



UNIBANK OJSC

Armenia Securities Exchange: UNIB

Bloomberg: UNIB AY

Reuters: UNIB

2021

REPUBLIC OF ARMENIA: GENERAL INFORMATION

MAIN INDICATORS

The unique geographical location and liberal foreign trade regime, which provides a strategic opportunity to enter the main markets of Russia / CIS, the EU and the Middle East



Full name – The Republic of Armenia

Population - 2.96 mln (as of September 2020)

Area – 29.743 sq. km (11.5 sq. miles)

Major languages – Armenian, Russian, English

Life expectancy: male 71.6, female - 78.3

Monetary unit – Armenian dram (AMD)

Exchange rate - As of December 31, 2020 : 522.59 AMD/USD

Sovereign Country Ratings:

Fitch – B+, outlook- stable (09 October, 2020)

Moody's – Ba3, outlook- stable (31 August, 2020)

Global competitiveness index: 69 (World Economic Forum), out of 141 countries

Ease of Doing Business Rank: 47 out of 190 countries

Economic Freedom Index Rank: 34, out of 186 countries

Basel AML Index Ranking(FATF Rating): 79, out of 141 countries

REPUBLIC OF ARMENIA: INVESTMENT MAP

INVESTMENT REGIME

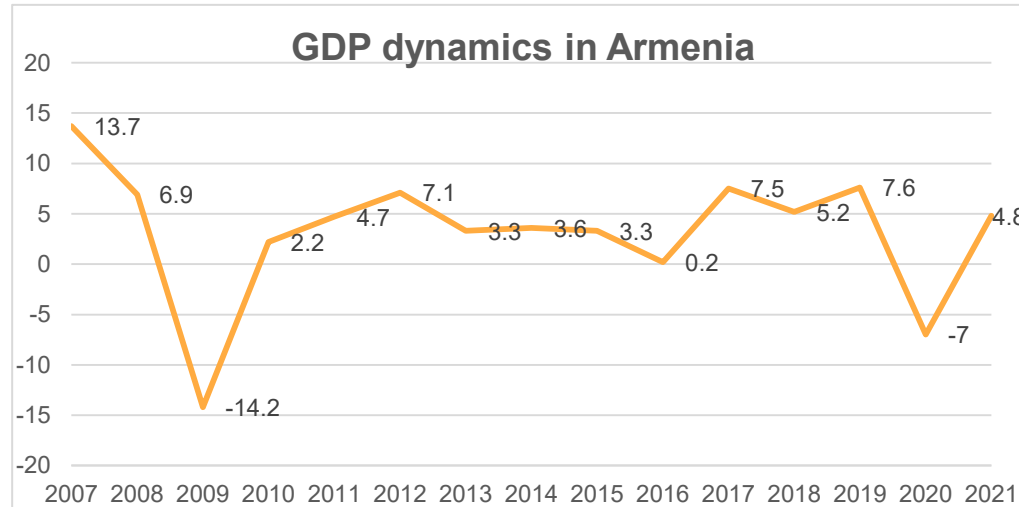
RA promotes foreign investments and follows an “open door” policy, including :

- Equal treatment for both foreign and domestic investors;
- 100% foreign ownership is permitted;
- No limitations on size and type of foreign ownership
- Special investment incentives for foreign investors
- Alternative dispute resolution mechanisms for foreign investors (ICSID);
- Guarantees for legislative changes (a five -year “grandfather-clause”);
- No restrictions for capital and revenue transfer and repatriation;
- Liberal regime on employment of foreign workers.

MAIN SEGMENTS OF THE ECONOMY

- ✓ Trade & Services
- ✓ Agriculture
- ✓ IT Engineering, Research & Development
- ✓ Tourism
- ✓ Health & Pharma
- ✓ Jewelry & Precious stones

