



CENTRAL BANK OF THE REPUBLIC OF ARMENIA

MAIN FINANCIAL STABILITY INDICATORS AND RISKS

3rd quarter of 2025

Main indicators of the banking system*

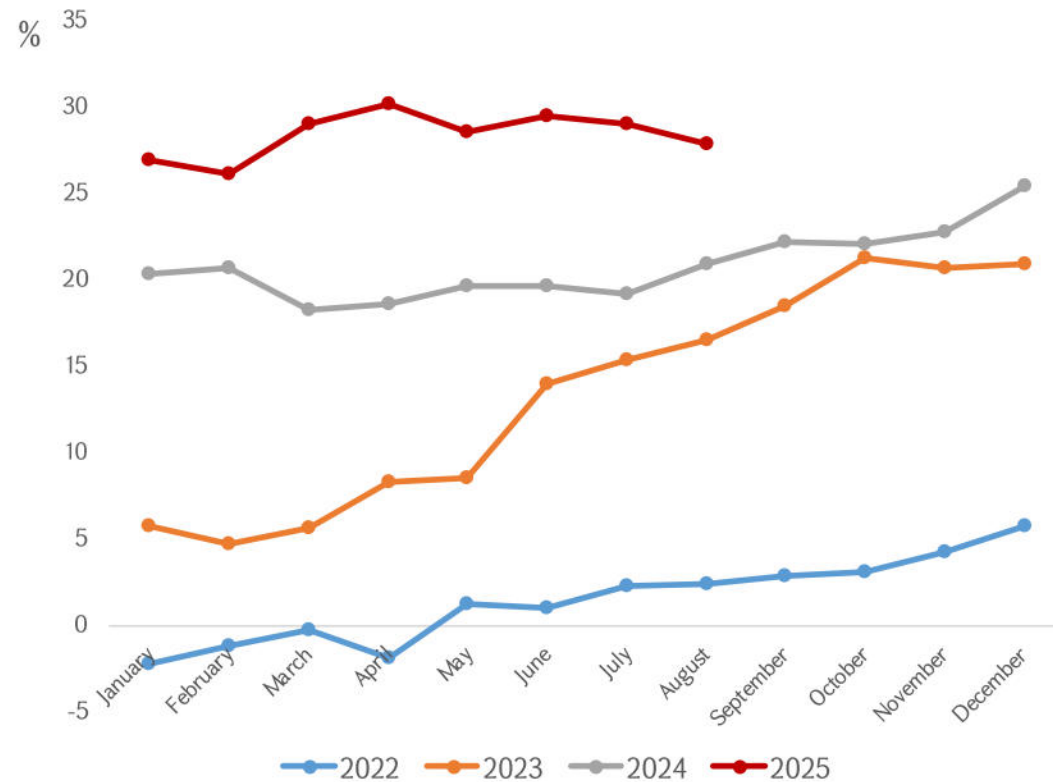
	Indicator value as of August 2025	12-month change
ASSETS	11.58 trillion AMD	18.45%
Loans	6.84 trillion AMD	27.87%
Non-performing loan ratio	1.2%	-0.02 p.p
LIABILITIES	9.75 trillion AMD	19.14%
Attracted deposits	6.09 trillion AMD	13.54%
EQUITY	1.83 trillion AMD	14.92%
Total Capital adequacy ratio	20.3%	-0.06 p.p
Total liquidity ratio	27.9%	-5.38 p.p
Return on Equity	20.8%	2.3 p.p
Return on Assets	3.3%	0.43 p.p

