

**QUARTERLY REPORT OF THE ISSUER
FOR THE SECOND QUARTER OF 2021**

1.	NAME OF THE ISSUER			
	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:	«Ипотека-банк» АТИБ «Ipoteka-bank» АТІВ АКИБ «Ипотека-банк» JSCMB «Ipoteka-bank»		
	Name of the stock ticker:	A054570 (IPTB)		
2.	CONTACT DETAILS			
	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 addressEmail:	cenbum@ipotekabank.uz		
	Official website:	www.ipotekabank.uz		
3.	BANK DETAILS			
	Name of servicing bank:	Main operational department of JSCMB "Ipoteka-bank"		
	Current account number:	№10301000900000937001		
	MFIs:	00937		
4.	REGISTRATION AND IDENTIFICATION NUMBERS ASSIGNED:			
	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, ОКПО: 17068947, ОКЕД: 64190, SOATO: 1726269.			
5.	BALANCE SHEET OF THE BANK AS OF 30/06/2021			
No.	ASSETS	Total	in national currency	in foreign currency (in equivalent in soums)
1	Cash on hand and other payment documents	621 569 979	249 706 229	371 863 750
2	To be received from the CBRU	1 456 344 533	1 301 947 884	154 396 649
3	Receivable from other banks, net	4 223 609 088	949 857 584	3 273 751 504
3.1.	Receivable from other banks, gross	4 244 819 688	949 857 584	3 294 962 104
3.2.	Minus: Reserve for possible losses	21 210 600	0	21 210 600
4	Purchase and sale accounts, net	910 307 254	910 307 254	0
4.1.	Securities for purchase and sale, gross	929 060 000	929 060 000	0
4.2.	Discount and premiums on securities	-18 752 746	-18 752 746	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	128 476 024	128 476 024	0

6.1.	Investments, gross	128 476 024	128 476 024	0
6.2.	Minus: Reserve for possible losses	0	0	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	25 296 800 431	17 662 756 761	7 634 043 670
8.1.	Loans and leasing operations, gross	26 194 729 745	18 431 470 368	7 763 259 377
8.2.	Minus: Reserve for possible losses	897 929 314	768 713 607	129 215 707
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	0	0	0
10.1.	Customer liabilities on financial instruments, gross	0	0	0
10.2.	Minus: Reserve for possible losses	0		0
11.	Fixed assets, net	366 427 406	366 427 406	0
12	Total accrued interest and non-interest income, net	822 321 048	565 405 115	256 915 933
12.1.	Accrued interest receivable, gross	788 929 346	545 668 711	243 260 635
12.2.	Accrued non-interest income receivable, gross	37 770 744	23 801 246	13 969 498
12.2.1.	Minus: Reserve for possible losses	4 379 042	4 064 842	314 200
13.	Other own property of the bank, clean	35 518 773	35 518 773	0
13.1.	Other own property collected under loans and leasing, gross	24 656 972	24 656 972	0
13.2.	Other own property of the bank, gross	19 997 350	19 997 350	0
13.3.	Minus: Accumulated depreciation and provisions for possible losses	9 135 549	9 135 549	0
14.	Other assets, net	483 067 657	194 406 064	288 661 593
14.1.	Other assets, gross	506 623 555	195 186 368	311 437 187
14.2.	Minus: Reserve for possible losses	23 555 898	780 304	22 775 594
14.3.	Purchase and sale of currency and currency positions	0		
15.	Total assets	34 344 442 877	22 364 809 778	11 979 633 099
	LIABILITIES AND EQUITY			
	COMMITMENTS			
16.	Demand deposits	5 539 388 965	3 394 255 547	2 145 133 418
17.	Term deposits	5 043 037 428	3 688 347 150	1 354 690 278
18.	Payable to the CBR	0	0	0
19.	Payable to other banks	895 139 700	831 990 450	63 149 250
20.	Securities sold under REPO transactions	340 980 000	340 980 000	0
21.	Loans and leasing operations payable	12 569 376 047	7 699 806 372	4 869 569 675
22.	Securities issued by the bank	3 957 586 050	775 996 050	3,181,590,000
23.	Subordinated debt	424 092 049	424 092 049	0
24.	Accrued interest payable	209 475 838	121 668 680	87 807 158
25.	Accrued taxes payable	98 258 255	98 258 255	0
26.	Clearing transactions	656 840	422 648	234 192
27.	Other obligations	584 771 063	385 053 925	199 717 138
28.	Total liabilities	29 662 762 235	17 760 871 126	11 901 891 109
	EQUITY			