REPUBLIC OF ARMENIA: MACROECONOMIC ENVIRONMENT



CBA forecast for 2021/ 4.8 %

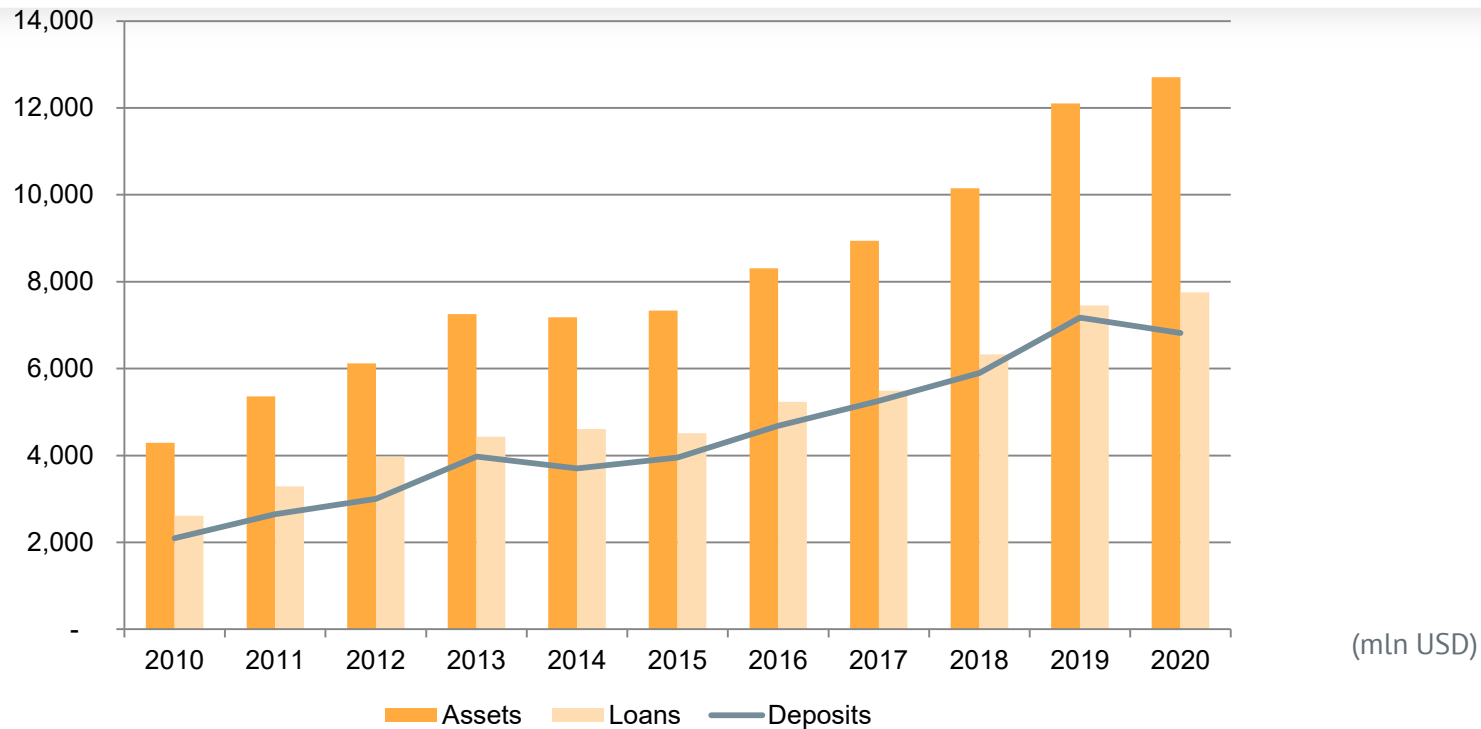
MAIN CHALLENGES

- Since mid-March 2020, the Armenian banking system has been challenged by the coronavirus outbreak effecting mainly large array of small and medium-sized enterprises (SMEs) working in the segments of tourism, hospitality, FMCG, cafes, restaurants, construction and others.
- Trilateral statement between Armenia, Russia and Azerbaijan on the Nagorno-Karabakh conflict lowered geopolitical tension in the region and prevented a further decline in country's business activity.
- Unibank and the banking system as a whole has sufficient capital and liquidity reserves to withstand the crisis, customer confidence remains high.

MEDIUM TO LONG TERM TARGETS:

- The stability of the Armenian dram and de-dollarization tendency of the financial sector.
- GDP per capita in PPP terms has demonstrated stable continuous growth since 2009.
- Economic and fiscal reforms to increase economic competitiveness and attract foreign investment.
- Economic support measures for businesses and households to overcome coronavirus consequences.

ARMENIAN BANKING SECTOR BACKGROUND



COMPARATIVE ADVANTAGES:

- Sound, reliable, well capitalized financial system
- High level of transparency and accountability
- Repatriation of capital and profits
- Armenian banking system has one of the highest CARs in the region

SUSTAINABLE FUNDING AND CREDIT GROWTH

- Ample liquid assets provide a good cushion against funding volatility
- Stable economic growth and exchange rate leads to further improvements in loan quality
- Securities portfolios mainly comprise sovereign bonds, while equity investments are insignificant

UNIBANK: KEY FACTS

Unibank was established
in **2001**

(license N 81, 09.10.2001, Central Bank of
Armenia)

First bank in RA that listed its shares
through an IPO at
Armenia Securities Exchange (AMX)

Market Cap.
USD 96 mln

Structured branch network - key
regional coverage
54 branches

Moody's Investors
Service rating
B2, Stable

Over
320.000
customers

Top 100
taxpayers list

FULL SCALE BANKING SERVICES:

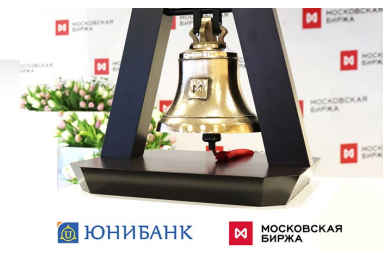
Retail business Corporate business Private banking

International transfers Online & Mobile Banking Investment instruments

SPEAR'S

Wealth Management Award 2018

UNIBANK MILESTONES



2020 Listing in MOEX

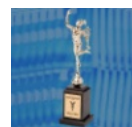
2018 Implementation of 10mln USD "Women in Business" program with FMO



Unibank successfully passed PCI Data Security Standard (PCI DSS) requirements for 2016 and was awarded the PCI DSS certificate 2016



2015 At the annual "Mercury" award, the status of "People's Bank of Armenia" was obtained.



In 2015, an initial public offering of shares (IPO) on the ArMX.

