

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

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|------------|---|---|-----------------------------|---|
| 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» АТИБ 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 JSCIB "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 30/09/2021 | | | |
| No. | ASSETS | Total | in national currency | in foreign currency (in equivalent in soums) |
| 1 | Cash on hand and other payment documents | 673 303 855 | 282 771 727 | 390 532 128 |
| 2 | To be received from the CBRU | 800 725 335 | 777 217 799 | 23 507 536 |
| 3 | Receivable from other banks, net | 2 271 665 168 | 209 531 389 | 2062133779 |
| 3.1. | Receivable from other banks, gross | 2 293 048 988 | 209 531 389 | 2083517599 |
| 3.2. | Minus: Reserve for possible losses | 21 383 820 | 0 | 21 383 820 |
| 4 | Purchase and sale accounts, net | 784 920 803 | 784 920 803 | 0 |
| 4.1. | Securities for purchase and sale, gross | 802 405 000 | 802 405 000 | 0 |
| 4.2. | Discount and premiums on securities | -17 484 197 | -17 484 197 | 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 | 126 699 360 | 126 699 360 | 0 |

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| 6.1. | Investments, gross | 127 219 646 | 127 219 646 | 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 | 27 484 570 565 | 19 307 962 616 | 8 176 607 949 |
| 8.1. | Loans and leasing operations, gross | 28 527 072 566 | 20 203 374 868 | 8 323 697 698 |
| 8.2. | Minus: Reserve for possible losses | 1 042 502 001 | 895 412 252 | 147 089 749 |
| 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 | 362 630 580 | 362 630 580 | 0 |
| 12 | Total accrued interest and non-interest income, net | 875 610 623 | 597 250 264 | 278 360 359 |
| 12.1. | Accrued interest receivable, gross | 840 292 751 | 577 480 503 | 262 812 248 |
| 12.2. | Accrued non-interest income receivable, gross | 47 086 578 | 30 665 755 | 16 420 823 |
| 12.2.1. | Minus: Reserve for possible losses | 11 768 706 | 10 895 994 | 872 712 |
| 13. | Other own property of the bank, clean | 39 392 858 | 39 392 858 | 0 |
| 13.1. | Other own property collected under loans and leasing, gross | 32 510 114 | 32 510 114 | 0 |
| 13.2. | Other own property of the bank, gross | 18 437 574 | 18 437 574 | 0 |
| 13.3. | Minus: Accumulated depreciation and provisions for possible losses | 11 554 830 | 11 554 830 | 0 |
| 14. | Other assets, net | 470 270 684 | 219 603 158 | 250 667 526 |
| 14.1. | Other assets, gross | 507 699 551 | 221 157 911 | 286 541 640 |
| 14.2. | Minus: Reserve for possible losses | 37 428 867 | 1 554 753 | 35 874 114 |
| 14.3. | Purchase and sale of currency and currency positions | 0 | | |
| 15. | Total assets | 33 889 790 515 | 22 707 981 238 | 11 181 809 277 |
| | LIABILITIES AND EQUITY | | | |
| | COMMITMENTS | | | |
| 16. | Demand deposits | 4 348 159 375 | 3 091 493 783 | 1 256 665 592 |
| 17. | Term deposits | 5 717 637 233 | 4 366 167 475 | 1 351 469 758 |
| 18. | Payable to the CBR | 0 | 0 | 0 |
| 19. | Payable to other banks | 987 112 852 | 837 426 112 | 149 686 740 |
| 20. | Securities sold under REPO transactions | 0 | 0 | 0 |
| 21. | Loans and leasing operations payable | 12 571 837 645 | 7668776914 | 4 903 060 731 |
| 22. | Securities issued by the bank | 3 983 569 050 | 775 996 050 | 3 207 573 000 |
| 23. | Subordinated debt | 424 092 049 | 424 092 049 | 0 |
| 24. | Accrued interest payable | 307 068 554 | 169 604 007 | 137 464 547 |
| 25. | Accrued taxes payable | 77 690 492 | 77 690 492 | 0 |
| 26. | Clearing transactions | 31 953 467 | 29 689 825 | 2 263 642 |
| 27. | Other obligations | 459 531 126 | 388 939 908 | 70 591 218 |
| 28. | Total liabilities | 28 908 651 843 | 17 829 876 615 | 11 078 775 228 |
| | EQUITY | | | |

