Banco Hipotecario S.A., AABE, and the Secretariat of Public Works.
- 6) The Legal Sub secretariat of the Legal and Administrative Secretariat of the Ministry of Economy is entrusted with managing the legal contingencies of the Pro.Cre. Ar Program through the organizational units of the permanent legal service as designated by said Sub secretariat.

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 shall act under the instructions of the Dirección Nacional de Normalización Patrimonial and must submit monthly collection reports and comply with the directives of the Ministerio de Economía.

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. 1018/2025, was entered into between the Secretariat of Public Works of the Ministry of Economy as Principal and Banco Hipotecario S.A. as Agent.

According to the Statement of Financial Position as of March 31, 2026, the equity position of the Trust is as follows:

- Assets: 3,637,541,244
- Liabilities: 57,721,042
- Equity: 3,579,820,202

As of March 31, 2026, the active portfolio of the PRO.CRE.AR. Administrative and Financial Trust consists of 147,133 mortgage loans for the construction of single, permanent family homes, 62,513 personal loans, and one wholesale loan. The amounts disbursed for construction as of that date amount to 2,785,972,194, 39,393,886, and 35,534,736, respectively. The funds committed to being disbursed amount to 8,190,285. The terms of these loans vary according to the family income segment.

OTHER FINANCIAL TRUSTS

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 (liquidated), Waynimóvil IX (liquidated), Waynimóvil X, Waynimóvil XI and Kavak Argentina Tranche I Guarantee Trust and Private Financial Trust Personal Loans.

b) Acting as Trustor

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2026.

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GLOBAL MULTI-ASSET MORTGAGE TRUST SECURITIES PROGRAM

"Fideicomiso Financiero CHA UVA Series I" is a financial trust established pursuant to the Trust Agreement dated April 23, 2018, entered between the Bank as trustor and TMF Trust Company (Argentina) S.A., in its capacity as trustee. Once the mortgage loans have been transferred to the trustee, the latter 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 March 31, 2026, the only series of the program is as follows:

	Debt securities Class A	Debt securities Class B	Participation Certificates	Total
CHA UVA Series I - Issued 04/23/2018				
Nominal value in thousands of UVA	8.645	5.763	4.802	19.210

Likewise, BACS acts as substitute administrator.

GLOBAL PROGRAM OF TRUST SECURITIES "CEDULAS HIPOTECARIAS ARGENTINAS"

The Bank has entered into various financial trust agreements whereby, in its capacity as trustor, it transfers the fiduciary ownership of mortgage loans from its loan portfolio to various financial institutions acting as trustees. Once the mortgage loans have been transferred to the trustee, the latter 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. Trust assets constitute a separate estate from the assets of both 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 a nominal value of up to 500,000, which was authorized by Resolution No. 14814 dated June 3, 2004, by the CNV. A total of fourteen series of Cédulas Hipotecarias Argentinas (CHA) Financial Trusts were established, all of which, as of March 31, 2026, have been fully liquidated pursuant to the decision made at the General Meeting of Holders of Fiduciary Debt Securities held 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 the fiduciary debt securities and other operating expenses of the Trusts arising in the early liquidation process.

In these trusts, BACS functioned as Organizer and performed 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."

On November 10, 2023, a Trust Agreement at cost was signed for the development of the remodeling project of the Edificio del Plata, which consists of the construction of residential units, commercial premises (for gastronomic use), and

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complementary parking spaces areas, with IRSA Inversiones y Representaciones S.A. acting as the Money Trustor and Developer.

On March 4, 2023, Banco Hipotecario S.A. signed a Trust Agreement for the "Edificio del Plata" Trust as Land Trustor and, finally, on March 28, 2023, the deed of transfer of ownership of the property and the assignment of rights as a contribution to the Trust was executed, thus fulfilling the integration of 100% of its contribution and 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; in the absence of agreement, they are made by majority vote, with each member entitled to 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 March 27, March 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 Fideicomiso EDP is calculated at 28.5% of the estimated sale price of the residential units and other properties, which as of 31 March 2026 amounts to 100,340,234.