2016 First USD Denominated Bonds issuance in Armenia.

Launch of Unibank Privé service 2014



In 2014 – Implementation of Credit Scoring System for retail and SME business



Best Dealing Bank awarded by Thomson Reuters 2012



Obtaining Moody's Investors Service Rating Financial stability E+ Outlook Stable 2010



Participation in IFAD and SME Business Development Fund (SMEDNK) lending programme 2006

Starting joint Corporate Governance Program with ABN AMRO bank 2007



Launch of International Unistream Payment System 2002



Joining local payment system 2003 ArCa

Armenian Securities Exchange member 2008



Joining International payment system 2004 VISA



Unibank was founded 2001



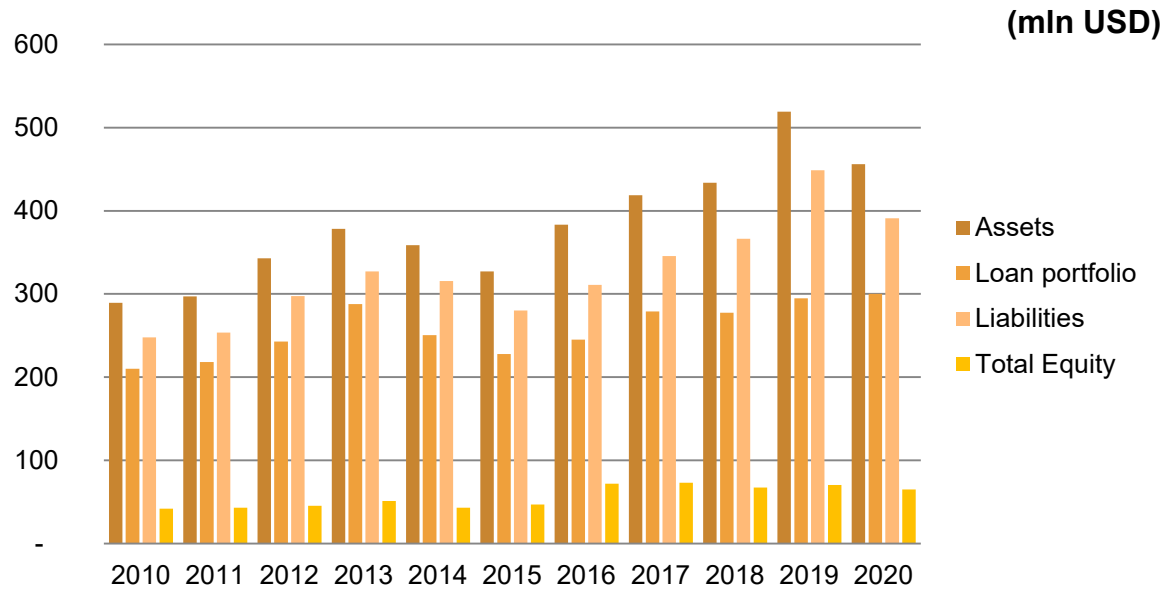
Participation in the Loan Guarantee Fundprogram, implemented by USAID on a tender basis 2013

Unibank Privé received the SPEAR'S Russia Wealth Management Awards 2018 award for the best customer service of private banking services in the CIS countries

"Largest Visa Issuance in Armenia" award for the biggest number of Visa cards issued in the country in 2019.



UNIBANK: MAIN INDICATORS as of 31.12.2020

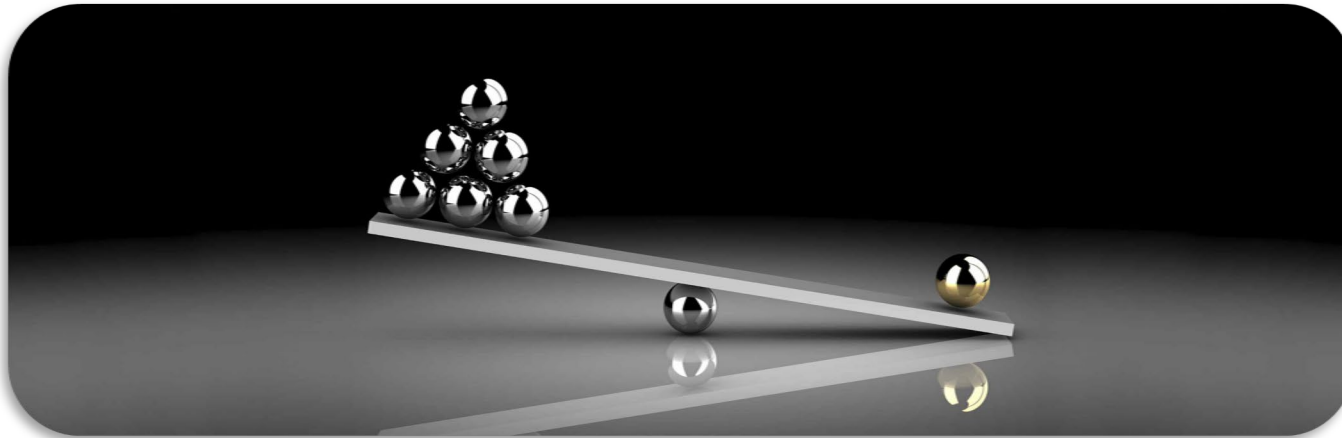


- Bank's assets 456 mln USD
- The volume of Bank's credit investments 300 mln USD
- Bank's liabilities 391 mln USD.