* Information is as of August 2025

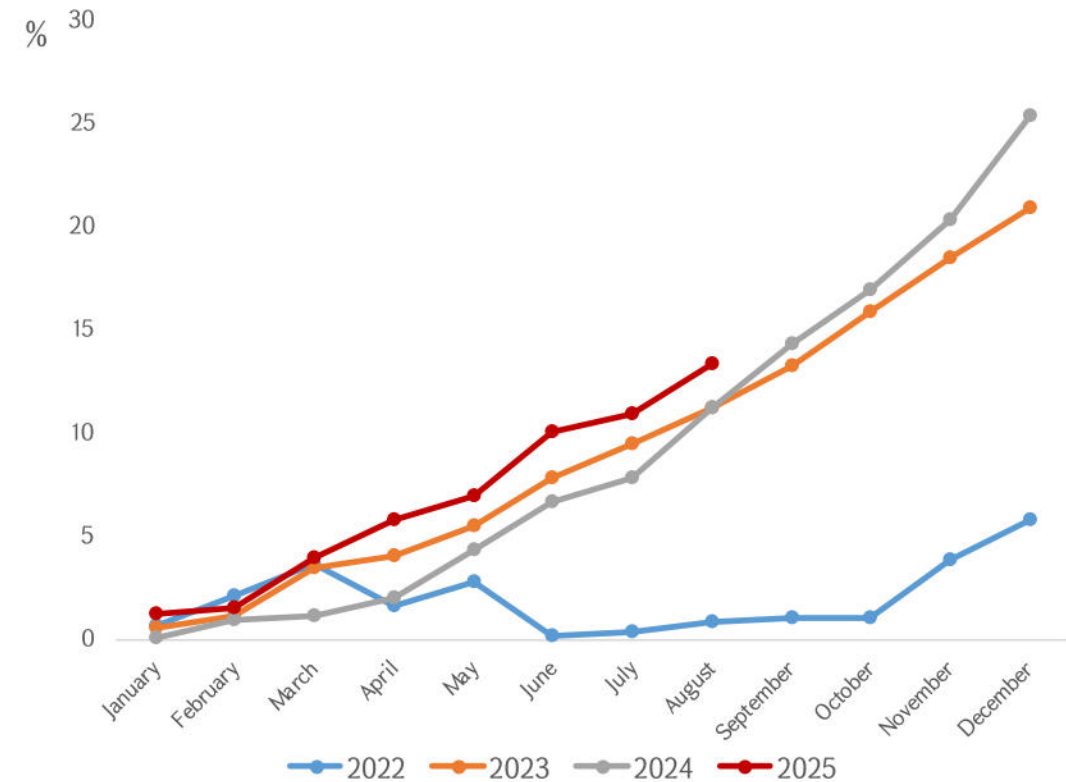
Developments in credit market

Total lending growth rates exceed comparable indicators of the previous years

12-month growth rate of total credit stock

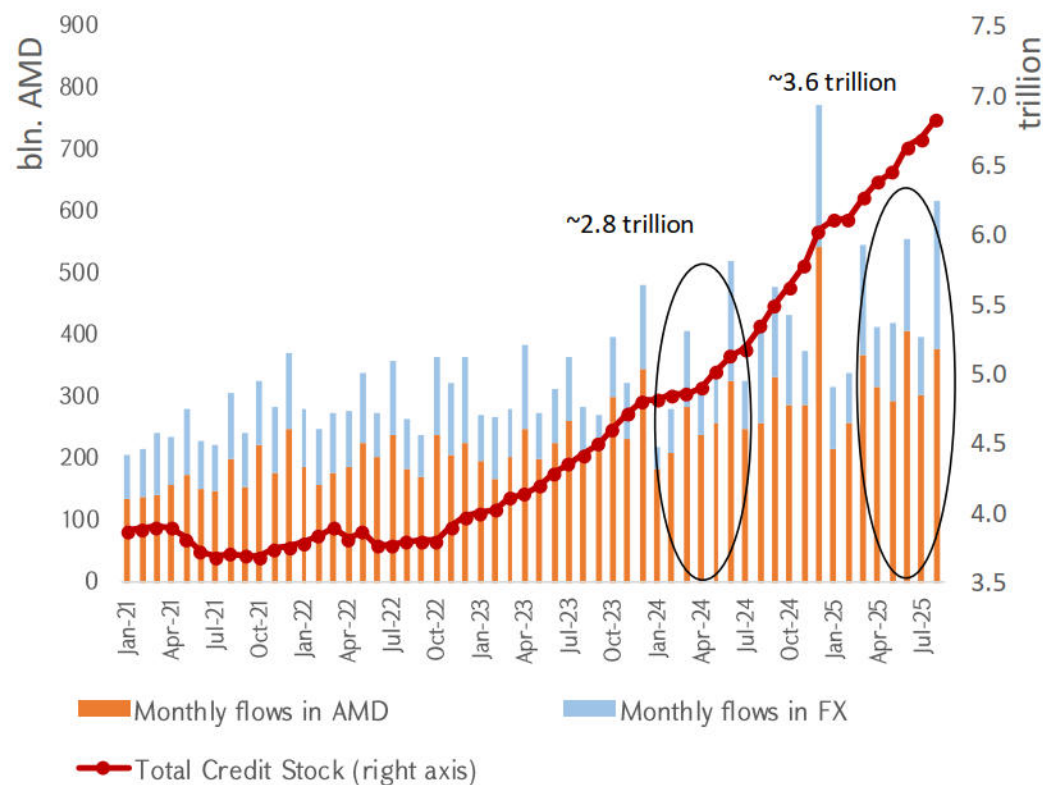


