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INDEPENDENT AUDITOR'S REPORT

To: The shareholder of Joint Development Bank Limited

Opinion

In our opinion, the financial statements of Joint Development Bank Limited ("the Bank") for the year ended 31 December 2024 are prepared, in all material respects, in accordance with the relevant regulations and notifications of the Bank of Lao People's Democratic Republic and the accounting policies described in Note 2 to the financial statements.

What we have audited

The Bank's financial statements comprise:

- the statement of income for the year then ended;
- the statement of financial position as at 31 December 2024;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Bank in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code.

Emphasis of Matter - Basis of accounting and restriction on distribution and use

We draw attention to Note 2 to the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the Bank's accounting policies described in Note 2 to the financial statements. As a result, the financial statements may not be suitable for another purpose.

Our report is intended solely for the Bank and the Bank of Lao People's Democratic Republic and should not be distributed to or used by parties other than the Bank and the Bank of Lao People's Democratic Republic. Our opinion is not modified in respect to this matter.

PricewaterhouseCoopers (Lao) Sole Company Limited. 4th Floor, Allianz Building, 33 Lane Xang Avenue, PO Box 7003, Vientiane Capital, Lao PDR, Telephone : + 856 21 222718-9, Facsimile: + 856 21 222723, www.pwc.com/la

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Responsibilities of the directors of the Bank for the financial statements

The directors are responsible for the preparation and presentation of the financial statements in accordance with the relevant accounting regulations and notifications of the Bank of Lao People's Democratic Republic and the accounting policies described in Note 2 to the financial statements, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Bank's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Bank or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We are also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Bank to cease to continue as a going concern.

We communicate with the audit committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

For PricewaterhouseCoopers (Lao) Sole Company Limited

By Apisit Thiengtrongpinyo
Partner

Vientiane Captal, Lao PDR
Date: 21 May 2025

JOINT DEVELOPMENT BANK LIMITED

STATEMENT OF INCOME
FOR THE YEAR ENDED 31 DECEMBER 2024

		Notes	2024 LAK	2023 LAK
A.	**OPERATING INCOME AND EXPENSES**			
1	Interest and similar income	3	1,904,903,787,975	1,334,107,258,549
2	Interest and similar expenses	3	(1,436,263,848,970)	(1,024,785,846,376)
I.	**NET INTEREST AND SIMILAR INCOME**		**468,639,939,005**	**309,321,412,173**
3	Fee and commission income	4	761,638,366,564	484,078,425,685
4	Fee and commission expenses	4	(126,085,555,181)	(67,755,220,241)
5	Net (loss)/gain from securities investment	5	41,005,419,630	17,231,179,060
6	Net gain from dealing in foreign currencies	6	279,351,819,752	200,856,857,250
II.	**NET OPERATING INCOME**		**1,424,549,989,770**	**943,732,653,927**
B.	**OTHER INCOME AND EXPENSES**			
7	Other operating income	7	63,420,650,500	11,524,419,393
8	Administration expenses		(368,280,971,906)	(252,738,119,161)
8.1	Payroll and other staff costs	8	*(205,810,920,900)*	(148,936,609,736)
8.2	Other administrative expenses	9	*(162,470,051,006)*	(103,801,509,425)
9	Depreciation and amortization charges	19, 20, 21	(51,213,897,832)	(38,974,810,764)
10	Other operating expenses	10	(148,654,689,705)	(59,240,256,133)
11	Net provision for non-performing loans charged to expense		1,301,356,224	(10,342,289,448)
III.	**TOTAL PROFIT BEFORE TAX**		**921,122,437,051**	**593,961,597,814**
12	Current profit tax	28	(179,861,468,253)	(83,658,926,464)
IV.	**PROFIT AFTER TAX**		**741,260,968,798**	**510,302,671,350**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Approved by:

Mr. Sakhone Yorphanxay
General Director

Vientiane, Lao PDR
Date: 21 May 2025

The accompanying notes on pages 14 to 38 form an integral part of these financial statements.