31.4. Compliance with requirements established by the Comisión Nacional de Valores.

Document retention

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

Capital Markets Law

Banco Hipotecario

Pursuant to the provisions of the Capital Markets Law No. 26,831 and CNV regulations, the Bank is registered under the following roles: (i) Collective Investment Products Agent - Financial Trustee No. 57, (ii) Settlement and Clearing Agent and Comprehensive Trading Agent ("ALyC") No. 40, and (iii) Placement and Distribution Agent of Mutual Funds Investment(ACyD FCI)No. 12. In its capacity as ALyC, the Bank is registered with the following authorized markets by the CNV: (i) Bolsas y Mercados Argentinos S.A. (BYMA), (ii) A3 Markets.

In relation to the registration as a Collective Investment Products Agent – Financial Trustee, CNV Resolution No. 795 establishes that a minimum equity of 950,000 units of purchasing value (UVA) (1,762,421 as of March 31, 2026) must be permanently maintained.

General Resolution No. 821 of the CNV establishes that ALyC must permanently maintain a minimum equity of 470,350 UVA. (872.584 as of 31 of March of 2026).

General Resolution No. 919 of the CNV establishes that ACyD FCI must permanently maintain a minimum equity of 16,350 UVA (30,332 as of 31 March 2026).

Equity must be derived from its quarterly and annual financial statements. Conversely, at least 50% of the minimum equity amount must be invested in eligible assets indicated in Annex I of Chapter I, Title VI of CNV 2013 Regulations.

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

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

In accordance with the above, the minimum required equity amounts to 1,193,350 UVA (2.213.879 as of 31 of March of 2026) and the required minimum counterparty amounts to 718.350 UVA (1.332,669 to 31 of March of 2026). As of 31 of March of 2026, the Bank has equity that exceeds the minimum requirements established by the supervisory authority and is duly integrated.

Accordingly, the liquid counterparty is identified through government securities recorded a fair value and BCRA account balances according to the following detail:

Concept	CV Species	Amount	Quotation	Valuation in pesos	Valuation in UVA
GD38 Government Security	81090	2.000.000	1120,70	2.241.400.000	1.208.184
Cash and Deposits in Banks - B.C.R.A.	-	-	-	395.468.755.856	213.170.019
Total					214.378.204

BACS

Pursuant to the provisions of the Capital Markets Law No. 26,831 and CNV Regulations, BACS is registered under the following roles: (i) Collective Investment Products Agent - Financial Trustee No. 55, (ii) Settlement and Clearing Agent and Comprehensive Trading Agent ("ALyC") No. 25, and (iii) Custody Agent of Collective Investment Products of FCI No. 24.

In its capacity as ALyC, the Bank is registered with the following markets authorized by the CNV: (i) Bolsas y Mercados Argentinos S.A. (BYMA), (ii) Mercado Abierto Electrónico S.A. (MAE), Mercado Argentino de Valores S.A. (MAV), and (iii) ROFEX S.A.

The minimum required equity for BACS is the sum of the minimum required equity for the category of Collective Investment Product Agent - Financial Trustee plus 50% of the minimum required equity for ALyC. Consequently, BACS must permanently maintain net liquid equity of 1,185,175 UVA (2,198,713 as of March 31, 2026). As of March 31, 2026, the Entity has equity that exceeds the minimums required by the supervisory authority.

The minimum liquid counterparty required by CNV regulations as of 31 of March of 2026 is 710,175 UVA (1.317.502 as of 31st of March of 2026) It is composed as follows:

Concept	CV Species	Amount	Quotation	Valuation in pesos	Valuation in UVA
Government Security TX26	5925	120.000.000	13,21	1.585.200.000	854.472

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

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

In relation to the registration of BACSSA as a Comprehensive Settlement and Clearing Agent (ALYC) before the Comisión Nacional de Valores, the provisions of Articles 13 and 15 of Title VII, Chapter II of CNV Rules 2013 must be observed regarding the minimum equity requirements, which must amount to 470,350 UVAS.

Regarding the registration of BACSSA as a 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 met in relation to the minimum required equity, which must amount to 170,000 UVAS.

In accordance with the above, the minimum required equity Fracassi's the sum of the minimum required equity for company's mutual fund managers, plus 50% of the minimum required equity for the ALyC category, plus 50% of the minimum equity required for the ACyDI category. As of 31st of March of 2026, the minimum required equity amounts to 1,725,642 and the required minimum counterparty amounts to 1,159,812. The Company has equity that exceeds the minimum requirements established by the supervisory authority.