Growth rates of total credit stock compared to previous year end

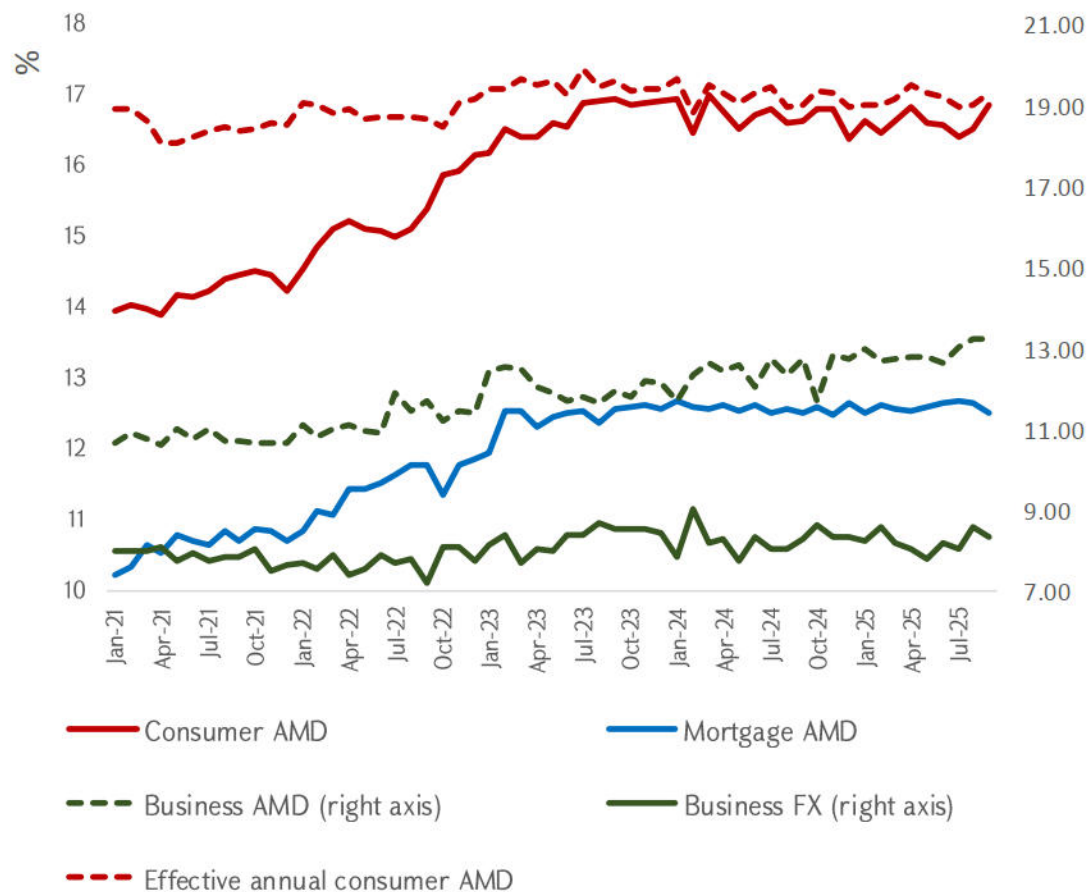


Total credit flows have also increased

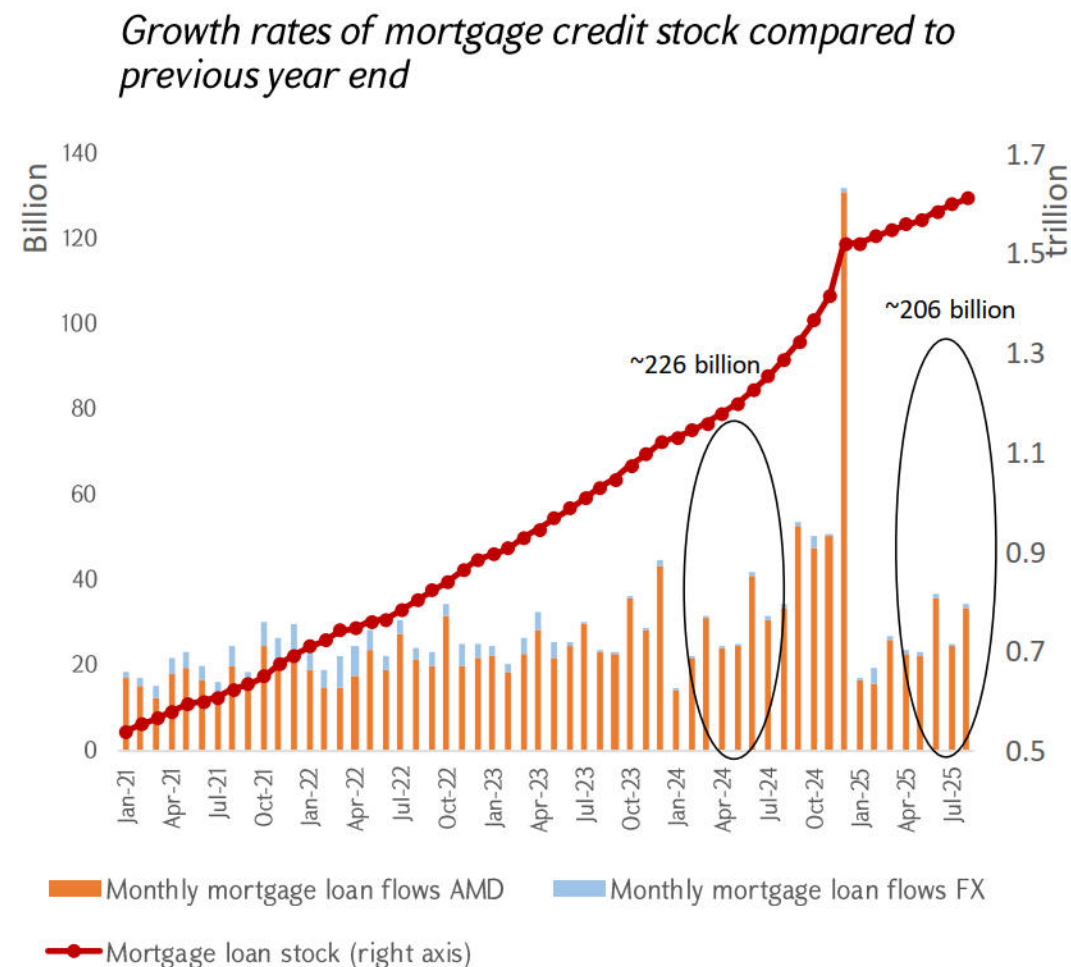
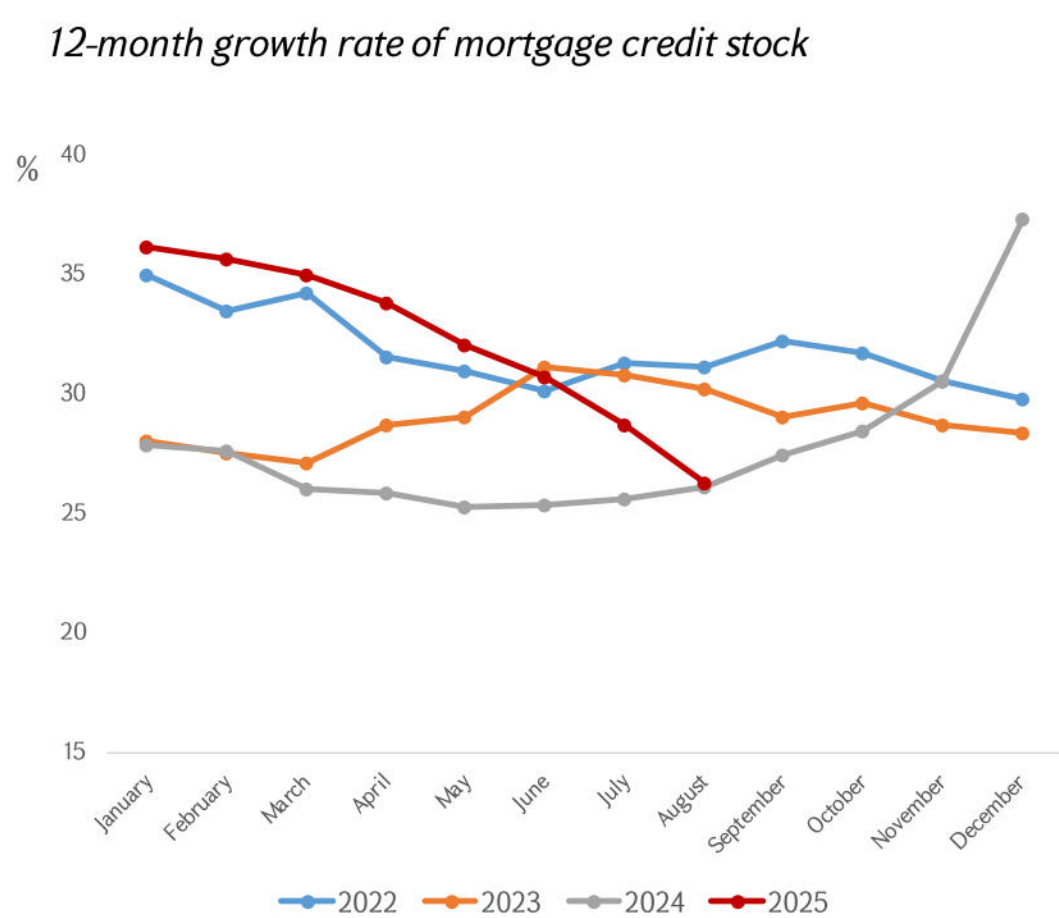
Total credit stock and flows