JOINT DEVELOPMENT BANK LIMITED

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024

		Notes	2024 LAK	2023 LAK
	ASSETS			
I	**Cash and accounts with the BOL**		**7,216,139,178,457**	**5,148,769,142,980**
	1. Cash on hand	11	2,476,960,951,761	1,707,663,966,883
	2. Balance with BOL	12	4,557,379,428,169	3,441,105,176,097
	3. Gold and other metal precious	13	181,798,798,527	-
II	**Due from other banks**	14	**1,298,605,293,304**	**1,106,809,783,510**
	1. Demand deposits		1,219,141,024,837	741,506,345,523
	2. Term deposits		73,316,000,000	193,800,000,000
	3. Saving deposits		6,148,268,467	171,503,437,987
III	**Investment in securities**	15	**997,467,955,022**	**716,785,591,658**
	1. Available-for-sale securities		2,350,000,000	2,350,000,000
	2. Held-to-maturity securities		995,117,955,022	714,435,591,658
				-
IV	**Loans to customers, net of specific provision for credit activities**	16	**20,548,354,152,336**	**16,637,985,570,787**
V	**Interest in joint ventures**	17	**2,697,780,000**	**1,697,780,000**
VI	**Fixed assets**		**449,371,042,673**	**345,165,133,576**
	1. Construction in progress and fixed assets in transit	18	7,816,418,649	7,886,831,879
	2. Intangible fixed assets	19	234,890,697,441	185,781,600,728
	3. Tangible fixed assets	20	186,095,149,968	135,422,184,878
	4. Right of use asset	21	20,568,776,615	16,074,516,091
VII	**Other assets**		**2,631,775,971,915**	**2,126,034,768,979**
	1. Accrued interest receivable		222,897,296,211	219,603,991,355
	2. Other assets	22	2,408,878,675,704	1,906,430,777,624
	TOTAL ASSETS		**33,144,411,373,707**	**26,083,247,771,490**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Approved by:

Mr. Sakhone Yorphanxay
General Director

Vientiane Capital, Lao PDR
Date: 21 May 2025

JOINT DEVELOPMENT BANK LIMITED

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024

		Notes	2024 LAK	2023 LAK
	LIABILITIES AND CAPITAL			
I	**Due to other banks and financial institutions**	23	**2,630,625,135,420**	**2,060,772,476,184**
	1. Demand and saving deposits		214,659,044,373	168,694,398,572
	2. Term deposits		1,360,133,700,000	543,718,700,000
	3. Borrowings		1,055,809,420,000	1,348,310,000,000
	4. Other payables		22,971,047	49,377,612
II	**Due to customers**	24	**27,476,247,710,282**	**21,867,163,162,279**
	1. Demand and saving deposits		7,062,532,146,326	5,094,290,620,618
	2. Term deposits		20,413,715,563,956	16,772,872,541,661
III	**Other liabilities**		**1,357,960,908,399**	**935,037,177,116**
	1. Accrued interests payable		924,445,916,347	700,874,155,002
	2. Other liabilities		433,514,992,052.00	234,163,022,114
	TOTAL LIABILITIES		**31,464,833,754,101**	**24,862,972,815,579**
IV	**Capital and reserves**			
	1. Share capital	25	674,666,100,000	474,666,100,000
	2. Regulatory reserve fund	26	73,940,550,897	47,225,488,634
	3. General reserve fund	26	95,094,307,105	68,379,244,842
	4. General provision for credit activities	16.4	91,562,389,701	81,649,291,641
	5. Provision for unrecoverable assets		94,029,775,080	94,029,775,080
	6. Unrealized gain/(loss) from gold revaluation	13	(10,994,711,473)	-
	7. Retained earnings		661,279,208,296	454,325,055,714
	TOTAL CAPITAL		**1,679,577,619,606**	**1,220,274,955,911**
	TOTAL LIABILITIES AND CAPITAL		**33,144,411,373,707**	**26,083,247,771,490**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Approved by:

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JOINT DEVELOPMENT BANK

Mr. Sakhone Yorphanxay
General Director

Vientiane, Lao PDR
Date: 21 May 2025

The accompanying notes on pages 14 to 38 form an integral part of these financial statements.