The liquid counterparty is composed as detailed below as of 31 of March of 2026, complying with the minimum requirements established by CNV regulations 2026:

Denomination	Amount	Quotation in pesos	Balance as of 03/31/2026 in thousands of pesos
TORONTO TRUST BALANCEADO FCI - CLASS B	266.249.944	3,72	990.450
TORONTO TRUST AHORRO FCI – CLASE B	1.136.809	54,68	62.160
TORONTO TRUST AHORRO DÓLAR FCI – CLASS B	50.000	1,382	69.100
TORONTO TRUST SPECIAL OPPORTUNITIES FCI – CLASS B	38	9.823,18	373
ARGENTINA REPUBLIC USD STEP UP BOND 2030	235.355	869,50	204.641
Sight accounts with local and foreign banks			146.017
Total			1.472.741

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31.5. Accounts identifying minimum cash compliance.

The concepts computed by the Bank for the integration of the minimum cash requirement (as provided by the regulations of the BCRA in this matter) and the corresponding average balances as of 31 as of March 2026 are as follows:

	Pesos (*)	US Dollars	Argentine Republic Bonds USD STEP Up 2035 - Maturity 07/09/2035	Argentine Republic STEP Up Bonds 2030 - Maturity 07/09/2030	BONOS REP ARG USD STEP UP 2035	BONO TESORO NAC AJ CER V31.03.27
	(in thousands of the relevant currency)					
Current accounts at BCRA	214.625.257	137.799	-	-	-	-
Special accounts / Special accounts at BCRA	22.845.863	3.849	-	-	-	-
Integration \$ Government securities	322.938.863	-	-	-	-	-
CRYL Account	-	-	1.809	395	3.550	1.868.282
Total Integration	560.409.983	141.648	1.809	395	3.550	1.868.282
Total Requirement	566.528.211	126.170	434	254	25	2.129.841
Requirement deductions (various)	6.285.520	-	-	-	-	-
Transfer of integration from previous month	-	-	-	-	-	261.559
Monthly Position	167.292	15.478	1.375	141	3.525	-

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

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31.6. Penalties imposed on the financial institution and proceedings initiated by the BCRA and other regulators.

I – Proceedings in progress before administrative authorities

1. On November 23, 2023, Banco Hipotecario S.A. was notified that, by Resolution No. 90/23 dated March 28, 2023, the Superintendent of Financial and Foreign Exchange Entities ordered the initiation of summary proceeding No. 8023, File No. 381/204/23 entitled Banco Hipotecario S.A. and others, pursuant to the provisions of Article 8 of the Foreign Exchange Criminal Regime Law No. 19,359 (as restated by Decree No. 480/95). This summary proceeding was also initiated against Ms. Nora Edith Zylberlicht, Messrs. Manuel Juan Luciano Herrera Grazioli, 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, as amended and supplemented by the B.C.R.A., item 7.a) of Communication “A” 7106, as amended and supplemented by the B.C.R.A., and items 1.2 and 3.13.1 of the Consolidated Text on Foreign Transactions and Exchange.

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

2. On May 22, 2024, the Agencia de Recaudación de la Provincia de Buenos Aires notified the initiation of summary proceedings in accordance with Articles 113, 68, and 69 of the Tax 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 fiscal year 2018. Furthermore, it is established that Messrs. Fernando Sergio Rubin, Mauricio Elias Wior, Eduardo Sergio Elsztein, Saúl Zang, and Gustavo Daniel Efkhanián are deemed “prima facie” jointly and unlimitedly liable with the taxpayer.

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

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

II – Summaries in judicial proceedings

1. On August 30, 2019, the Bank was notified of Resolution No. 250/2019, by virtue of which the Superintendent of Financial and Foreign Exchange Institutions decided to initiate financial summary proceedings against Banco Hipotecario S.A. and Messrs. Eduardo Sergio Elsztein, Mario Blejer, Saúl Zang, Fernando Recalde, Ernesto Manuel Viñes, Carlos Bernardo Pisula, Jacobo Julio Dreizzen, Mauricio Elías Wior, Adolfo Gregorio Reznik, Martín 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, due to the fact that 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 the prior authorization of the Superintendent of Financial and Foreign 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 Foreign Exchange Institutions of the BCRA issued Resolution No. 116/2021, which resolved to: reprimand Messrs. Blejer and Zylberlicht; impose a fine on BHSA of 11,700 and fines of various amounts on the rest of the accused, 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 under the terms of Article 42 of Financial Institutions Law No. 21,526.