Dynamics of interest rates

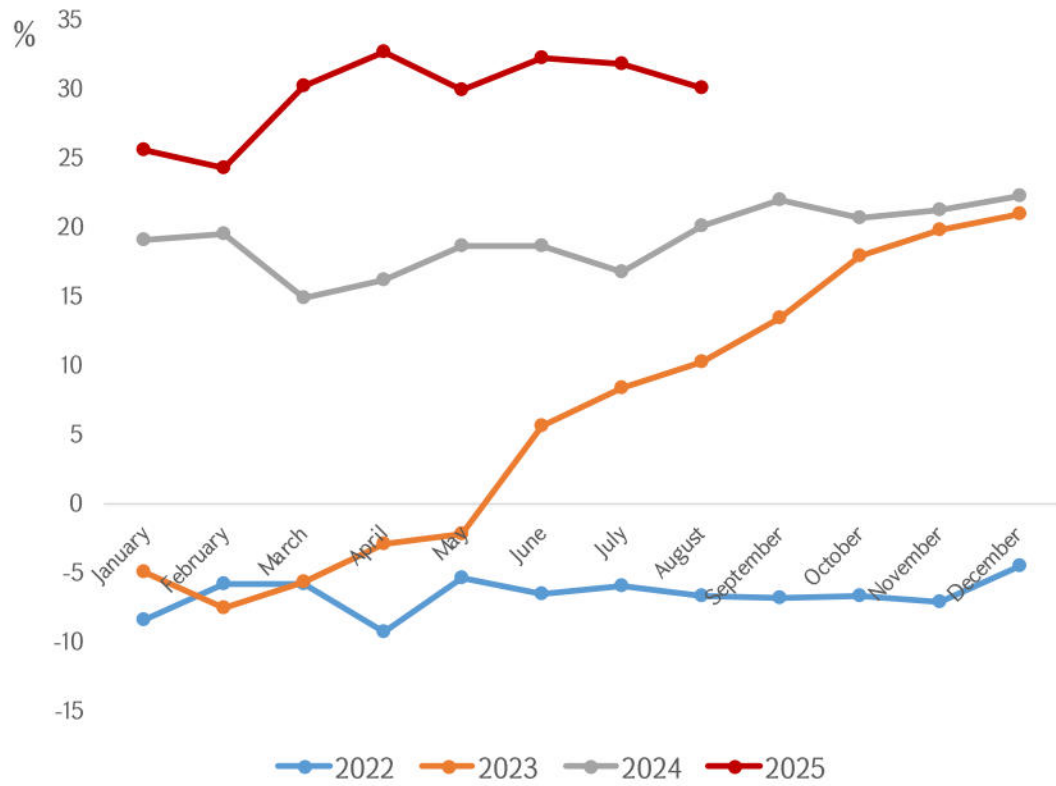


The volume of newly granted mortgage loans has decreased

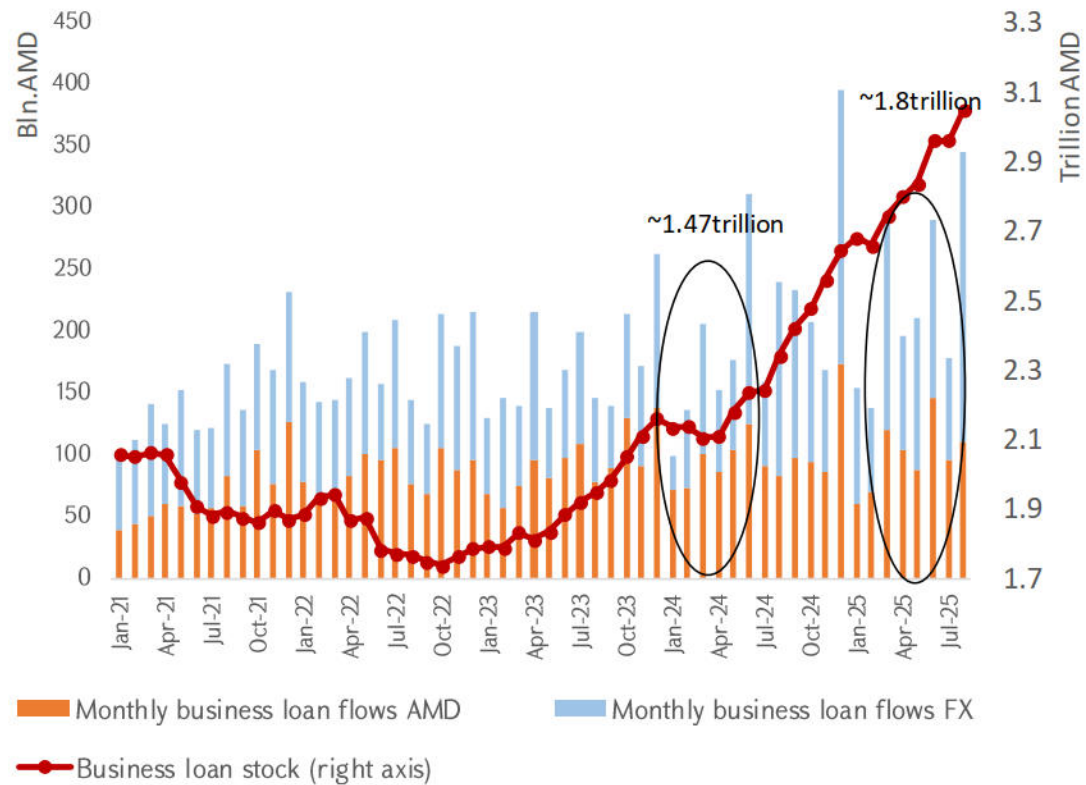


Business loans continued to grow

12-month growth rate of business loan stock

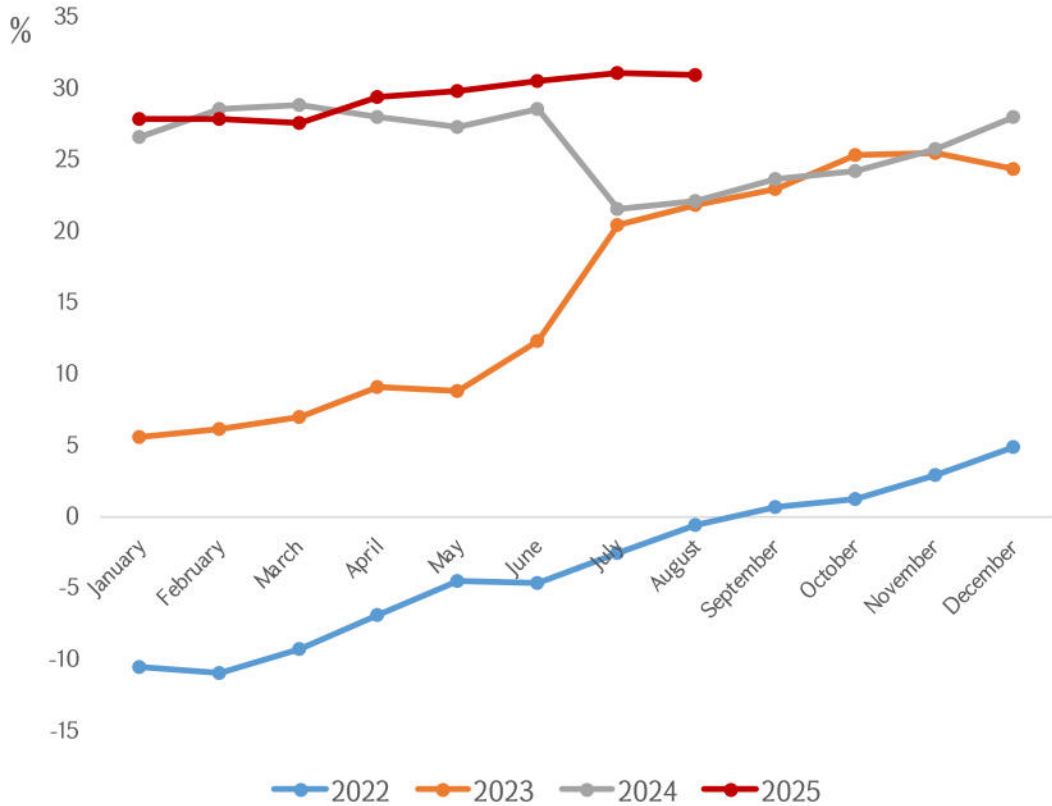


Stock and flow dynamics of business loans

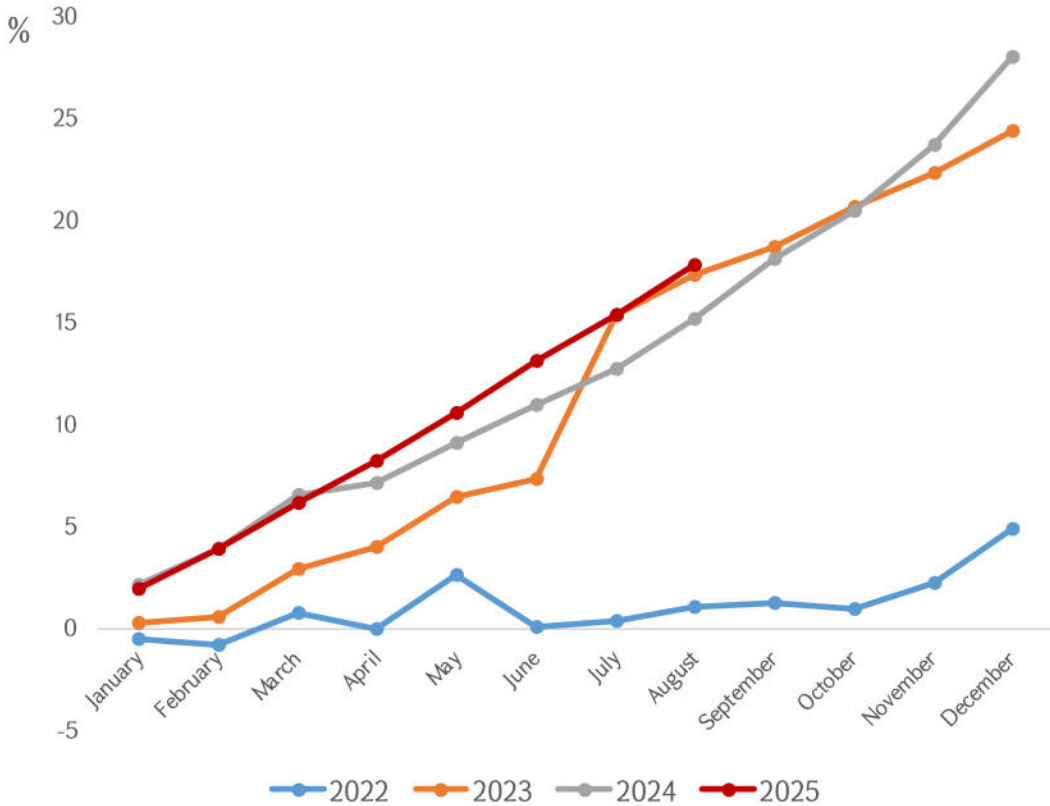


Consumer credit growth rates remained high

12-month growth rate of consumer credit stock

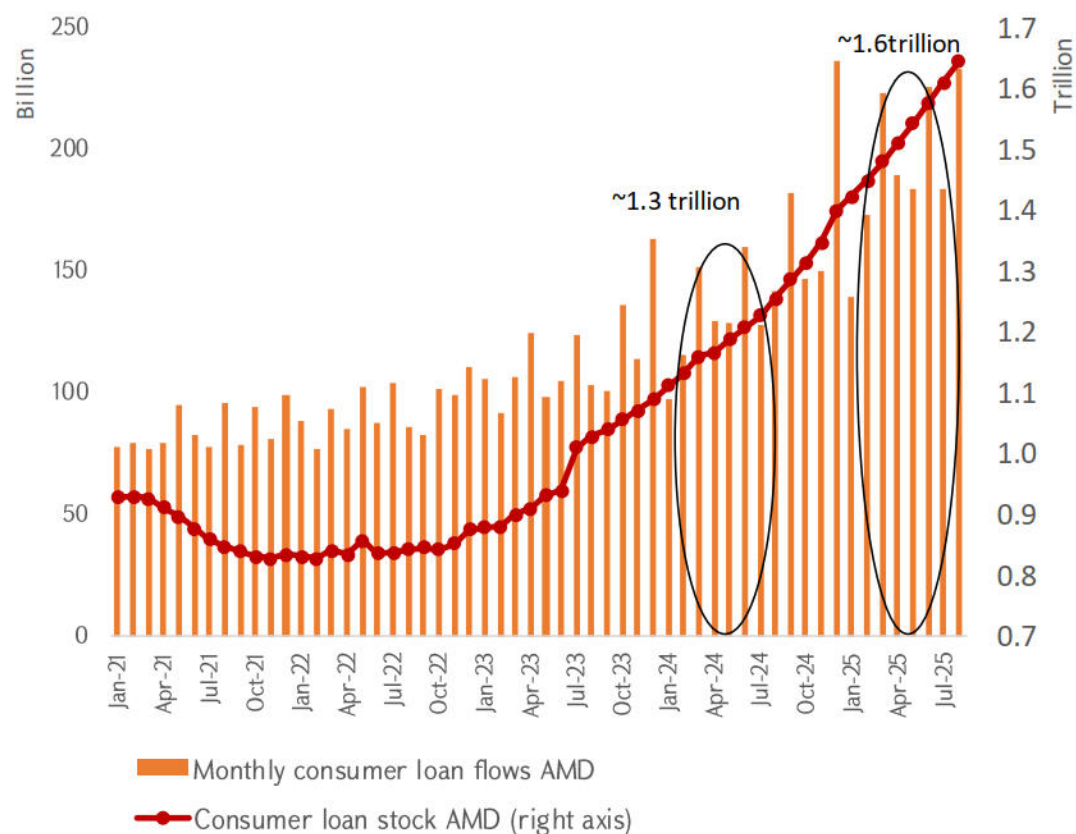