JOINT DEVELOPMENT BANK LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Share capital LAK	Provision for unrecoverable asset LAK	General provision for credit activities LAK	Regulatory reserve fund LAK	General reserve fund LAK	Retained earnings LAK	Total LAK
Opening balance at 1 January 2023		**444,666,100,000**	**94,029,775,080**	**58,237,986,413**	**31,030,555,696**	**19,794,446,027**	**235,531,177,260**	**883,290,040,476**
Paid up	25	30,000,000,000	-	-	-	-	-	**30,000,000,000**
Approriated-legal reserve	26	-	-	-	16,194,932,938	-	(16,194,932,938)	**-**
General reserve fund	26	-	-	-	-	16,194,932,938	(16,194,932,938)	**-**
Dividend paid	27	-	-	-	-	-	(259,118,927,020)	**(259,118,927,020)**
Net general provision for credit activities during the year	16.3	-	-	23,411,305,228	-	-	-	**23,411,305,228**
Reverse reserve for tax penalty paid	26	-	-		-	32,389,865,877	-	**32,389,865,877**
Net profit for the year		-	-	-	-	-	510,302,671,350	**510,302,671,350**
Closing balance at 31 December 2023		**474,666,100,000**	**94,029,775,080**	**81,649,291,641**	**47,225,488,634**	**68,379,244,842**	**454,325,055,714**	**1,220,274,955,911**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Vientiane, Lao PDR
Date: 21 May 2025

Approved by:

JOINT DEVELOPMENT BANK

Mr. Sakhone Yorphanxay
General Director

The accompanying notes on pages 14 to 38 form an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Share capital LAK	Provision for unrecoverable asset LAK	Unrealized gain/(loss) from gold revaluation LAK	General provision for credit activities LAK	Regulatory reserve fund LAK	General reserve fund LAK	Retained earnings LAK	Total LAK
Opening balance at 1 January 2024		**474,666,100,000**	**94,029,775,080**	-	**81,649,291,641**	**47,225,488,634**	**68,379,244,842**	**454,325,055,714**	**1,220,274,955,911**
Paid up	25	200,000,000,000	-	-	-	-	-	-	**200,000,000,000**
Approriated-legal reserve	26	-	-	-	-	26,715,062,263	-	(26,715,062,263)	-
General reserve fund	26	-	-	-	-	-	26,715,062,263	(26,715,062,263)	-
Dividend paid	27	-	-	-	-	-	-	(480,876,691,690)	**(480,876,691,690)**
Unrealized loss on available for sale - Gold	14	-	-	(10,994,711,473)	-	-	-	-	**(10,994,711,473)**
Net general provision for credit activities during the year	16.3	-	-	-	9,913,098,060	-	-	-	**9,913,098,060.00**
Net profit for the year		-	-	-	-	-	-	741,260,968,798	**741,260,968,798.00**
Closing balance at 31 December 2024		**674,666,100,000**	**94,029,775,080**	**(10,994,711,473)**	**91,562,389,701**	**73,940,550,897**	**95,094,307,105**	**661,279,208,296**	**1,679,577,619,606**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Vientiane, Lao PDR
Date: 21 May 2025

Approved by:

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JOINT DEVELOPMENT BANK

Mr. Sakhone Yorphanxay
General Director

The accompanying notes on pages 14 to 38 form an integral part of these financial statements.

