

**QUARTERLY REPORT OF THE ISSUER  
FOR THE FIRST QUARTER OF 2022**

<b>1.</b>	<b>NAME OF THE ISSUER</b>			
	Full: In the state language: In Latin script: In Russian: In English:	“Ипотека-банк” акциядорлик тижорат ипотека банки “Ipoteka-bank” aksiyadorlik tijorat ipoteka banki Акционерный Коммерческий Ипотечный Банк "Ипотека-Банк" Joint-stock commercial mortgage bank «Ipoteka-bank»		
	Abbreviated: In the state language: In Latin script: In Russian: In English:	"Ipoteka-bank" АТИБ “Ipoteka-Bank” АТИБ АКИБ "Ipoteka-Bank" JSCMB "Ipoteka-bank"		
	Name of the stock ticker:	A054570 (IPTB)		
<b>2.</b>	<b>CONTACT DETAILS</b>			
	Location:	Republic of Uzbekistan, 100000, Tashkent, Mirzo-Ulugbek district, Shakhrisabz street, 30.		
	Mailing address:	Republic of Uzbekistan, 100000, Tashkent, Mirzo-Ulugbek district, Shakhrisabz street, 30.		
	The address Email:	cenbum@ipotekabank.uz		
	Official website:	www.ipotekabank.uz		
<b>3.</b>	<b>BANK DETAILS</b>			
	Name of servicing bank:	Main operational department of JSCMB "Ipoteka-bank"		
	Current account number:	№10301000900000937001		
	MFIs:	00937		
<b>4.</b>	<b>REGISTRATION AND IDENTIFICATION NUMBERS ASSIGNED:</b>			
	registration authority:	Joint-Stock Commercial Mortgage Bank "Ipoteka-Bank" was registered on April 30, 2005 by the Central Bank of the Republic of Uzbekistan No. 74. License of the Central Bank of the Republic of Uzbekistan for the right to carry out banking operations No. 74 dated October 21, 2017.		
	body of the state tax service (TIN):	State Tax Inspectorate of Mirzo-Ulugbek district of Tashkent city, TIN 202858483.		
	Numbers assigned by state statistics authorities: State Committee of the Republic of Uzbekistan on Statistics, Department of Statistics, Tashkent, No. 38550 dated July 13, 2005.			
	KFS:144, OKPO: 17068947, OKED: 64190, SOATO: 1726269.			
<b>5.</b>	<b>BALANCE SHEET OF THE BANK AS OF 31/03/2022</b>			
<b>№</b>	<b>No.</b>	<b>ASSETS</b>	<b>Total</b>	<b>in national currency</b>
1	Cash on hand and other payment documents	1 248 684 303	274 514 256	974 170 047
2	To be received from the CBRU	1 841 032 720	1 437 003 742	404 028 978
3	Receivable from other banks, net	3 080 198 883	313 621 788	2 766 577 095
3.1.	Receivable from other banks, gross	3 102 999 303	313 621 788	2 789 377 515
3.2.	Minus: Reserve for possible losses	22 800 420	0	22 800 420
4	Purchase and sale accounts, net	1 072 264 512	1 072 264 512	0
4.1.	Securities for purchase and sale, gross	1 094 110 000	1 094 110 000	0
4.2.	Discount and premiums on securities	-21 845 488	-21 845 488	0
4.3.	Minus: Reserve for possible losses	0	0	0
5	Precious metals, coins, stones, pure	684	684	0
5.1.	Precious metals, coins, stones, gross	684	684	0
5.2.	Minus: Reserve for possible losses	0	0	0
6	Investment, net	124 079 677	124 079 677	0
6.1.	Investments, gross	124 599 963	124 599 963	0
6.2.	Minus: Reserve for possible losses	520 286	520 286	0