Growth rates of consumer credit stock compared to previous year end

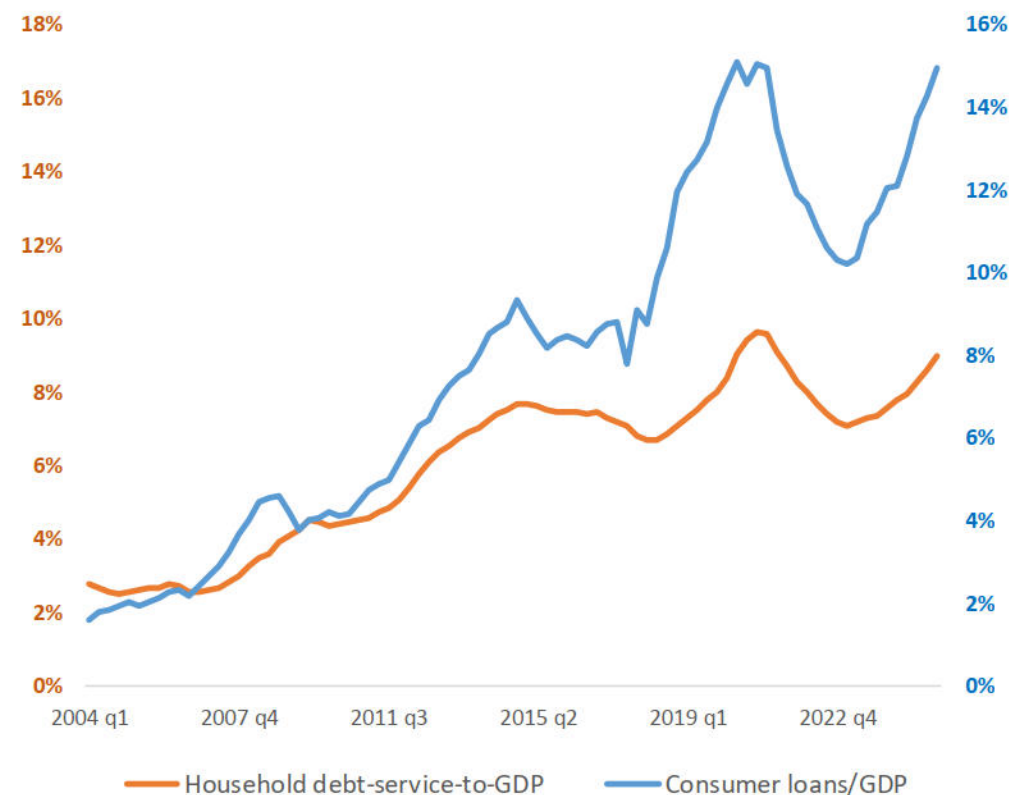


The volume of newly granted consumer loans has increased significantly

Stock and flow dynamics of consumer loans

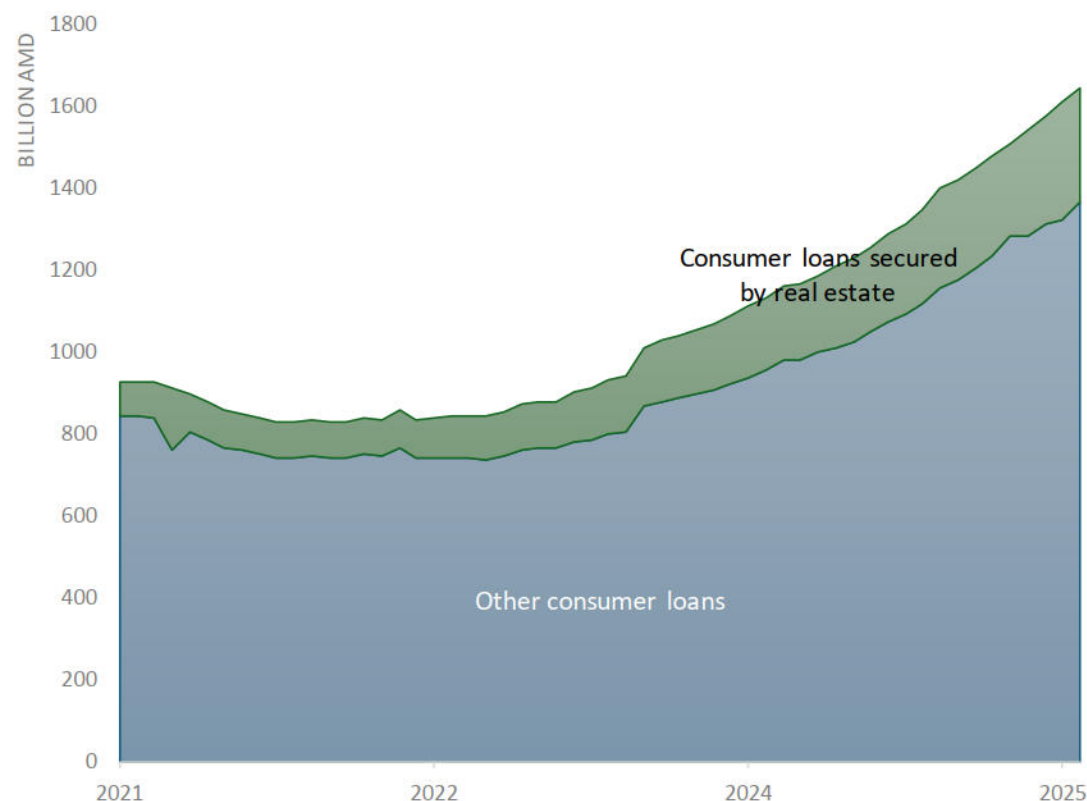


Household debt service burden and consumer credit/GDP ratio

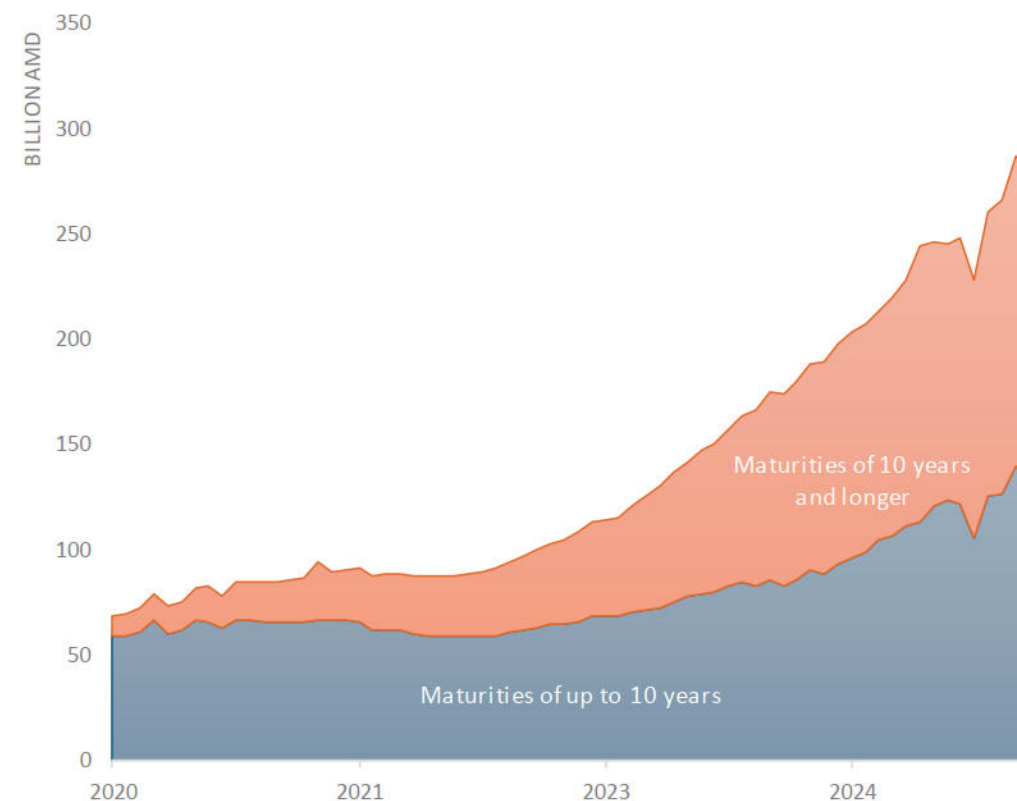


About 17% of the consumer loan portfolio are loans secured by real estate, more than half of which have maturities of 10 years or longer