Quarterly Highlights

- ✓ Following successful bonds listing at MOEX for the first time in the history of the Armenian Banking, Unibank realized successful placement of bonds in the amount of USD 5,000,000 and AMD 500,000,000.
- ✓ Approval from CB RA and AFSA on the activity for the Unibank branch in "ASTANA" International Financial Center
- ✓ Unibank has upgraded credit scoring for unsecured consumer loans following Artificial Intelligence (AI) implementation in decision making process.

UNIBANK: COMPETITIVE ADVANTAGES



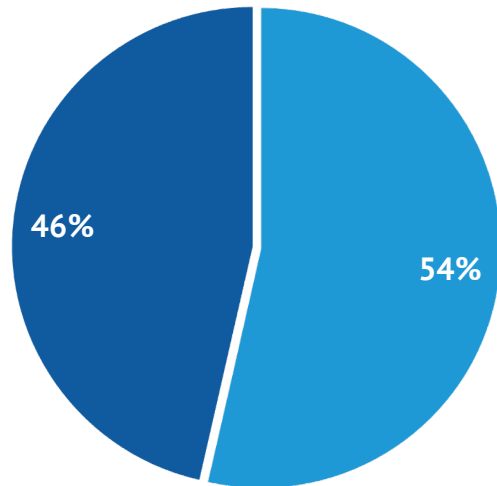
- ✓ Over 20 years of progressive growth (a comprehensive package of corporate, investment and retail banking services)
- ✓ The first public company in Armenia to place shares on the Armenia Securities Exchange (AMX)
- ✓ The first Armenian bank to list its bonds on the Moscow Exchange (MOEX)
- ✓ Expanded network - 54 branches (7th largest), 87 promo points (the largest), 145PoS terminals and 114ATMs
- ✓ Moody's rating agency forecast - B2, Stable
- ✓ Key Retail lender in Armenia: 1st place by the number of provided loans
- ✓ The best private banking client service in the CIS countries according to SPEAR'S Russia Wealth Management Awards 2018: The leader in cross-border settlements for companies and private clients
- ✓ One of three processing centers in Armenia, credit conveyor based on CRM system
- ✓ Effective corporate governance system and professional management team

SPEAR'S

Wealth Management Award 2018

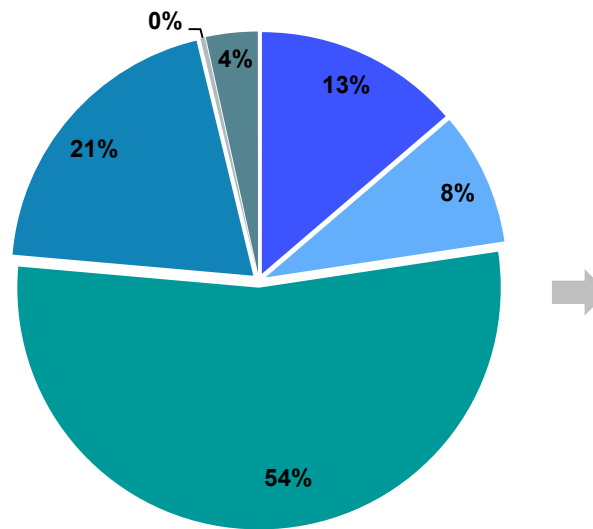
UNIBANK: RETAIL BUSINESS DYNAMICS as of 31.12.2020

LOAN PORTFOLIO STRUCTURE
306 mln USD



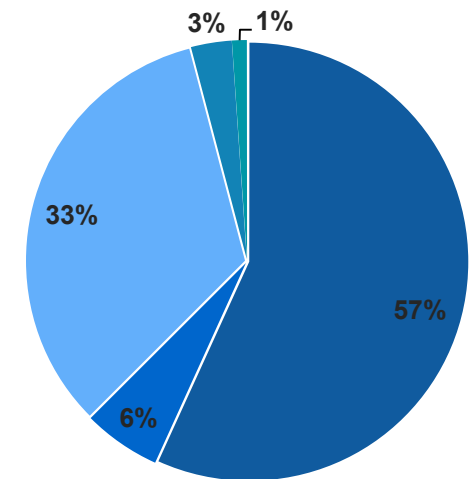
- Business (139 mln USD)
- Retail (167 mln USD)

RETAIL LOAN PORTFOLIO STRUCTURE
167 mln USD



- Mortgage loans
- Credit cards
- Consumer loans
- Consumer secured loans
- Car loans
- Gold secured loans