7	Securities purchased under a repurchase agreement, net	0	0	0
7.1.	Securities purchased under a repurchase agreement, gross	0	0	0
7.2.	Reserve for possible losses	0	0	0
8	Loans and leasing operations, net	28 667 600 497	20 163 800 821	8 503 799 676
8.1.	Loans and leasing operations, gross	29 250 906 681	20 604 702 168	8 646 204 513
8.2.	Minus: Reserve for possible losses	583 306 184	440 901 347	142 404 837
9	Purchased bills, clean	0	0	0
9.1.	Purchased bills, gross	0	0	0
9.2.	Minus: Reserve for possible losses	0	0	0
10	Customer liabilities on financial instruments, net	342 676 301	342 676 301	0
11	Fixed assets, net	910 768 255	557 087 157	353 681 098
11.1.	Fixed assets, gross	918 914 785	586 234 852	332 679 933
11.2.	Accrued interest-free income receivable, gross	69 911 356	34 659 274	35 252 082
11.2.1	Minus: Reserve for possible losses	78 057 886	63 806 969	14 250 917
12	Total accrued interest and non-interest income, net	51 332 513	51 332 513	0
12.1.	Accrued interest receivable, gross	89 361 226	89 361 226	0
12.2.	Accrued non-interest income receivable, gross	31 900 387	31 900 387	0
12.3.	Minus: Reserve for possible losses	69 929 100	69 929 100	0
13	Other own property of the bank, clean	18 868 191	18 868 191	0
13.1	Other own property collected under loans and leasing, gross	2 912 261	2 912 261	0
13.2	Other own property of the bank, gross	7 912 109	7 912 109	0
13.3	Minus: Accumulated depreciation and provisions for possible losses	8 043 821	8 043 821	0
14	Other assets, net	211 946 295	159 352 857	52 593 438
14.1.	Other assets, gross	256 635 980	161 061 450	95 574 530
14.2.	Minus: Reserve for possible losses	44 689 685	1 708 593	42 981 092
14.3.	Purchase and sale of currency and currency positions	0	0	0
<b>15.</b>	<b>Total assets</b>	<b>37 531 716 449</b>	<b>24 476 866 117</b>	<b>13 054 850 332</b>
	<b>LIABILITIES AND EQUITY</b>			
	<b>COMMITMENTS</b>			
16.	Demand deposits	4 233 677 910	3 059 280 851	1 174 397 059
17.	Term deposits	7 924 929 578	5 915 079 803	2 009 849 775
18.	Payable to the CBR	0	0	0
19.	Payable to other banks	825 531 283	825 531 283	0
20.	Securities sold under REPO transactions	0	0	0
21.	Loans and leasing operations payable	13 690 129 462	7 951 604 341	5 738 525 121
22.	Securities issued by the bank	4 196 059 050	775 996 050	3 420 063 000
23.	Subordinated debt	424 092 049	424 092 049	0
24.	Accrued interest payable	391 791 822	192 237 141	199 554 681
25.	Accrued taxes payable	94 008 559	94 008 559	0
26.	Clearing transactions	9 541 581	9 042 946	498 635
27.	Other obligations	345 608 248	241 357 359	104 250 889
28.	<b>Total liabilities</b>	<b>32 135 369 542</b>	<b>19 488 230 382</b>	<b>12 647 139 160</b>
	<b>EQUITY</b>			
29.	Authorized capital	2 992 204 022	2 992 204 022	0