Consumer loans secured by real estate



Consumer loans secured by real estate, by maturity



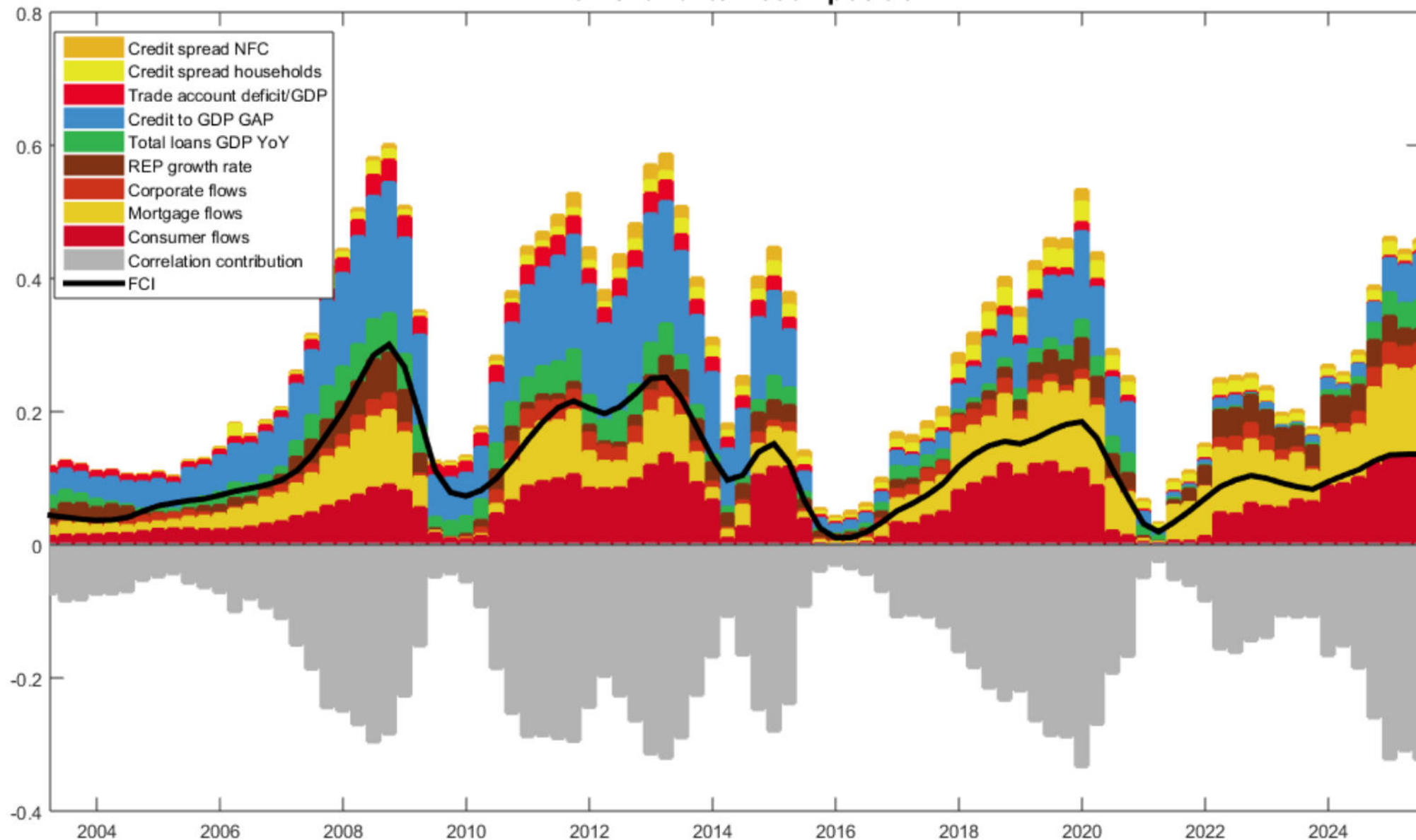
Financial Cycle Index and Credit-to-GDP Gap

The Financial Cycle Index has remained almost unchanged



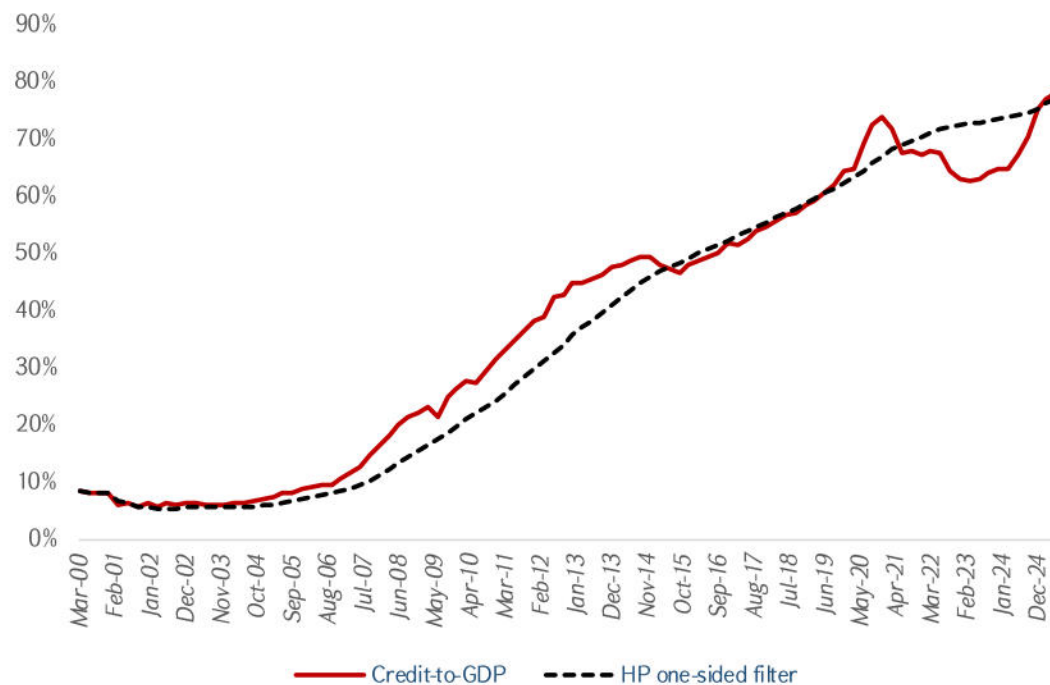
Source: the CBA

...which is mainly due to developments in the credit and real estate markets that were broadly similar to those of the previous quarter