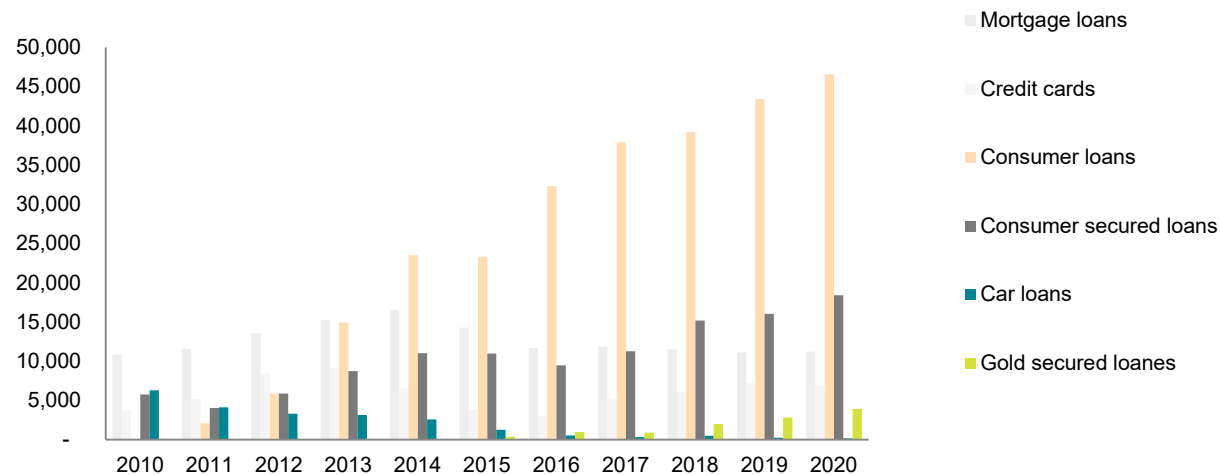
POS LOANS STRUCTURE
36 mln USD



- Mobile phones
- Computers
- Home appliances
- Furniture
- Other

UNIBANK: RETAIL BUSINESS DYNAMICS as of 31.12.2020

Dynamics and structure of Retail credit portfolio (mln AMD)



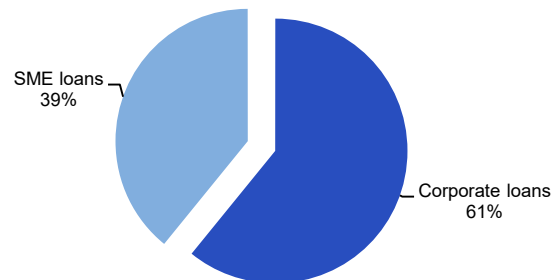
Source: Bank's resources

- ✓ POS loans customers grew by more than 10 times since 2011
- ✓ Volume of Unibank's POS loans cover over 20% of the market
- ✓ Unibank's CRM culture allowed creation of a database with over 320 000 unique records, that is about a quarter of the active population of the country
- ✓ Immediate cash payment to retail partners instead of factoring within 3-4 days

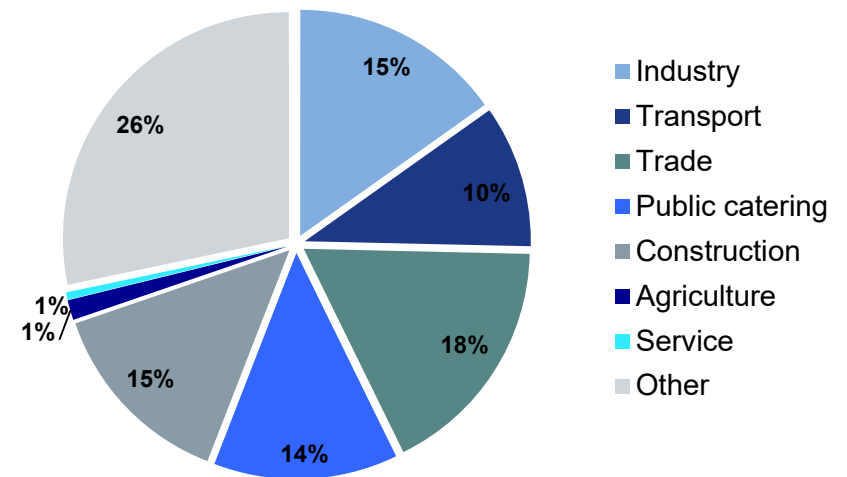
UNIBANK: BUSINESS LOAN PORTFOLIO as of 31.12.2020

Business loan portfolio structure

SME portfolio structure as of 31.12.20



Business loan portfolio by sectors (139 mln USD)



Customer tailored Micro and SME lending products covering capital and WIC needs



Historical long-standing relationships with key corporates players in trade and retail industries



Payroll, local and international payment services

COOPERATION WITH INTERNATIONAL FINANCIAL INSTITUTIONS

Selected sources to support SME, Micro business and Trade Financing



ASIAN DEVELOPMENT BANK



Participation in loan programmes



- Recovering Energy Development Program
- Sustainable Housing Finance Market Development Program
- Small and Medium Entrepreneurship Development Program



- Rural areas economic development program
- Marketing opportunities for farmers
- Agricultural reforms support program



- Program of National Center for Small and Medium Entrepreneurship Support

At the Caucasus SME Banking Club Conference 2019 Unibank was chosen as one of the most innovative banks in 2018 and was awarded a SME Banking Club certificate.