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| 29. | Authorized capital | | | |
| 29.1. | Shares - Ordinary | 2 984 152 022 | 2 984 152 022 | |
| 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 | 557 662 024 | 557 662 024 | |
| 31.2. | Provisions created for standard assets | 321 556 170 | 321 556 170 | |
| 31.3. | Reserve for devaluation | 0 | 0 | |
| 31.4. | Other reserves and funds | 25 024 268 | 25 024 268 | |
| 32. | Undistributed profits | 1 083 937 754 | 1 083 937 754 | |
| 32.1. | of which, net profit (loss) of the current year | 587 711 305 | 587 711 305 | |
| 33. | Total equity | 4 981 138 672 | 4 981 138 672 | 0 |
| 34. | Total liabilities and equity | 33 889 790 515 | 22 811 015 287 | 11 078 775 228 |
| 6. | REPORT ON FINANCIAL RESULTS OF THE BANK FOR 30/09/2021 | | | |
| 1. | 1. INTEREST INCOME | | | |
| a. | Interest income on accounts with the CBRU | 6 283 158 | 6 283 158 | 0 |
| b. | Interest income on accounts with other banks | 124 496 662 | 82 343 791 | 42 152 871 |
| c. | Interest income on purchased bills | 0 | 0 | 0 |
| d. | Interest income on investments | 3068 | 3068 | 0 |
| e. | Interest income on securities purchase and sale accounts | 87 311 206 | 87 311 206 | 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 | 2 256 170 046 | 1 909 432 692 | 346 737 354 |
| i. | Interest income from securities purchase and repurchase agreements | 0 | 0 | 0 |
| j. | Other interest income | 964 690 826 | 837 372 311 | 127 318 515 |
| l. | Total interest income | 3 438 954 966 | 2 922 746 226 | 516 208 740 |
| 2. | INTEREST EXPENSES | | | |
| a. | Interest expense on demand deposits | 17 192 998 | 17 189 895 | 3 103 |
| b. | Interest expense on term deposits | 449 957 910 | 396 406 316 | 53 551 594 |
| c. | Interest expense on accounts payable with the CBRU | 0 | 0 | 0 |
| d. | Interest expense on accounts payable to other banks | 43 399 860 | 42 823 022 | 576 838 |
| e. | Total interest expense on deposits | 510 550 768 | 456 419 233 | 54 131 535 |
| d. | Interest expense on loans payable | 593 982 375 | 342 030 852 | 251 951 523 |
| g. | Interest expenses under agreements on the sale of securities with subsequent repurchase | 16 951 141 | 16 951 141 | 0 |
| h. | Other interest expenses | 967 951 418 | 852 035 572 | 115 915 846 |
| i. | Total interest expense on borrowings | 1 578 884 934 | 1 211 017 565 | 367 867 369 |
| j. | Total interest expense | 2 089 435 702 | 1 667 436 798 | 421 998 904 |
| 3. | NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS | 1 349 519 264 | 1 255 309 428 | 94 209 836 |
| a. | Minus: Assessment of possible losses on loans and leasing | 868 456 343 | 734 807 030 | 133 649 313 |
| b. | Minus: Estimation of possible losses on securities | 0 | 0 | 0 |
| c. | Minus: Estimation of possible losses on investments | 520 286 | 520 286 | 0 |
| d. | Minus: Estimation of possible losses on other assets | 53 413 443 | 53 413 443 | 0 |
| e. | Net interest income after assessing possible losses on loans and leasing | 427 129 192 | 466 568 669 | -39 439 477 |
| 4. | INTEREST-FREE INCOME | | | |
| a. | Income from commissions and service fees | 275 327 339 | 227 783 365 | 47 543 974 |
| b. | Profit in foreign currency | 225 907 992 | 25 587 747 | 200 320 245 |
| c. | Profit from commercial operations | 0 | 0 | 0 |
| d. | Profits and dividends from investments | 0 | 0 | 0 |
| e. | Other non-interest income | 626 976 713 | 401 201 537 | 225 775 176 |
| | <i>including</i> | | | |
| e1. | Return of reserves formed to cover losses on assets | 555 110 922 | 350 318 910 | 204 792 012 |
| e 2. | Recovery of written-off loans | 1 127 001 | 1 127 001 | |
| f. | Total non-interest income | 1 128 212 044 | 654 572 649 | 473 639 395 |

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| 5. | INTEREST-FREE EXPENSES | | | |
| a. | Commission and service costs | 70 527 136 | 47 099 327 | 23 427 809 |
| b. | Foreign currency losses | 164 816 199 | 2 528 047 | 162 288 152 |
| c. | Losses on purchase and sale accounts | 0 | 0 | 0 |
| d. | Investment losses | 0 | 0 | 0 |
| e. | Other non-interest expenses | 48 080 | 48 080 | 0 |
| d. | Total non-interest expenses | 235 391 415 | 49 675 454 | 185 715 961 |
| 6. | NET INCOME BEFORE OPERATING EXPENSES | 1 319 949 821 | 1 071 465 864 | 248 483 957 |
| 7. | OPERATING EXPENSES | | | |
| a. | Salaries and other expenses for employees | 391 224 821 | 391 224 821 | |
| a1) | of which, payments to key management personnel | 4 523 573 | 4 523 573 | |
| b. | Rent and maintenance | 45 526 377 | 45 526 377 | |
| c. | Travel and transport expenses | 4 465 731 | 4 465 731 | |
| d. | Administrative expenses | 18 517 589 | 18 517 589 | |
| e. | Representation and charity | 24 701 252 | 24 701 252 | |
| f. | Wear and tear costs | 47 180 347 | 47 180 347 | |
| g. | Insurance | 3 092 368 | 3 092 368 | |
| h. | taxes | 5 572 491 | 5 572 491 | |
| i. | Fines and penalties | 152 603 | 152 603 | |
| j. | Other operating expenses | 19 467 764 | 19 467 764 | |
| l. | Total operating expenses | 559 901 343 | 559 901 343 | |
| 8. | NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS | 760 048 478 | 511 564 521 | 248 483 957 |
| a. | Income tax assessment | 172 337 173 | 172 337 173 | |
| 9. | INCOME BEFORE AMENDMENTS | 587 711 305 | 339 227 348 | 248 483 957 |
| a. | Income or loss, net | 0 | 0 | 0 |
| b. | Other earnings adjustments, net | 0 | 0 | 0 |
| 10. | NET PROFIT (LOSS) | 587 711 305 | 339 227 348 | 248 483 957 |

**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.