29.	Authorized capital			
29.1.	Shares - Ordinary	2 861 787 260	2 861 787 260	
29.2.	Shares - Preferred	8 052 000	8 052 000	
30.	Added capital	754 434	754 434	
31.	Reserve capital.			
31.1.	General purpose reserve fund	417 773 970	417 773 970	
31.2.	Provisions created for standard assets	248 477 236	248 477 236	
31.3.	Reserve for devaluation	0	0	
31.4.	Other reserves and funds	25 792 104	25 792 104	
32.	Undistributed profits	1 119 043 638	1 119 043 638	
32.1.	of which, net profit (loss) of the current year	408 605 038	408 605 038	
33.	Total equity	4681680642	4681680642	0
34.	Total liabilities and equity	34 344 442 877	22 442 551 768	11 901 891 109
6.	REPORT ON FINANCIAL PERFORMANCE OF THE BANK FOR 30/06/2021			
1.	1. INTEREST INCOME			
a.	Interest income on accounts with the CBRU	5 367 541	5 367 541	0
b.	Interest income on accounts with other banks	88 110 259	59 846 682	28 263 577
c.	Interest income on purchased bills	0	0	0
d.	Interest income on investments	3069	3069	0
e.	Interest income on securities purchase and sale accounts	59 050 305	59 050 305	0
d.	Interest income on customer obligations	0	0	0
g.	Interest income on customer obligations on outstanding acceptances of this bank	0	0	0
h.	Interest, Discount (Discounts) and installments on credit and leasing operations	1 445 386 711	1 223 052 407	222 334 304
i.	Interest income from securities purchase and repurchase agreements	0	0	0
j.	Other interest income	564 951 859	488 952 029	75 999 830
l.	Total interest income	2162869744	1 836 272 033	326 597 711
2.	INTEREST EXPENSES			
a.	Interest expense on demand deposits	9 714 055	9 712 075	1 980
b.	Interest expense on term deposits	284 627 238	249 460 570	35 166 668
c.	Interest expense on accounts payable with the CBRU	0	0	0
d.	Interest expense on accounts payable to other banks	28 994 606	28 905 821	88 785
e.	Total interest expense on deposits	323 335 899	288 078 466	35 257 433
d.	Interest expense on loans payable	380 258 601	209 132 097	171 126 504
g.	Interest expenses under agreements on the sale of securities with subsequent repurchase	16 811 012	16 811 012	0
h.	Other interest expenses	563 538 915	499 239 125	64 299 790
i.	Total interest expense on borrowings	960 608 528	725 182 234	235 426 294
j.	Total interest expense	1 283 944 427	1 013 260 700	270 683 727
3.	NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS	878 925 317	823 011 333	55 913 984
a.	Minus: Assessment of possible losses on loans and leasing	686 940 451	575 635 798	111 304 653
b.	Minus: Estimation of possible losses on securities	0	0	0
c.	Minus: Estimation of possible losses on investments	0	0	0
d.	Minus: Estimation of possible losses on other assets	27 499 371	27 499 371	
e.	Net interest income after assessing possible losses on loans and leasing	164 485 495	219 876 164	-55 390 669
4.	INTEREST-FREE INCOME			
a.	Income from commissions and service fees	165 083 159	135 799 374	29 283 785
b.	Profit in foreign currency	138 367 703	12 377 519	125 990 184
c.	Profit from commercial operations	0	0	0
d.	Profits and dividends from investments	0	0	0
e.	Other non-interest income	566 614 764	350 184 932	216 429 832
	<i>including</i>			
e1.	Return of reserves formed to cover losses on assets	515 184 209	314 447 414	200 736 795
e 2.	Recovery of written-off loans	1 136 085	1 136 085	
f.	Total non-interest income	870 065 626	498 361 825	371 703 801

5.	INTEREST-FREE EXPENSES			
a.	Commission and service costs	48 955 900	27 729 653	21 226 247
b.	Foreign currency losses	101 558 628	1 445 616	100 113 012
c.	Losses on purchase and sale accounts	0	0	0
d.	Investment losses	0	0	0
e.	Other non-interest expenses	29 816	29 816	0
d.	Total non-interest expenses	150 544 344	29 205 085	121 339 259
6.	NET INCOME BEFORE OPERATING EXPENSES	884 006 777	689 032 904	194 973 873
7.	OPERATING EXPENSES			
a.	Salaries and other expenses for employees	245 351 179	245 351 179	
a1)	of which, payments to key management personnel	3 054 007	3 054 007	
b.	Rent and maintenance	27 556 051	27 556 051	
c.	Travel and transport expenses	3 173 137	3 173 137	
d.	Administrative expenses	12 476 349	12 476 349	
e.	Representation and charity	12 400 017	12 400 017	
f.	Wear and tear costs	31 033 882	31 033 882	
g.	Insurance	2 885 509	2 885 509	
h.	taxes	2629682	2629682	
i.	Fines and penalties	131 340	131 340	
j.	Other operating expenses	8 512 859	8 512 859	
l.	Total operating expenses	346 150 005	346 150 005	
8.	NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS	537 856 772	342 882 899	194 973 873
a.	Income tax assessment	129 251 735	129 251 735	
9.	INCOME BEFORE AMENDMENTS	408 605 037	213 631 164	194 973 873
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
10.	NET PROFIT (LOSS)	408 605 037	213 631 164	194 973 873

**Deputy
Chairman of the Management Board**

Zulfukarov D.I.

Chief Accountant

Normetov E.Z.

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

Malikova Kh.R.