ACTIVE COOPERATION WITH MAJOR PAYMENT SYSTEMS, CORRESPONDENT BANKS



Principal member of **Master Card Europay**

Principal member of **Visa International payment system**



Shareholder of **SWIFT International Financial Telecommunication System**

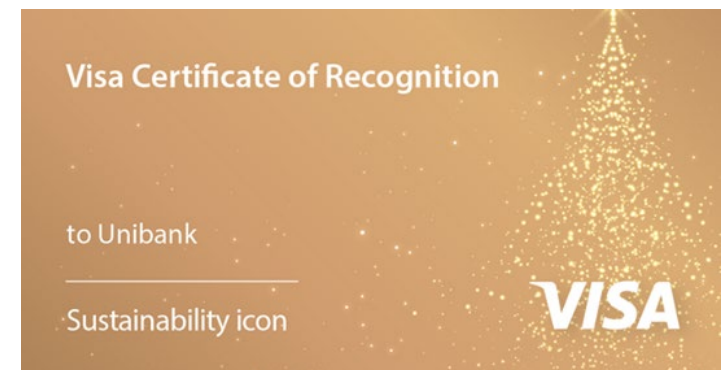


Full member and shareholder of **“ArCa” processing Company**

CORRESPONDENT BANKS

RAIFFEISEN BANK INTERNATIONAL AG
LANDESBANK BADEN-WUERTTEMBERG
AO RAIFFEISENBANK
BANKA POPOLARE DI SONDRIO
EURASIAN DEVELOPMNET BANK
BANK OF GEORGIA

CB UNISTREAM
VTB BANK (PJSC)
ALFA BANK
TRANSSTROIBANK
TRANSKAPITALBANK
EXIMBANK OF RUSSIA
JSC ROSSELKHOZBANK



Visa International payment system has awarded Unibank the "Sustainability Icon" award, highly appreciating the outcomes of a successful partnership.

UNIBANK: CORPORATE BONDS

Successful bonds listing at MOEX for the first time in the history of the Armenian Banking system in July 2020, ISIN – AMUNIBB2AER2

Portfolio in circulation

Ticker	List	Cur.	Quantity	Price	Maturity	Coupon	Coupon payments	Total Volume
UNIBB4	Abond	USD	50,000	100	13.05.2021	5.50%	Quarterly	5,000,000
UNIBB6	Bbond	USD	50,000	100	22.10.2021	5.50%	Quarterly	5,000,000
UNIBB9	Bbond	USD	10,924	100	20.03.2022	5.00%	Quarterly	1,092,400
UNIBBA	Bbond	USD	10,000	100	15.11.2022	5.25%	Quarterly	1,000,000
UNIBBB	Bbond	USD	50,000	100	01.09.2023	5.25%	Quarterly	5,000,000
UNIBBC	Bbond	AMD	50,000	10,000	10.12.2022	10.50%	Quarterly	500,000,000

Ongoing issue Q1/2021

BOND SPECIFICATIONS

- ✓ No restriction on investment repatriation
- ✓ No foreign exchange restrictions
- ✓ Higher return compared to deposits
- ✓ Income tax exemption for listed corporate bonds
- ✓ Amendments to the Law on Guaranteeing the Compensation of Bank Deposits/Bonds of Individuals – guaranteeing \$ 15,000 for physical persons (current AMD rate to USD)*.

ISSUER

UNIBANK

Type	Nominal Coupon Bonds
Issue Volume	Up to USD 5 mln
Maturity	36 months
Interest rate	5.3%
Coupon Periodicity	3 months
Stock Market	Armenia Securities Exchange (AMX), Moscow Stock Exchange Market
Account operator/Broker	Unibank OJSC
Market Maker	ArmenBrok OJSC Gx2 Invest JSC

UNIBANK: INVESTMENT PROPOSAL – PREFERRED SHARES

Over the past 10 years, dividends on preferred shares of Unibank have been paid.

ISSUER	UNIBANK
Type	Non documentary preferred shares
Nominal price	AMD 230

In 1Q2021 the Bank plans to issue additional 10,990,000 convertible preferred shares of class B, with a fixed annual dividend, each with a par value of AMD 230 (Two hundred thirty).

PREFERRED SHARES SPECIFICATIONS

- ✓ In the short term prospect - 12% fixed dividend, payable following each financial year in line with RA legislation (taxable at 5%)
- ✓ In the long term prospect - capital gain, which is tax exempt
- ✓ Right of voting on key issues
- ✓ Partial sale of shares is possible
- ✓ Protection against legislative changes for 5 years

* The amendments to Tax Code entered into force on March 1, 2020 stipulates the following:

- VAT exemption of intermediation services in securities markets, including CSD related services and services of market-making;

UNIBANK: SUBORDINATED LOAN

Currency	USD/EUR
Amount	10 mln
Term	5.5 – 10 years
Rate (USD)	5.5 years – 6% 6 years – 6.5% 7 years – 7% 8 - 10 years – 8%
Rate (EUR)	5.5 years – 3% 6 years – 3.5% 7 years – 4% 8 - 10 years – 5%
Legislation	Republic of Armenia https://www.cba.am/EN/laregulations/Regulation_2.pdf (see Appendix 10)
Potential Buyer	Physical or Legal Entity

