



Independent Auditor's Report

To: The shareholder of Joint Development Bank Limited

Opinion

In our opinion, the special purpose financial statements ("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 accounting policies described in Note 2 to the financial statements.

What we have audited

The Bank's financial statements comprise:

- the statement of comprehensive 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.

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 audit evidence we 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 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 its regulators and should not be distributed to or used by parties other than the Bank and the aforementioned parties. Our opinion is not modified in respect of this matter.



Responsibilities of the directors for the financial statements

The directors are responsible for the preparation of the financial statements in accordance with the relevant accounting regulations and notifications of Bank of Lao People's Democratic Republic and accounting policies described in Note 2 to the financial statements, and for such internal control as the directors determines are 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 intends 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 skepticism throughout the audit. We 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 management.
- Conclude on the appropriateness of management's 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 management 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 Capital, Lao PDR
Date: 18 July 2025

JOINT DEVELOPMENT BANK LIMITED

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 LAK	2023 LAK
Interest income	4	2,258,882,243,860	1,502,891,737,472
Interest expenses	5	(1,436,263,848,970)	(1,024,785,846,376)
Net interest income		822,618,394,890	478,105,891,096
Fees and service income	6	536,722,484,019	343,154,705,946
Fees and service expenses	6	(126,085,555,181)	(67,755,220,241)
Net fees and service income		410,636,928,838	275,399,485,705
Net gain from dealing in foreign currencies	7	279,351,819,752	200,856,857,250
Share of profit (loss) of joint ventures accounted for using the equity method	14	1,506,824,285	459,912,559
Other operating income	8	104,413,520,130	28,726,598,453
Total operating income		1,618,527,487,895	983,548,745,063
Credit loss expense	15	167,891,529,903	(79,912,790,418)
Net operating income		1,786,419,017,798	903,635,954,645
Employee expenses	9	(205,810,920,900)	(148,936,609,736)
Depreciation and amortisation expenses		(51,213,897,832)	(38,974,810,764)
Other operating expenses	10	(246,141,386,831)	(144,323,704,477)
Total operating income		(503,166,205,563)	(332,235,124,977)
Profit before income tax		1,283,252,812,235	571,400,829,668
Income tax expense	23	(205,915,432,708)	(75,581,962,928)
Profit for the year		1,077,337,379,527	495,818,866,740
Other comprehensive income:			
Other comprehensive income (expense) for the year, net of tax		-	-
Total comprehensive income for the year		1,077,337,379,527	495,818,866,740

Prepared by:



Ms. Khonesavanh Vixathap
Head of Finance and Accounting department

Approved by:



Mr. Sakhone Yorphanxay
General Director

Vientiane Capital, Lao PDR
Date: 18 July 2025

The accompanying notes on pages 12 to 40 form an integral part of these financial statements.

JOINT DEVELOPMENT BANK LIMITED

STATEMENTS OF FINANCIAL POSITION
FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>Notes</u>	<u>2024 LAK</u>	<u>2023 LAK</u>
ASSETS			
Cash on hand	11	2,476,960,951,761	1,707,663,966,883
Cash at bank and money market items	12	5,856,970,791,731	4,548,557,288,137
Investment, net	13	1,206,279,721,259	735,658,197,980
Investment in joint venture	14	4,932,911,894	2,426,087,609
Loans and accrued interest receivables, net	15	20,833,837,410,484	16,578,760,638,776
Property, plant and equipment	16	183,623,582,983	133,021,031,123
Right-of-use assets	17	20,568,776,615	16,074,516,091
Intangible assets	18	177,439,684,047	128,330,587,334
Deferred tax assets	23.3	47,632,097,234	73,686,061,690
Other assets	19	2,408,878,675,704	1,773,137,442,501
Total assets		33,217,124,603,712	25,697,315,818,124

The accompanying notes on pages 12 to 40 form an integral part of these financial statements.

JOINT DEVELOPMENT BANK LIMITED

STATEMENTS OF FINANCIAL POSITION
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	2024 LAK	2023 LAK
Liabilities and equity			
Deposits	20	28,337,270,169,815	22,418,180,668,168
Interbank and money market items	21	1,623,080,247,270	727,719,512,017
Borrowings	22	1,070,968,344,964	1,350,427,742,581
Other liabilities		433,514,992,056	234,163,022,115
Total liabilities		31,464,833,754,105	24,730,490,944,881
Equity			
Share capital	24	674,666,100,000	474,666,100,000
Retained earnings			
Appropriated			
Regulatory reserve fund	25	73,940,550,898	47,225,488,635
General reserve fund	25	95,094,307,105	68,379,244,842
Unrealized gain/(loss) from gold revaluation	13	(10,994,711,473)	-
Revaluation surplus on assets		23,671,958,000	23,671,958,000
Unappropriated		895,912,645,077	352,882,081,766
Total equity		1,752,290,849,607	966,824,873,243
Total liabilities and equity		33,217,124,603,712	25,697,315,818,124

Prepared by:

Approved by:



Ms. Khonesavanh Vixathep
Head of Finance and Accounting department



Mr. Sakhone Yorphanxay
General Director

Vientiane Capital, Lao PDR
Date: 18 July 2025

The accompanying notes on pages 12 to 40 form an integral part of these financial statements.