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On May 5, 2023, the Administrative Litigation Chamber issued a ruling dismissing the grievances and upholding the BCRA's decision. 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, the fees have been approved 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 Foreign Exchange Institutions in the proceedings related to 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 concentration 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 related to the "Cer Swap Linked to PG08 and External Debt" transaction; 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 shareholders' meetings.

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, amounting 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 Financial Institutions Law, which was forwarded by the BCRA to the National Court of Appeals in Federal Administrative Litigation, and was assigned to Chamber I of said Court. Likewise, on December 30, 2014, the autonomous precautionary measures filed by the Bank and the sanctioned individuals in response to the tax enforcement actions 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 Court of Appeals, which rejected the precautionary measures requested by the Bank and the involved officers, and in order to avoid 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 directors, senior management, and statutory auditors, to cover, as a supplement, amounts not covered by the D&O insurance policy—approved by the Bank's Board of Directors in its meetings held on August 2, 2002 and May 8, 2013—providing for the deposit of the amounts of the fines.

Said deposit, including the amount corresponding to the financial penalty imposed on the Bank and the related legal costs, amounted to a total of 57,672, of which 53,632 were recognized 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 partially upheld 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 substantiate the amount of the sanctions imposed.

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

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(a) of Law 25,246 and UIF Resolutions No. 27/11 and 2/12. In this context,

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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, allowances of \$360 were duly recognized during the fiscal year ended 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 instances, but the fine was nevertheless upheld. As from 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, only the regulation of the UIF attorneys' fees for the work performed before the CSJN remains pending, as well as the payment of those fees and those set by Chamber V upon rejecting the appeal.

31.7. Restrictions on profit distribution

BCRA regulations require that 20% of net income for the year, after any adjustments from prior years, be allocated to the 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 retained earnings 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 government debt instruments and/or BCRA monetary regulation instruments measured at amortized cost, amounts capitalized due to legal 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 in addition to the minimum regulatory capital requirement and must be covered with net Common Equity Tier 1 capital after deducting applicable items.

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

Since January 2016, the BCRA has 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 comprised exclusively of net Common Equity Tier 1, after deducting applicable items. The distribution of earnings will be limited when the level and composition of the Entity's computable regulatory capital (RPC) 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, 2025, through Communication "A" 7984, it was established until March 31, 2025, 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, 2025, it was established that the distribution may be made in three equal, monthly, and consecutive installments.

Subsequently, on March 13, 2026, Communication "A" 8214 was issued, which established, until March 31, March, 2026, 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 Earnings", in 10 equal, monthly, and consecutive installments.

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**Notes to the condensed consolidated interim financial statements
as of March 31, 2026, presented on a comparative basis.**

(In thousands of pesos and constant currency)

In accordance with the regulations established by the CNV, the Shareholders' Meeting considered the annual financial statements and resolved on the treatment to be given to the Entity's accumulated results (See Note 3.4).

32. SUBSEQUENT EVENTS

There are no events that occurred between the reporting date and the issuance of these consolidated financial statements that could significantly affect the financial position or the results of the period.

33. 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 on a consolidated basis with its subsidiaries, as required by Communication "A"6143 of the BCRA is published on the Bank's website (), link: "Market Discipline – Minimum Disclosure Requirements".

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By Supervisory Committee

**ANNEX B - CLASSIFICATION OF LOANS AND OTHER FINANCING BY SITUATION
AND COLLATERAL RECEIVED CONSOLIDATED**

As of 03/31/2026 and 12/31/2025
In thousands of pesos and constant currency

Commercial portfolio	31/03/2026	31/12/2025
Under normal circumstances	725.815.459	679.907.395
With preferred "A" guarantees and counter-guarantees	65.728.854	54.590.601
With preferred guarantees and counter-guarantees "B"	9.891.956	9.894.184
Without preferred guarantees or counter-guarantees	650.194.649	615.422.610
Under special monitoring	2.884.598	6.397.761
Under review	2.884.598	6.397.761
With preferred "A" guarantees and counter-guarantees	892.733	457.521
With preferred guarantees and counter-guarantees "B"	41.439	-
Without preferred guarantees or counter-guarantees	1.950.426	5.940.240
With problems	6.886.950	3.962.389
With preferred "A" guarantees and counter-guarantees	820.812	1.654.875
Without preferred guarantees or counter-guarantees	6.066.138	2.307.514
With elevated risk of insolvency	12.021.878	10.283.400
With preferred "A" guarantees and counter-guarantees	1.922.664	826.706
Without preferred guarantees or counter-guarantees	10.099.214	9.456.694
Uncollectible	227.680	106.043
Without preferred guarantees or counter-guarantees	227.680	106.043
Total commercial portfolio	747.836.565	700.656.988

