

**QUARTERLY REPORT OF THE ISSUER
FOR THE FIRST HALF OF 2023**

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 30/06/2023 (in thousand soums)			
No.	ASSETS	Total	in national currency	in foreign currency (in equivalent in soums)
1	Cash on hand and other payment documents	996 830 203	501 561 365	495 268 838
2	To be received from the CBRU	2 154 811 083	2 153 536 803	1 274 280
3	Receivable from other banks and financial institutions, net	2 723 013 711	1 071 806 089	1 651 207 622
3.1.	Receivable from other banks, gross	2 745 989 951	1 071 806 089	1 674 183 862
3.2.	Minus: Reserve for possible losses	22 976 240	0	22 976 240
4	Purchase and sale accounts, net	4 519 135 588	4 519 135 588	0
4.1.	Securities for purchase and sale, gross	4 603 560 000	4 603 560 000	0
4.2.	Discount and premiums on securities	-84 424 412	-84 424 412	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	128 629 478	128 629 478	0

6.1.	Investments, gross	135 196 577	135 196 577	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 REPO transactions, net	0	0	0
7.1.	Securities purchased under REPO transactions, gross	0	0	0
7.2.	Reserve for possible losses	0	0	0
8	Loans and leasing operations, net	32 393 737 103	22 040 076 531	10 353 660 572
8.1.	Loans and leasing operations, gross	33 268 973 526	22 576 274 851	10 692 698 675
8.2.	Minus: Reserve for possible losses	875 236 423	536 198 320	339 038 103
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	322 651 462	322 651 462	0
11	Total accrued interest and non-interest income, net	1 104 732 506	572 934 167	531 798 339
11.1.	Accrued interest receivable, gross	1 236 712 657	694 664 412	542 048 245
11.2.	Accrued non-interest income receivable, gross	108 906 550	60 078 833	48 827 717
11.2.1	Minus: Reserve for possible losses	240 886 701	181 809 078	59 077 623
12	Other own property of the bank, clean	91 704 867	91 704 867	0
12.1.	Other own property collected under loans and leasing, gross	309 213 189	309 213 189	0
12.2.	Other own property of the bank, gross	1 236 738	1 236 738	0
12.3.	Minus: Accumulated depreciation and provisions for possible losses	218 745 060	218 745 060	0
13	Provisions created on assets classified as standard	323 499 835	323 499 835	0
13.1	Provisions for loans, leasing and factoring are classified as standard	281 574 586	281 574 586	0
13.2	Provisions for other assets classified as standard	33 386 569	33 386 569	0
13.3	Provisions for interest and commissions classified as standard	8 538 680	8 538 680	0
14	Other assets, net	369 988 660	242 893 998	127 094 662
14.1.	Other assets, gross	428 611 255	247 558 548	181 052 707
14.2.	Minus: Reserve for possible losses	58 622 595	4 664 550	53 958 045
14.3.	Purchase and sale of currency and currency positions	0		
15.	Total assets	44 481 735 510	31 321 431 197	13 160 304 313
	LIABILITIES AND EQUITY			
	COMMITMENTS			
16.	Demand deposits	5 838 773 831	4 823 337 976	1 015 435 855
17.	Term deposits	9 056 618 236	7 932 905 049	1 123 713 187
18.	Payable to the CBR	689 984 159	689 984 159	0
19.	Payable to other banks	2 394 152 297	833 715 497	1 560 436 800
20.	Securities sold under REPO transactions	0	0	0
21.	Loans and leasing operations payable	13 406 596 319	8 407 264 267	4 999 332 052
22.	Securities issued by the bank	4 228 934 903	782 498 903	3 446 436 000
23.	Subordinated debt	710 009 317	422 806 317	287 203 000
24.	Accrued interest payable	501 216 881	215 395 508	285 821 373
25.	Accrued taxes payable	42 357 157	42 357 157	0
26.	Clearing transactions	4 478 946	768 914	3 710 032