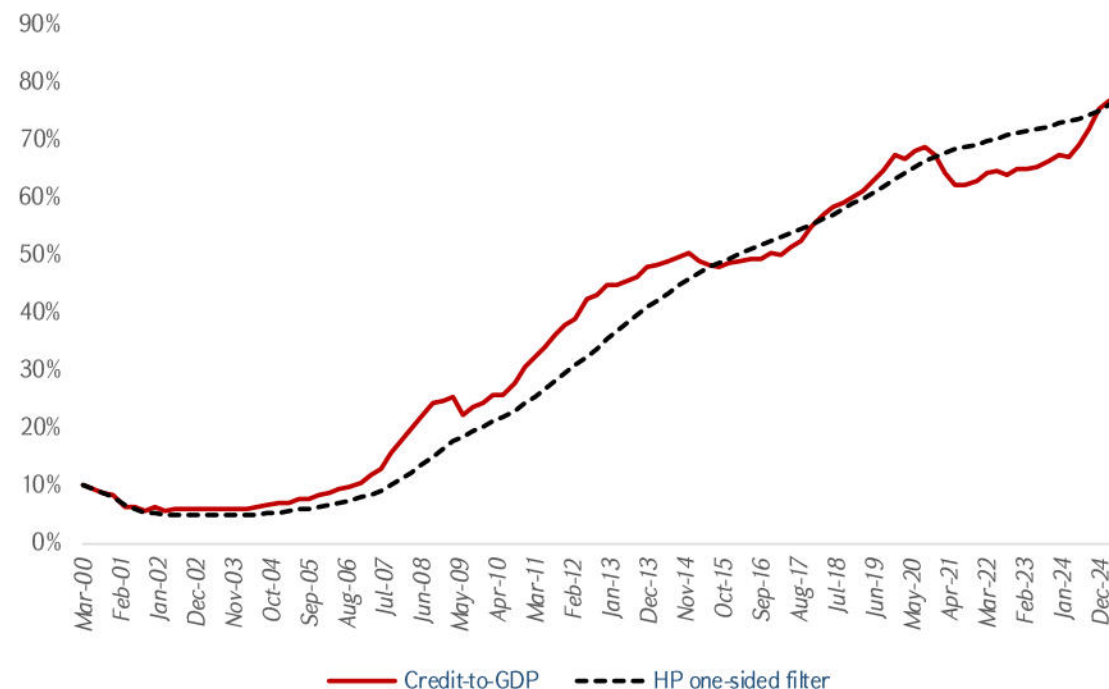
The credit/GDP gap is positive

The Loans/GDP Ratio and its Long-Term Trend



Source: the CBA / Statistical Committee

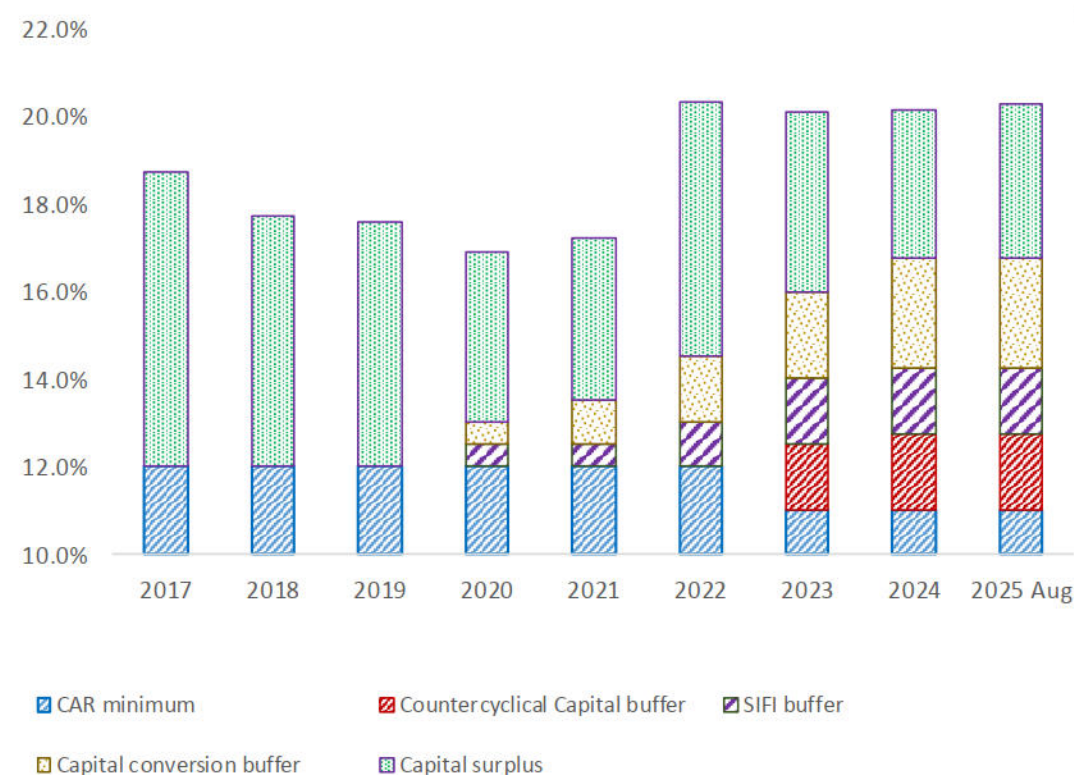
*Loans/smoothed GDP ratio and its long-term trend**



* The indicator was calculated based on the GDP smoothed series.

Excess capital above regulatory minimum and profitability are almost unchanged compared to the year end

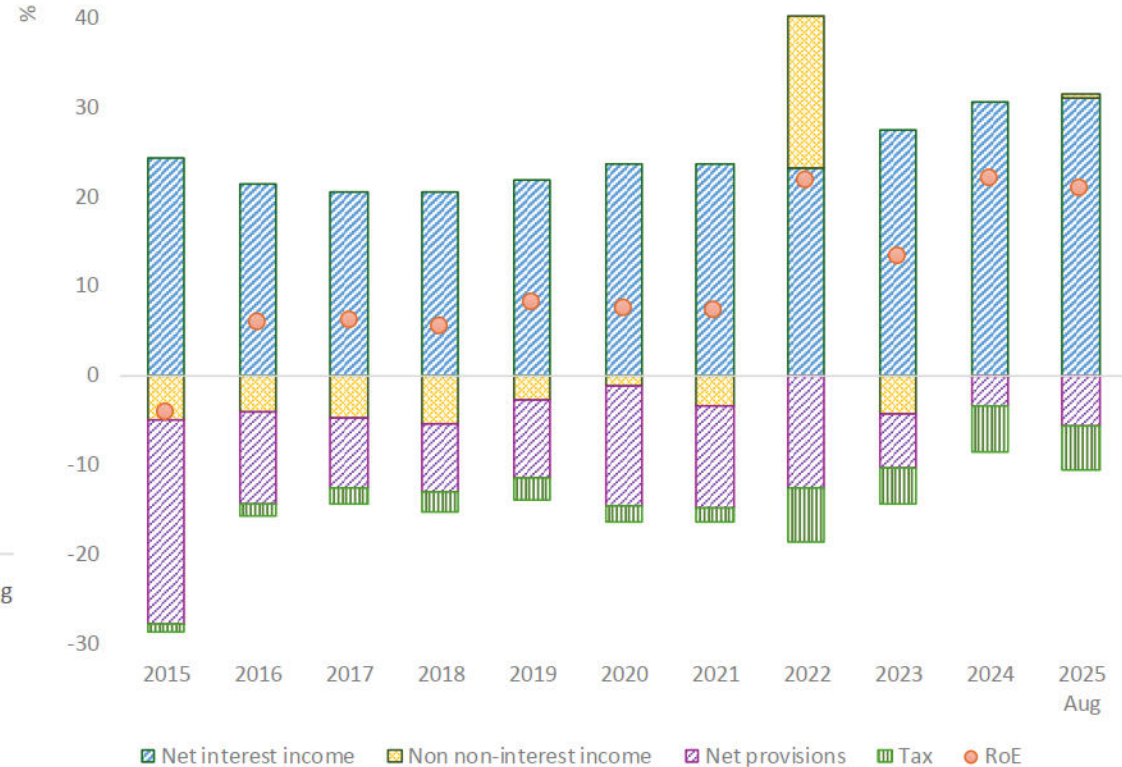
Capital adequacy ratio*



Source: the CBA

* The capital adequacy ratio for 2024 and 2025 was calculated using a countercyclical buffer rate of 1.75%, effective from May 2025.