UNIBANK: INTERNATIONAL SETTLEMENTS

BUSINESS MODEL

Broad customer base and 2000+ international transfers per month

COMPLIANCE PROCEDURES

Operates in full compliance with KYC and EU 5th AML Directive requirements

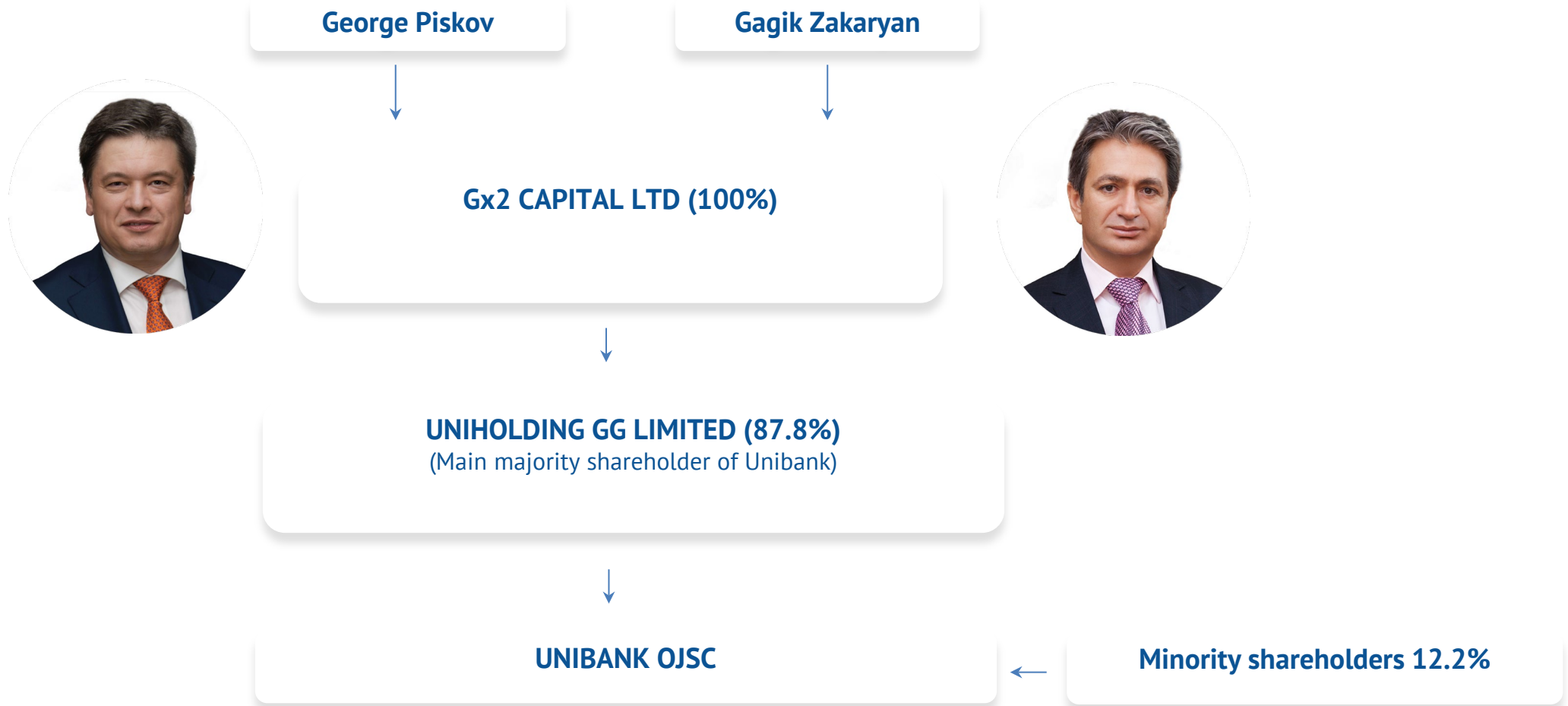
EXPERIENCED TEAM

Professional team with many years of banking services experience within EU and Eurasian Union

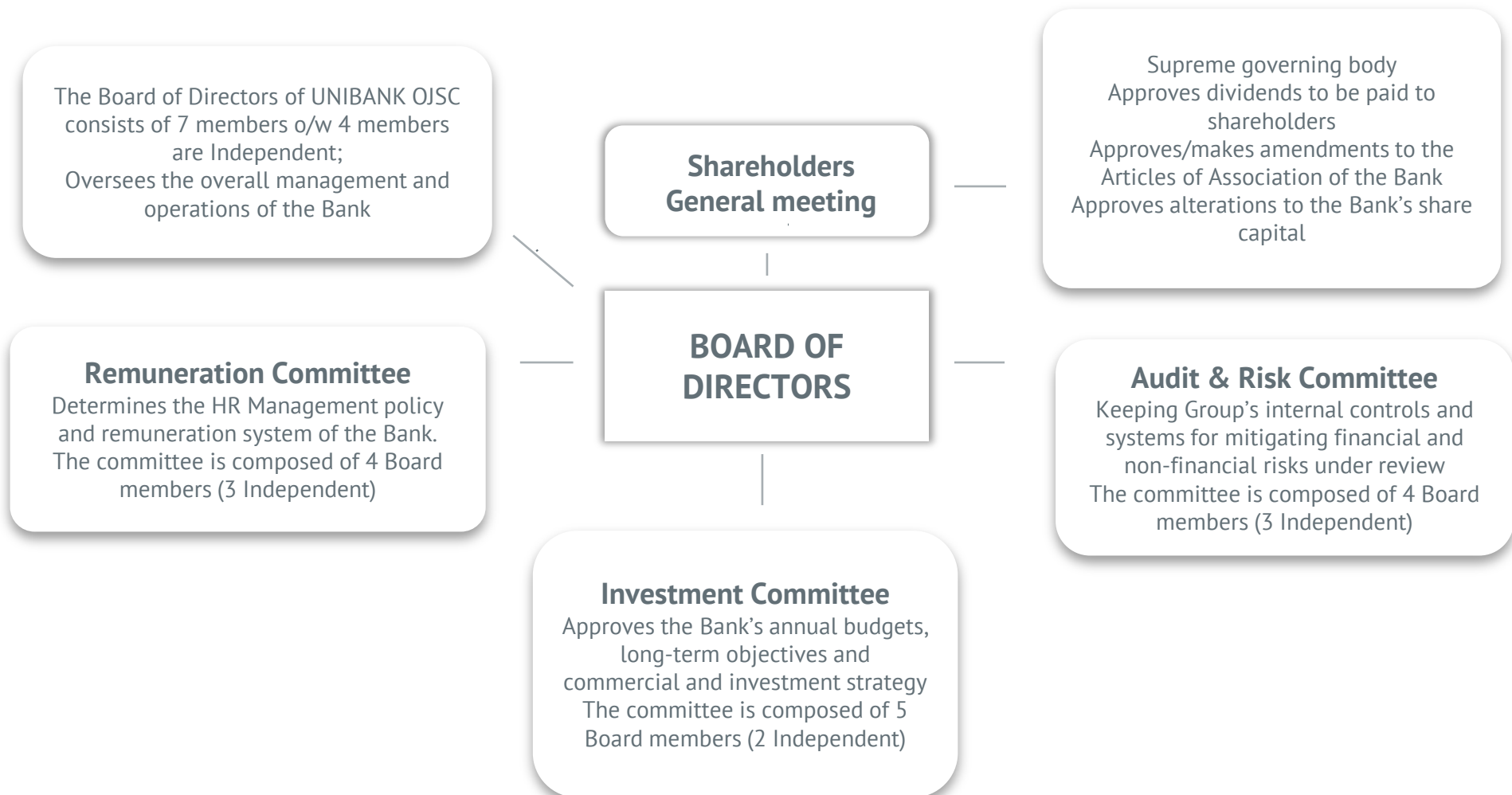
THE PRINCIPLES ON WHICH UNIBANK IS ORIENTED



