

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

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.		
	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 December 25, 2021.		
	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 06/30/2022			
	(in thousand soums)			
No.	ASSETS	Total	in national currency	in foreign currency (in equivalent in soums)
1	Cash on hand and other payment documents	675 267 416	308 676 612	366 590 804
2	To be received from the CBRU	1 355 657 767	772 606 458	583 051 309
3	Receivable from other banks, net	3 024 704 983	299 019 403	2725685580
3.1.	Receivable from other banks, gross	3 046 425 483	299 019 403	2 747 406 080
3.2.	Minus: Reserve for possible losses	21 720 500	0	21 720 500
4	Purchase and sale accounts, net	3 486 026 241	3 486 026 241	0
4.1.	Securities for purchase and sale, gross	3 551 184 000	3 551 184 000	0
4.2.	Discount and premiums on securities	-65 157 759	-65 157 759	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	123 184 938	123 184 938	0
6.1.	Investments, gross	129 752 037	129 752 037	0
6.2.	Investment costs, discounts and rewards	0	0	0
6.3.	Minus: Reserve for possible losses	6 567 099	6 567 099	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	28 985 825 778	20 251 248 235	8 734 577 543
8.1.	Loans and leasing operations, gross	29 669 027 933	20 708 260 317	8 960 767 616
8.2.	Minus: Reserve for possible losses	683 202 155	457 012 082	226 190 073
9	Customer liabilities on financial instruments, net	0	0	0
9.1.	Customer liabilities on financial instruments, gross	0	0	0
9.2.	Minus: Reserve for possible losses	0	0	0
10	Fixed assets, net	337 328 162	337 328 162	0
11	Total accrued interest and non-interest income, net	860 744 407	516 791 519	343 952 888
11.1.	Accrued interest receivable, gross	891 039 928	556 805 152	334 234 776
11.2.	Accrued non-interest income receivable, gross	68 602 617	36 702 334	31 900 283
11.2.1	Minus: Reserve for possible losses	98 898 138	76 715 967	22 182 171
12	Other own property of the bank, clean	76 299 851	76 299 851	0
12.1.	Other own property collected under loans and leasing, gross	169 575 009	169 575 009	0
12.2.	Other own property of the bank, gross	29 620 513	29 620 513	0
12.3.	Minus: Accumulated depreciation and provisions for possible losses	122 895 671	122 895 671	0
13	Provisions created on assets classified as standard	318 347 753	318 347 753	0
13.1	Provisions for loans, leasing and factoring are classified as standard	254 754 262	254 754 262	0
13.2	Provisions for other assets classified as standard	55 505 249	55 505 249	
13.3	Provisions for interest and commissions classified as standard	8 088 242	8 088 242	0
14	Other assets, net	476 111 394	215 999 906	260 111 488
14.1.	Other assets, gross	513 206 975	222 876 737	290 330 238
14.2.	Minus: Reserve for possible losses	37 095 581	6 876 831	30 218 750
14.3.	Purchase and sale of currency and currency positions	0	0	0
15.	Total assets	39 082 803 868	26 068 834 256	13 013 969 612
	LIABILITIES AND EQUITY			
	COMMITMENTS			
16.	Demand deposits	6 039 722 374	4 090 605 947	1 949 116 427
17.	Term deposits	7 948 833 523	6 175 469 183	1 773 364 340
18.	Payable to the CBRU	0	0	0
19.	Payable to other banks	876 217 622	876 217 622	0
20.	Securities sold under REPO transactions	0	0	0
21.	Loans and leasing operations payable	13 464 002 253	8 102 839 381	5 361 162 872
22.	Securities issued by the bank	4 034 071 050	775 996 050	3 258 075 000
23.	Subordinated debt	424 092 049	424 092 049	0
24.	Accrued interest payable	302 307 512	138 521 059	163 786 453