JOINT DEVELOPMENT BANK LIMITED

STATEMENT OF CASHFLOW
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 LAK	2023 LAK
OPERATING ACTIVITIES			
Net profit/(loss) before tax		**921,122,437,051**	**593,961,597,814**
Adjustments for:			
Depreciation and amortization expenses	19, 20, 21	51,213,897,832	45,772,010,832
Wirte-off and disposal	18,19, 20	7,799,416,893	-
Net provision expense	16.3	63,681,997,656	9,845,178,429
Interest income	3	(1,904,903,787,975)	(1,334,107,258,549)
Interest expense	3	1,436,263,848,970	1,024,785,846,376
Cash flows from operating profit before changes in operating assets and liabilities		**575,177,810,427**	**340,257,374,902**
(Increase)/Decrease in operating assets			
Balances with other banks		(255,319,272,411)	(865,564,138,704)
Loans to customers		(3,964,137,481,145)	(4,670,022,839,754)
Other assets		(502,447,898,080)	(1,114,378,509,313)
Increase/(Decrease) in operating liabilities			
Amounts due to BOL and other banks		891,448,239,236	71,171,754,208
Due to customers		5,609,084,548,003	7,727,013,823,803
Other liabilities		56,407,638,579	159,094,841,488
Cash generated from (used in) operations			
Profit tax paid during the year		**2,410,213,584,609**	**1,647,572,306,630**
Interest Paid		(1,212,692,087,625)	(820,556,960,695)
Interest Received		1,901,610,483,118	1,332,210,517,150
Profit tax paid		(85,004,806,062)	(76,965,587,808)
Net cash flows from/ (used in) operating activities		**3,014,127,174,040**	**2,082,260,275,277**
INVESTING ACTIVITIES			
Payment for construction in progress and tangible assets	18	(27,224,778,252)	(7,790,239,379)
Payment for intangible assets	19	(58,227,505,005)	(21,771,898,456)
Pyament for tangible assets	20	(69,092,418,665)	(44,923,676,690)
Proceed from disposals of assets		-	426,405,604
Pyament for right of use assets	21	(8,674,521,900)	(10,146,016,686)
Payment from investment in financial investment - hold to maturity		(1,297,653,526,153)	(233,165,140,000)
Proceed from investment in financial investment - hold to maturity		1,016,971,162,789	34,459,605,000
Payment from investment in financial investment - Gold and other metal precious		(192,793,510,000)	-
Payment for associates and joint ventures investments		(1,000,000,000)	-
Net cash flows (used in)/from investing activities		**(637,695,097,186)**	**(282,910,960,607)**

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Approved by:

ທະນາຄານ ຮ່ວມພັດທະນາ ຈຳກັດ
JOINT DEVELOPMENT BANK

Mr. Sakhone Yorphanxay
General Director

Vientiane, Lao PDR
Date: 21 May 2025

The accompanying notes on pages 14 to 38 form an integral part of these financial statements.

STATEMENT OF CASHFLOW
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 LAK	2023 LAK
FINANCING ACTIVITIES			
Payment of dividend	27	(232,789,022,521)	(203,207,034,318)
Payment for borrowing with BoL		(435,155,000,000)	- 41,915,000,000.00
Proceeds from borrowing with BoL		113,559,420,000	-
Net cash flows used in financing activities		**(554,384,602,521)**	**(245,122,034,318)**
Net change in cash and cash equivalents		**1,822,047,474,333**	**1,554,227,280,352**
Cash and cash equivalents at the beginning of the year		4,926,927,017,468	3,372,699,737,116
Cash and cash equivalents at the end of the year	29	**6,748,974,491,801**	**4,926,927,017,468**

Non-cash investing activities

		2024	2023
Paid dividend by offsetting against receivable of shareholders for issuance of share capital and income tax for dividends		248,087,669,169.00	55,911,892,702

Prepared by:

Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Approved by:

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JOINT DEVELOPMENT BANK

Mr. Sakhone Yorphanxay
General Director

Vientiane, Lao PDR
Date: 21 May 2025