Return on equity by components

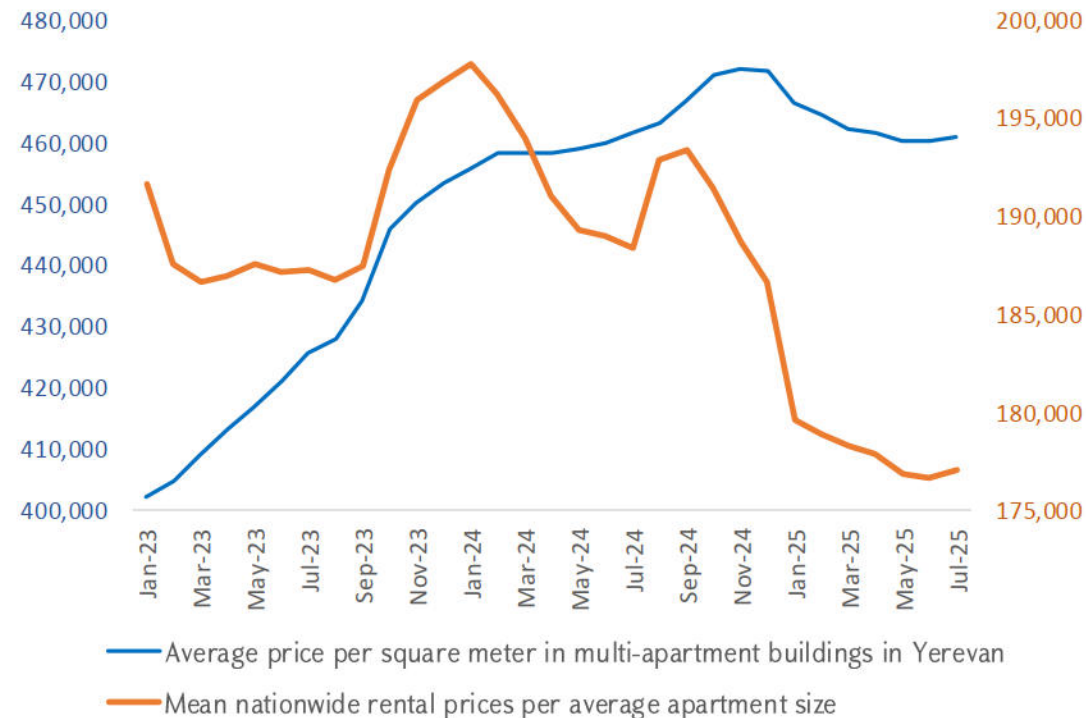


Source: the CBA

Real Estate Market Indicators

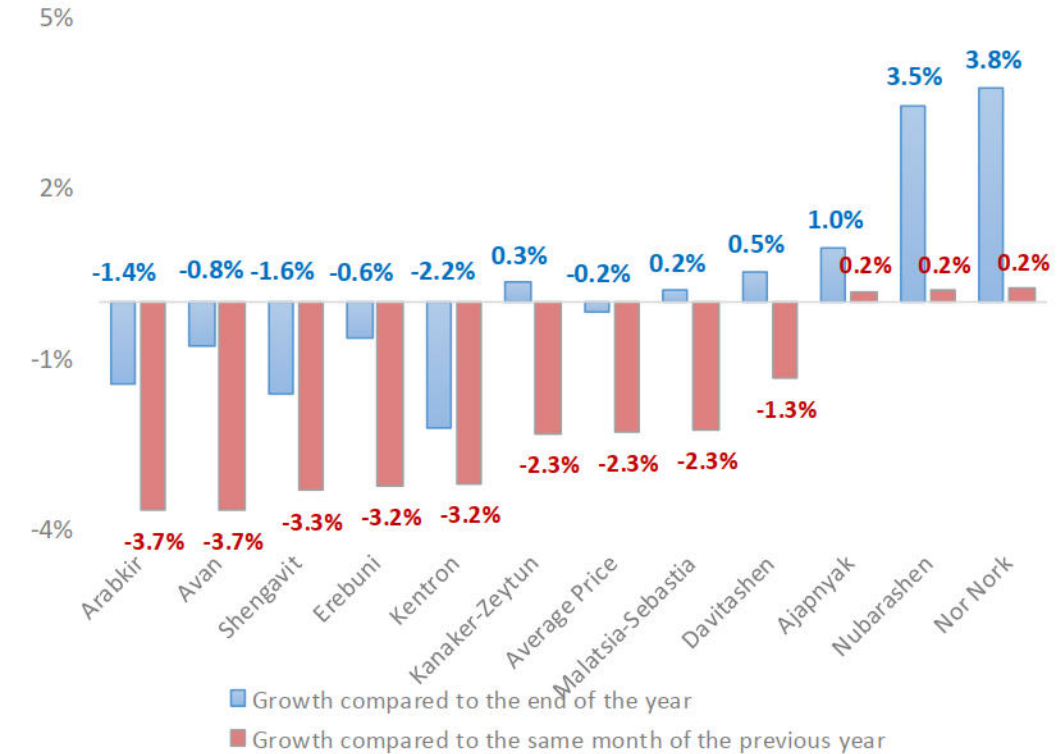
Since the beginning of the year, real estate prices have decreased in most administrative districts of Yerevan. Rental payments have remained almost unchanged.

Price per square meter of real estate and rental prices



Source: Cadaster Committee of the Republic of Armenia / Statistical Committee

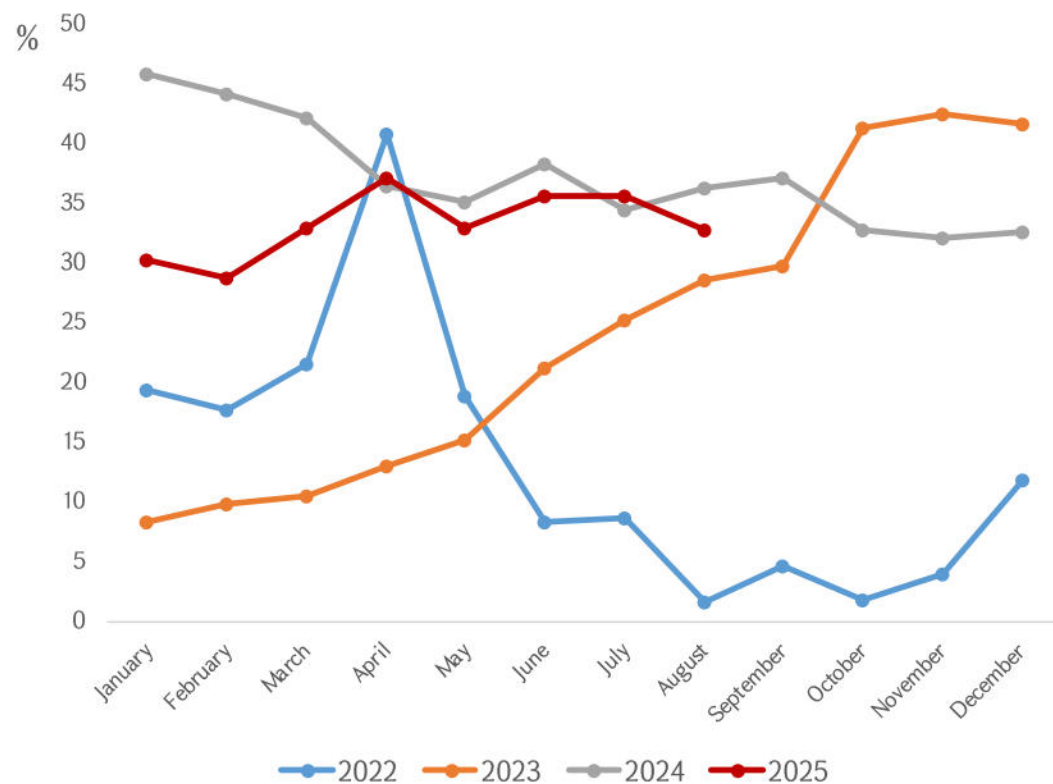
Changes in real estate prices by administrative districts of Yerevan



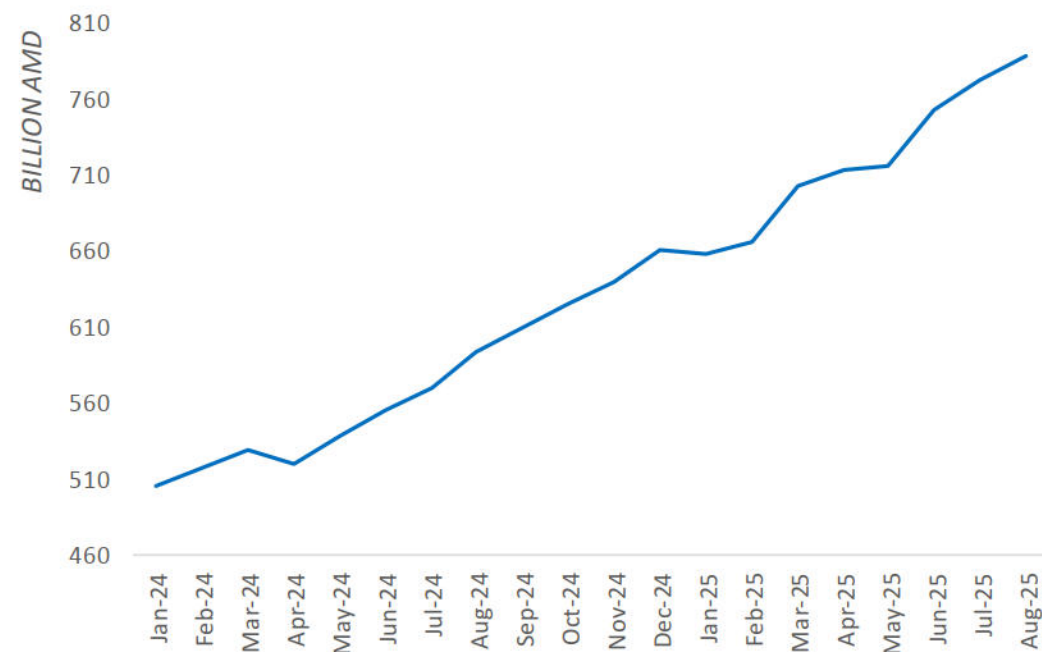
Source: Cadaster Committee of the Republic of Armenia / CBA

High annual growth rates of construction loans have been maintained

Annual growth rates of construction loans



Construction loan stock



Source: the CBA

Conclusion

✓ The growth trends have been different by lending sectors.

Specifically:

- Consumer credit growth continued to remain at a high level,
- Mortgage credit growth has decreased,
- Business credit growth was largely contributed by high growth in construction loans.

✓ In the structure of consumer loan flows, the share of long-term loans is high, which may serve as a signal of potentially risky behavioral patterns.

✓ The Financial Cycle Index has remained almost unchanged compared to the previous quarter, mainly due to developments in the credit and real estate markets that were broadly similar to those of the previous quarter.

The CCyB has been set to 1.75%.