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**ANNEX B - CLASSIFICATION OF LOANS AND OTHER FINANCING BY SITUATION
AND COLLATERAL RECEIVED CONSOLIDATED**

As of 03/31/2026 and 12/31/2025
In thousands of pesos and constant currency

Consumer and mortgage portfolio	31/03/2026	31/12/2025
Normal compliance	602.002.270	687.928.149
With preferred guarantees and counter-guarantees "a"	126.532	-
With preferred guarantees and counter-guarantees "B"	241.234.045	244.311.539
Without preferred guarantees or counter-guarantees	360.641.693	443.616.610
Minimal risk	35.653.466	48.231.637
Minimal risk	34.894.752	47.831.876
With preferred guarantees and counter-guarantees "B"	5.870.621	4.896.203
Without preferred guarantees or counter-guarantees	29.024.131	42.935.673
Special treatment	758.714	399.761
Without preferred guarantees or counter-guarantees	758.714	399.761
Medium risk	46.332.482	42.413.108
With "B" guarantees and counter-guarantees	3.297.015	2.011.559
Without preferred guarantees or counter-guarantees	43.035.467	40.401.549
Elevated risk	54.214.530	38.705.812
With preferred guarantees and counter-guarantees "B"	2.793.535	2.359.136
Without preferred guarantees or counter-guarantees	51.420.995	36.346.676
Uncollectible	3.504.516	3.113.048
With preferred guarantees and counter-guarantees "B"	2.175.151	1.863.210
Without preferred guarantees or counter-guarantees	1.329.365	1.249.838
Total consumer and mortgage portfolio	741.707.264	820.391.754
Grand Total (1)	1.489.543.829	1.521.048.742

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

	31/03/2026	31/12/2025
Loans and other financings (Note 9)	1.351.274.869	1.402.531.139
Other debt securities (Note 10)	629.801.352	661.805.671
Off-balance sheet items	19.384.605	18.585.417
less allowances (Annex R)	115.256.397	96.842.806
plus, non-IFRS adjustments not computable for the Statement of Debtors' Position	3.868.093	5.454.364
less non-computable items for the Statement of Debtors' Position	(31.549.215)	(33.485.464)
less government securities at amortized cost (Note 10)	(598.492.272)	(630.685.191)
TOTAL	1.489.543.829	1.521.048.742

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

As of 03/31/2026 and 12/31/2025

In thousands of pesos and in constant currency

	Financing			
	31/03/2026		31/12/2025	
	Outstanding debt balance	% of total portfolio	Outstanding debt balance	% of total portfolio
Top ten customers	247.963.192	16,65%	218.954.867	14,39%
Fifty next largest clients	296.786.749	19,92%	241.231.887	15,86%
One hundred next largest clients	77.818.681	5,22%	79.019.430	5,19%
Other clients	866.975.207	58,21%	981.842.558	64,56%
TOTAL (1)	1.489.543.829	100,00%	1.521.048.742	100,00%

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

	31/03/2026	31/12/2025
Loans and other financings (Note 9)	1.351.274.869	1.402.531.139
Other debt securities (Note 10)	629.801.352	661.805.671
Off-balance sheet items	19.384.605	18.585.417
less allowances (Annex R)	115.256.397	96.842.806
plus, non-IFRS adjustments not computable for the Statement of Debtors' Position	3.868.093	5.454.364
less non-computable items for the Statement of Debtors' Position	(31.549.215)	(33.485.464)
less government securities at amortized cost (Note 10)	(598.492.272)	(630.685.191)
TOTAL	1.489.543.829	1.521.048.742

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ANNEX D – BREAKDOWN BY MATURITY OF LOANS AND OTHER FINANCING
CONSOLIDATED

As of 03/31/2026

In thousands of pesos and in constant currency

Concept	Past Due Portfolio	Remaining maturities						Total
		1 month	3 months	6 months	12 months	24 months	Over 24 months	
Non-financial Public Sector	5.951	2.174.309	-	-	-	-	-	2.180.260
Financial Sector	105.182	123.767.355	53.396.327	24.934.378	20.035.236	2.929.092	-	225.167.570
Non-financial Private Sector and Foreign Residents	562.293.650	227.206.146	98.513.564	77.728.921	89.684.370	104.208.046	350.947.850	1.510.582.547
TOTAL	562.404.783	353.147.810	151.909.891	102.663.299	109.719.606	107.137.138	350.947.850	1.737.930.377