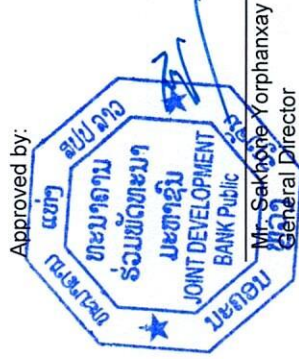
JOINT DEVELOPMENT BANK LIMITED

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

Notes	Issued and paid-up share capital LAK	Revaluation surplus on assets LAK	Unrealized gain/(loss) from gold revaluation LAK	Regulatory reserve fund LAK	General reserve fund LAK	Retained earnings LAK	Total LAK
Opening balance at 1 January 2023							
Paid up	444,666,100,000	23,671,958,000	-	31,030,555,697	19,794,446,027	148,572,007,922	667,735,067,646
Net profit for the year	30,000,000,000	-	-	-	-	-	30,000,000,000
Regulatory reserve fund	-	-	-	-	-	495,818,866,740	495,818,866,740
General reserve fund	-	-	-	16,194,932,938	-	(16,194,932,938)	-
Reserve for tax penalty paid	-	-	-	-	16,194,932,938	(16,194,932,938)	-
Dividends	-	-	-	-	32,389,865,877	-	32,389,865,877
Closing balance at 31 December 2023	474,666,100,000	23,671,958,000	-	47,225,488,635	68,379,244,842	352,882,081,766	966,824,873,243
Opening balance at 1 January 2024							
Paid up	474,666,100,000	23,671,958,000	-	47,225,488,635	68,379,244,842	352,882,081,766	966,824,873,243
Net profit for the year	200,000,000,000	-	-	-	-	-	200,000,000,000
Regulatory reserve fund	-	-	-	-	-	1,077,337,379,527	1,077,337,379,527
General reserve fund	-	-	-	26,715,062,263	-	(26,715,062,263)	-
Unrealized loss on available for sale - Gold	-	-	(10,994,711,473)	-	26,715,062,263	(26,715,062,263)	-
Dividends	-	-	-	-	-	(480,876,691,690)	(10,994,711,473)
Closing balance at 31 December 2024	674,666,100,000	23,671,958,000	(10,994,711,473)	73,940,550,898	95,094,307,105	895,912,645,077	1,752,290,849,607

Prepared by:

Approved by:



Ms. Khonesavanh Vixathap
Head of Finance and Accounting department

Vientiane Capital, Lao PDR
Date: 18 July 2025

The accompanying notes on pages 12 to 40 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
Cash flows from operating activities			
Profit before income tax		1,283,252,812,235	571,400,829,668
Adjustments for:			
Depreciation and amortisation	16,17	51,213,897,832	38,974,810,764
Profit from joint venture	14	(1,506,824,285)	(459,912,559)
Gains (loss) on disposal of property and equipment		7,799,416,893	429,614,932
Credit loss expense	15	(167,891,529,903)	79,912,790,418
Interest income		(2,312,092,333,857)	(1,493,438,032,829)
Interest expense		1,436,263,848,970	1,106,995,555,414
Cash flows from operating profit before changes in operating assets and liabilities		297,039,287,885	303,815,655,808
(Increase)/Decrease in operating assets			
Interbank and money market items		(255,663,014,139)	(864,767,294,860)
Loans to customers		(3,729,913,481,063)	(4,892,210,969,643)
Other financial assets		(635,741,233,202)	(1,030,720,251,874)
Increase/(Decrease) in operating liabilities			
Deposits		5,838,640,507,893	7,278,871,753,320
Interbank and money market items		821,207,388,010	57,570,131,632
Other liabilities		45,107,940,993	77,338,084,934
Cash generated from (used in) operations		2,380,677,396,377	929,897,109,317
Profit tax paid during the year			
Interest Paid		(1,268,620,325,590)	(459,322,769,078)
Interest Received		1,901,610,483,118	1,663,441,838,611
Profit tax paid		(79,364,937,665)	(76,965,587,808)
Net cash flows from/ (used in) operating activities		2,934,302,616,240	2,057,050,591,042
INVESTING ACTIVITIES			
Payment for construction in progress and tangible assets	16	(96,317,196,917)	(49,637,210,900)
Payment for intangible assets	18	(58,227,505,005)	(28,649,775,312)
Payment for right of use assets		(3,014,692,709)	(5,918,439,395)
Payment from investment in matured securities		(235,612,634,755)	(173,661,886,619)
Payment from investment in financial investment - Gold and other metal precious	13	(192,793,510,000)	-
Payment for associates and joint ventures investments	14	(1,000,000,000)	-
Net cash flows (used in)/from investing activities		(586,965,539,386)	(257,867,312,226)

The accompanying notes on pages 12 to 40 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
FINANCING ACTIVITIES			
Payment of dividend	26	(232,789,022,521)	(203,207,034,318)
Payment for borrowing with BoL		(435,155,000,000)	(41,738,964,146)
Proceeds from borrowing with BoL		142,654,420,000	-
Proceeds from issuance of share capital	24	-	-
Net cash flows used in financing activities		(525,289,602,521)	(244,945,998,464)
Net change in cash and cash equivalents		1,822,047,474,333	1,554,237,280,352
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	27	6,748,974,491,801	4,926,937,017,468
Non-cash investing activities			
Paid dividend by offsetting against receivable of shareholders for issue of share capital and income tax for dividends		248,087,669,169	55,911,892,702
Account payable for right-of-use assets		5,659,829,191	4,227,577,291

Prepared by:



Ms. Khonesavanh Vixathep
Head of Finance and Accounting department

Vientiane Capital, Lao PDR
Date: 18 July 2025

Approved by:



Mr. Sakphone Vorphanxay
General Director