UNIBANK: SHAREHOLDING STRUCTURE



UNIBANK: CORPORATE GOVERNANCE



UNIBANK STRATEGIC GOALS 2021-2023



FORECAST FOR FINANCIAL POSITION AND P&L STATEMENT

FINANCIAL POSITION in mln USD

	A: 31/12/20	E: 31/12/21	E: 31/12/22	E: 31/12/23
Assets	456	525	545	553
Credit portfolio	306	303	321	315
Business portfolio	140	132	137	123
Retail portfolio	166	171	183	192
Liabilities	391	457	475	481
Deposits from customers	288	359	366	363

P&L STATEMENT in thousand USD

	A: 31/12/20	E: 31/12/21	E: 31/12/22	E: 31/12/23
Net interest income	17,786	19,637	21,538	23,471
Net fee and commission income	4,843	5,234	5,676	6,135
Operating income	27,811	30,319	33,422	36,101
Net provision from losses	- 10,427	- 9,432	- 10,251	- 11,696
Administrative expenses	- 16,190	- 18,736	- 19,749	- 20,735
Profit for the year after tax	814	1,733	2,774	3,010

UNIBANK: BOARD OF DIRECTORS



GAGIK ZAKARYAN

Co-founder Gx2 Capital Ltd
Cofounder/Board Chairman, Unibank OJSC,
Cofounder/Board Chairman, Unistream OJSC CB,
Board Chairman, RESO CJSC
Board Member of the Association of Russian Banks
Member of the Supervisory Board of National Banking Journal



GEORGE PISKOV

Co-founder Gx2 Capital Ltd
Cofounder/Board Member, Unibank OJSC,
Cofounder/Board Member, Unistream OJSC CB
Chairman at Protobase Laboratories,
Owner and Founder at MoneyTO



VARDAN ATAYAN

Board Member of “Unibank” OJSC, shareholder and
Board Chairman of “Unileasing” company
Board Member of “RESO” CJSC



HRAHAT ARZUMANYAN

Board Member of Unibank OJSC
Chairman of the Board of Directors
“Transstroybank” CJSC, Russia



EDUARD ZAMANYAN

Board Member of Unibank OJSC,
Armenia
Board member of National Bureau
of Credit Histories
Advisor to president “Globeksbank”



ARTEM KONSTANDIAN

Board Member of “Unibank” OJSC
Supervisory Board member of the MSP Bank
Chairman of the Board of Trustees of the “ANIV” Foundation for
Development and Support of Armenological Studies
Member of the Board of Directors of the Russian Agency
for Export and Investment Insurance
Board of Trustees Member Jurisdiction Armenia Foundation (RA)



DAVID PAPAZYAN

Board Member of Unibank OJSC,
General Director of Armenian National
Interests Fund

UNIBANK: EXECUTIVE BOARD



MESROP HAKOBYAN
Executive Board Chairman



GOHAR GRIGORYAN
Financial Director - Chief Accountant



ARARAT GHUKASYAN
First Vice-Chairman
of the Executive Board



GURGEN GHUKASYAN
Retail Business Promotion and Sales Director



OVSANNA ARAKELYAN
Vice-Chairman of the Executive Board,
Legal Service and Overdue
Liabilities Collection Director



DAVID PETROSYAN
Corporate Business Promotion and
Sales Director



ARTUR APERYAN
Operational services and information
systems Director

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