The decrease 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 H – CONCENTRATION OF DEPOSITS CONSOLIDATED

As of 03/31/2026 and 12/31/2025

In thousands of pesos and in constant currency

Number of clients	Deposits			
	31/03/2026		31/12/2025	
	Placement balance	% of total portfolio	Placement balance	% of total portfolio
Top ten customers	790.981.524	33,92%	1.003.037.968	39,85%
Fifty next largest clients	598.095.688	25,65%	567.291.371	22,54%
One hundred next largest clients	201.398.292	8,64%	166.651.032	6,62%
Other clients	741.484.523	31,79%	780.279.200	30,99%
TOTAL	2.331.960.027	100,00%	2.517.259.571	100,00%

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

As of 03/31/2026

In thousands of pesos and in constant currency

Concept	Remaining maturities						Total
	1 month	3 months	6 months	12 months	24 months	Over 24 months	
Deposits							
Non-financial public sector	236.011.870	73.937.896	35.957.001	84.777.918	-	36	430.684.721
Financial sector	164	-	-	-	-	-	164
Non-financial private sector and foreign residents	1.380.536.298	518.359.559	8.270.825	4.807.418	5.908.081	3.426.819	1.921.309.000
Liabilities at fair value through profit or loss	30.583.527	-	-	-	-	-	30.583.527
Derivative instruments	-	-	-	-	-	163.485	163.485
Repo transactions and guarantees							
Other financial institutions	347.284.155	-	-	-	-	-	347.284.155
Other financial liabilities	169.063.068	88.655	164.062	512.448	252.649	965.443	171.046.325
Finance received from B.C.R.A. and other financial institutions	8.764.096	-	-	-	-	-	8.764.096
Negotiable obligations issued	-	-	48.515.048	245.399.600	-	-	293.914.648
TOTAL	2.172.243.178	592.386.110	92.906.936	335.497.384	6.160.730	4.555.783	3.203.750.121

The decrease 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 – IMPAIRMENT LOSS ALLOWANCE – CONSOLIDATED ALLOWANCES
FOR CREDIT RISK**

For the period ended March 31, 2026
In thousands of pesos and constant currency

Concepts	Balances at the beginning of the fiscal year	PCE for the next 12 months	ECL of the remaining life of the financial asset		Monetary result generated by allowances	Balance as of 03/31/2026
			Financial Instruments with a Significant Increase in Credit Risk	Financial Instruments with Credit Impairment		
Other financial assets (Note 11.1)	770.906	240.206	-	-	(66.511)	944.601
Other financial institutions (Note 9)	294.972	105.201	-	-	(25.449)	374.724
Non-financial private sector and foreign residents (Note 9)	92.366.884	3.751.381	(517.760)	24.733.514	(7.969.086)	112.364.933
Advances	1.746.085	(10.812)	132.661	1.398.598	(150.646)	3.115.886
Documents	210.723	(3.815)	(45.549)	516.927	(18.180)	660.106
Mortgage Loans	6.750.151	268.897	981.341	520.620	(582.379)	7.938.630
Pledge Loans	6.738	(392)	-	-	(581)	5.765
Personal Loans	36.131.301	1.469.399	(1.095.052)	7.719.072	(3.117.280)	41.107.440
Credit Cards	36.931.254	2.226.071	(1.977.742)	13.089.758	(3.186.297)	47.083.044
Finance Leases	19.318	(1.672)	(194)	(4.721)	(1.667)	11.064
Call to companies	5.782.307	(205.854)	1.497.663	82.169	(498.877)	6.657.408
Pre-financing for exports	78.119	27.975	(11.449)	-	(6.740)	87.905
Others	4.710.888	(18.416)	561	1.411.091	(406.439)	5.697.685
Other debt securities (Note 10)	2.099.762	(688.196)	-	1.286.334	(181.160)	2.516.740
Contingent commitments (Note 17)	3.878.470	1.948.403	(35.279)	31.466	(334.621)	5.488.439
TOTAL ALLOWANCES (Note 8.3)	99.410.994	5.356.995	(553.039)	26.051.314	(8.576.827)	121.689.437

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