25.	Accrued taxes payable	63 021 990	63 021 990	0
26.	Clearing transactions	5 258 398	4 123 761	1 134 637
27.	Provisions created for balance sheet items classified as standard	22 076 608	22 076 608	0
28.	Other obligations	529 194 758	260 531 218	268 663 540
29.	Total liabilities	33 708 798 137	20 933 494 868	12 775 303 269
	EQUITY			
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	754 434	754 434	0
31.	Reserve capital.	584 026 641	584 026 641	0
31.1.	General purpose reserve fund	561 350 947	561 350 947	0
31.2.	Provisions created for standard assets	0	0	0
31.3.	Reserve for devaluation	0	0	0
31.4.	Other reserves and funds	22 675 694	22 675 694	0
32.	Undistributed profits	1 797 020 634	1 797 020 634	0
32.1.	of which, net profit (loss) of the current year	608 414 295	608 414 295	0
33.	Total equity	5 374 005 731	5 374 005 731	0
34.	Total liabilities and equity	39 082 803 868	26 307 500 599	12 775 303 269
6.	REPORT ON FINANCIAL PERFORMANCE OF THE BANK FOR 30/06/2022			
1.	1. INTEREST INCOME			
a.	Interest income on accounts with the CBRU	18 964 792	18 964 792	0
b.	Interest income on accounts with other banks	49 654 887	30 227 567	19 427 320
c.	Interest income on investments in debt securities measured at amortized cost	0		
d.	Interest income on securities and investments in them	169 520 973	169 520 973	0
e.	Interest income on customer obligations	0		
f.	Interest income on customer obligations on outstanding acceptances of this bank	0		
g.	Interest, discounts and commissions on credit and leasing operations	1 867 522 974	1 596 847 357	270 675 617
h.	Interest income on REPO transactions with securities	0		
to.	Other interest income	945 673 340	792 339 519	153 333 821
l.	Total interest income	3 051 336 966	2 607 900 208	443 436 758
2.	INTEREST EXPENSES			
a.	Interest expense on demand deposits	10 982 527	10 976 918	5 609
b.	Interest expense on term deposits	465 327 099	425 106 928	40 220 171
c.	Interest expense on accounts payable with the CBRU	0		
d.	Interest expense on accounts payable to other banks	30 270 879	30 270 864	fifteen
e.	Total interest expense on deposits	506 580 505	466 354 710	40 225 795
f.	Interest expense on loans payable	290 820 691	211 586 098	79 234 593
g.	Interest expenses on REPO transactions with securities	0	0	0
h.	Other interest expenses	1 110 492 001	865 222 339	245 269 662
i.	Total interest expense on borrowings	1 401 312 692	1 076 808 437	324 504 255
l.	Total interest expense	1 907 893 197	1 543 163 147	364 730 050
3.	NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS	1 143 443 769	1 064 737 061	78 706 708
a.	Minus: Assessment of possible losses on loans and leasing	1 012 444 264	745 848 481	266 595 783
b.	Minus: Estimation of possible losses on securities	0		
c.	Minus: Estimation of possible losses on investments	6 046 813	6 046 813	
d.	Minus: Estimation of possible losses on other assets	261 698 734	223 597 109	38 101 625
e.	Net interest income after assessing possible losses on loans and leasing	-136 746 042	89 244 658	-225 990 700
4.	INTEREST-FREE INCOME			
a.	Income from commissions and service fees	206 485 254	161 108 561	45 376 693
b.	Profit in foreign currency	729 237 393	25 504 482	703 732 911

c.	Profit from commercial operations	0	0	0
d.	Profits and dividends from investments	938 747	938 747	0
e.	Other non-interest income	1 125 619 173	879 787 921	245 831 252
	<i>including</i>	0		
e1.	Return of reserves formed to cover losses on assets	1 061 536 471	825 889 807	235 646 664
e 2.	Recovery of written-off loans	24 499 496	21 876 925	2622571
f.	Total non-interest income	2 062 280 567	1 067 339 711	994 940 856
5.	INTEREST-FREE EXPENSES			
a.	Commission and service costs	38 703 379	25 114 679	13 588 700
b.	Foreign currency losses	683 292 515	2 502 078	680 790 437
c.	Losses on purchase and sale accounts	0		
d.	Investment losses	0		
e.	Other non-interest expenses	3 356	3 356	
f.	Total non-interest expenses	721 999 250	27 620 113	694 379 137
6.	NET INCOME BEFORE OPERATING EXPENSES	1 203 535 275	1 128 964 256	74 571 019
7.	OPERATING EXPENSES			
a.	Salaries and other expenses for employees	302 255 675	302 255 675	
a1)	of which, payments to key management personnel	6 139 376	6 139 376	
b.	Rent and maintenance	33 651 732	33 651 732	
c.	Travel and transport expenses	3 314 219	3 314 219	
d.	Administrative expenses	12 257 981	12 257 981	
e.	Representation and charity	19 660 268	19 660 268	
f.	Wear and tear costs	34 047 327	34 047 327	
g.	Insurance	2 887 348	2 887 348	
h.	taxes	3 087 949	3 087 949	
i.	Fines and penalties	139 122	139 122	
to.	Other operating expenses	7 852 820	7 852 820	
l.	Total operating expenses	419 154 441	419 154 441	
8.	NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS	784 380 834	709 809 815	74 571 019
a.	Income tax assessment	175 966 539	175 966 539	
9.	INCOME BEFORE AMENDMENTS	608 414 295	533 843 276	74 571 019
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
10.	NET PROFIT (LOSS)	608 414 295	533 843 276	74 571 019

**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 H.R.