29.1.	Shares - Ordinary	2 984 152 022	2 984 152 022	0
29.2.	Shares - Preferred	8 052 000	8 052 000	0
30.	Added capital	754 435	754 435	0
31.	Reserve capital.	906 193 679	906 193 679	0
31.1.	General purpose reserve fund	561 350 947	561 350 947	0
31.2.	Provisions created for standard assets	321 556 170	321 556 170	0
31.3.	Reserve for devaluation	0	0	0
31.4.	Other reserves and funds	23 286 562	23 286 562	0
32.	Undistributed profits	1 497 194 771	1 497 194 771	0
32.1.	of which, net profit (loss) of the current year	309 199 301	309 199 301	0
<b>33.</b>	<b>Total equity</b>	<b>5 396 346 907</b>	<b>5 396 346 907</b>	<b>0</b>
<b>34.</b>	<b>Total liabilities and equity</b>	<b>37 531 716 449</b>	<b>24 884 577 289</b>	<b>12 647 139 160</b>
<b>6.</b>	<b>REPORT ON FINANCIAL PERFORMANCE OF THE BANK FOR 31/03/2022</b>			
<b>1.</b>	<b>1. INTEREST INCOME</b>			
a.	Interest income on accounts with the CBRU	10 387 258	10 387 258	0
b.	Interest income on accounts with other banks	26 593 351	17 176 187	9 417 164
s.	Interest income on purchased bills	0	0	0
g.	Interest income on investments	47 842 402	47 842 402	0
d.	Interest income on securities purchase and sale accounts	0	0	0
e.	Interest income on customer obligations	0	0	0
j.	Interest income on customer obligations on outstanding acceptances of this bank	0	0	0
z.	Interest, Discount (Discounts) and installments on credit and leasing operations	920 500 776	783 464 050	137 036 726
i.	Interest income from securities purchase and repurchase agreements	0	0	0
k.	Other interest income	453 998 186	383 622 015	70 376 171
<b>l.</b>	<b>Total interest income</b>	<b>1 459 321 973</b>	<b>1 242 491 912</b>	<b>216 830 061</b>
<b>2.</b>	<b>INTEREST EXPENSES</b>			
a.	Interest expense on demand deposits	4 285 487	4 282 620	2 867
b.	Interest expense on term deposits	224 258 468	204 419 553	19 838 915
s.	Interest expense on accounts payable with the CBRU	0	0	0
g.	Interest expense on accounts payable to other banks	14 549 981	14 549 966	15
<b>d.</b>	<b>Total interest expense on deposits</b>	<b>243 093 936</b>	<b>223 252 139</b>	<b>19 841 797</b>
e.	Interest expense on loans payable	146 578 126	108 829 360	37 748 766
j.	Interest expenses under agreements on the sale of securities with subsequent repurchase	0	0	0
z.	Other interest expenses	530 996 667	415 705 594	115 291 073
<b>i.</b>	<b>Total interest expense on borrowings</b>	<b>677 574 793</b>	<b>524 534 954</b>	<b>153 039 839</b>
<b>k.</b>	<b>Total interest expense</b>	<b>920 668 729</b>	<b>747 787 093</b>	<b>172 881 636</b>
<b>3.</b>	<b>NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS</b>	<b>538 653 244</b>	<b>494 704 819</b>	<b>43 948 425</b>
a.	Minus: Assessment of possible losses on loans and leasing	782 874 709	618 589 889	164 284 820
b.	Minus: Estimation of possible losses on securities	0	0	0
v.	Minus: Estimation of possible losses on investments	0	0	0
g.	Minus: Estimation of possible losses on other assets	181 416 358	153 393 685	28 022 673
<b>d.</b>	<b>Net interest income after assessing possible losses on loans and leasing</b>	<b>-425 637 823</b>	<b>-277 278 755</b>	<b>-148 359 068</b>
<b>4.</b>	<b>INTEREST-FREE INCOME</b>			
a.	Income from commissions and service fees	87 965 740	70 215 128	17 750 612
b.	Profit in foreign currency	312 233 968	7 727 855	304 506 113
v.	Profit from commercial operations	0	0	0
g.	Profits and dividends from investments	0	0	0
d.	Other non-interest income	956 321 870	729 553 565	226 768 305
	<i>including</i>		0	0
d 1.	Return of reserves formed to cover losses on assets	931 844 484	711 279 965	220 564 519
d 2.	Recovery of written-off loans	935 787	935 787	0
<b>e.</b>	<b>Total non-interest income</b>	<b>1 356 521 578</b>	<b>807 496 548</b>	<b>549 025 030</b>
<b>5.</b>	<b>INTEREST-FREE EXPENSES</b>			
a.	Commission and service costs	14 729 178	7 607 312	7 121 866
b.	Foreign currency losses	300 799 558	1 089 939	299 709 619

v.	Losses on purchase and sale accounts	0	0	0
g.	Investment losses	0	0	0
d.	Other non-interest expenses	1 836	1 836	0
e.	<b>Total non-interest expenses</b>	<b>315 530 572</b>	<b>8 699 087</b>	<b>306 831 485</b>
<b>6.</b>	<b>NET INCOME BEFORE OPERATING EXPENSES</b>	<b>615 353 183</b>	<b>521 518 706</b>	<b>93 834 477</b>
<b>7.</b>	<b>OPERATING EXPENSES</b>			
a.	Salaries and other expenses for employees	142 641 024	142 641 024	
a1)	of which, payments to key management personnel	2 726 351	2 726 351	
b.	Rent and maintenance	15 692 989	15 692 989	
v.	Travel and transport expenses	1 291 795	1 291 795	
g.	Administrative expenses	5 610 903	5 610 903	
d.	Representation and charity	2 579 028	2 579 028	
b.	Wear and tear costs	16 798 057	16 798 057	
j.	Insurance	372 099	372 099	
z.	taxes	1 038 465	1 038 465	
i.	Fines and penalties	139 122	139 122	
k.	Other operating expenses	6 444 325	6 444 325	
l.	<b>Total operating expenses</b>	<b>192 607 807</b>	<b>192 607 807</b>	
<b>8.</b>	<b>NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS</b>	<b>422 745 376</b>	<b>328 910 899</b>	<b>93 834 477</b>
a.	Income tax assessment	113 546 075	113 546 075	
<b>9.</b>	<b>INCOME BEFORE AMENDMENTS</b>	<b>309 199 301</b>	<b>215 364 824</b>	<b>93 834 477</b>
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
<b>10.</b>	<b>NET PROFIT (LOSS)</b>	<b>309 199 301</b>	<b>215 364 824</b>	<b>93 834 477</b>

**First Deputy  
Chairman of the Management Board**

**Botirov F.M.**

**Chief Accountant**

**Normetov E.Z.**

FULL NAME, person authorized to place  
information on the website:

**Malikova Kh.R.**