27.	Provisions created on off-balance sheet items classified as standard	9 834 054	9 834 054	0
28.	Other obligations	975 510 015	774 068 897	201 441 118
29.	Total liabilities	37 858 466 115	24 934 936 698	12 923 529 417
	EQUITY			
29.	Authorized capital	2 989 584 339	2 989 584 339	0
29.1.	Shares - Ordinary	2 981 532 339	2 981 532 339	0
29.2.	Shares - Preferred	8 052 000	8 052 000	0
30.	Added capital	754 434	754 434	0
31.	Reserve capital.	711 013 723	711 013 723	0
31.1.	General purpose reserve fund	698 081 995	698 081 995	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	12 931 728	12 931 728	0
32.	Undistributed profits	2 921 916 899	2 921 916 899	0
32.1.	of which, net profit (loss) of the current year	705 834 244	705 834 244	0
33.	Total equity	6 623 269 395	6 623 269 395	0
34.	Total liabilities and equity	44 481 735 510	31 558 206 093	12 923 529 417
6.	REPORT ON FINANCIAL RESULTS OF THE BANK FOR 30/06/2023			
1.	1. INTEREST INCOME			
a.	Interest income on accounts with the CBR	32 875 342	32 875 342	0
b.	Interest income on accounts with other banks	105 372 520	71 447 075	33 925 445
c.	Interest income on investments in debt securities measured at amortized cost	0	0	0
d.	Interest income on securities and investments in them	333 307 352	333 307 352	0
e.	Interest income on customer obligations	0	0	0
f.	Interest income on customer obligations on outstanding acceptances of this bank	0	0	0
g.	Interest, discounts and commissions on credit and leasing operations	2 082 087 383	1 680 446 463	401 640 920
h.	Interest income on REPO transactions with securities	0	0	0
i.	Other interest income	1 046 346 352	782 924 940	263 421 412
l.	Total interest income	3 599 988 949	2 901 001 172	698 987 777
2.	INTEREST EXPENSES			
a.	Interest expense on demand deposits	54 692 251	54 690 572	1 679
b.	Interest expense on term deposits	561 757 291	530 564 338	31 192 953
c.	Interest expense on accounts payable with the CBR	0	0	0
d.	Interest expense on accounts payable to other banks	66 026 067	34 045 504	31 980 563
e.	Total interest expense on deposits	682 475 609	619 300 414	63 175 195
f.	Interest expense on loans payable	370 519 113	233 487 383	137 031 730
g.	Interest expenses on REPO transactions with securities	0	0	0
h.	Other interest expenses	1 204 242 588	851 855 298	352 387 290
i.	Total interest expense on borrowings	1 574 761 701	1 085 342 681	489 419 020
l.	Total interest expense	2 257 237 310	1 704 643 095	552 594 215
3.	NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS	1 342 751 639	1 196 358 077	146 393 562
a.	Minus: Assessment of possible losses on loans and leasing	789 949 437	504 710 155	285 239 282
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	274 297 027	232 307 600	41 989 427
e.	Net interest income after assessing possible losses on loans and leasing	278 505 175	459 340 322	-180 835 147
4.	INTEREST-FREE INCOME			
a.	Income from commissions and service fees	193 427 203	178 624 089	14 803 114
b.	Profit in foreign currency	374 531 590	30 571 669	343 959 921
c.	Profit from commercial operations	0	0	0
d.	Profits and dividends from investments	0	0	0
e.	Other non-interest income	866 173 692	595 597 750	270 575 942
	<i>including</i>			

e1.	Return of reserves formed to cover losses on assets	860 648 779	593 098 963	267 549 816
e 2.	Recovery of written-off loans	5 524 913	2 498 787	3 026 126
f.	Total non-interest income	1 434 132 485	804 793 508	629 338 977
5.	INTEREST-FREE EXPENSES			
a.	Commission and service costs	40 487 200	32 548 488	7 938 712
b.	Foreign currency losses	320 416 890	1 730 203	318 686 687
c.	Losses on purchase and sale accounts	0	0	0
d.	Investment losses	0	0	0
e.	Other non-interest expenses	8 451 648	8 451 648	0
f.	Total non-interest expenses	369 355 738	42 730 339	326 625 399
6.	NET INCOME BEFORE OPERATING EXPENSES	1 343 281 922	1 221 403 491	121 878 431
7.	OPERATING EXPENSES			
a.	Salaries and other expenses for employees	356 109 575	356 109 575	
a1)	of which, payments to key management personnel	8 368 096	8 368 096	
b.	Rent and maintenance	42 539 132	42 539 132	
c.	Travel and transport expenses	3 806 095	3 806 095	
d.	Administrative expenses	15 697 930	15 697 930	
e.	Representation and charity	13 356 980	13 356 980	
e.	Wear and tear costs	55 031 770	55 031 770	
f.	Insurance	2 988 543	2 988 543	
g.	taxes	3 861 213	3 861 213	
h.	Fines and penalties	141 306	141 306	
i.	Other operating expenses	4 988 511	4 988 511	
l.	Total operating expenses	498 521 055	498 521 055	
8.	NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS	844 760 867	722 882 436	121 878 431
a.	Income tax assessment	138 926 623	138 926 623	
9.	INCOME BEFORE AMENDMENTS	705 834 244	583 955 813	121 878 431
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
10.	NET PROFIT (LOSS)	705 834 244	583 955 813	121 878 431

**Deputy
Chairman of the Management Board**

Botirov F.M.

Chief Accountant

Normetov E.Z.