

**QUARTERLY REPORT OF THE ISSUER
FOR THE THIRD QUARTER 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 30/09/2023 (in thousand soums)			
No.	ASSETS	Total	in national currency	in foreign currency (in equivalent in soums)
1	Cash and cash equivalents	1 085 396 595	567 037 907	518 358 688
2	Due from Central Bank of Uzbekistan	1 349 679 716	1 348 368 585	1 311 131
3	Due from Other Banks, net	4 799 447 203	1 261 894 001	3 537 553 202
3.1	Due from Other Banks, gross	4 823 797 343	1 261 894 001	3 561 903 342
3.2	Less: Allowance for Possible Losses	24 350 140	0	24 350 140
4	Trading Securities, net	1 907 926 848	1 907 926 848	0
4.1	Trading Securities, gross	1 960 451 000	1 960 451 000	0
4.2	Discount and premiums on securities	-52 524 152	-52 524 152	0
4.3	Less: Allowance for Possible Losses	0	0	0
5	Precious Metals, Stones, and Coins, net	684	684	0
5.1	Precious Metals, Stones, and Coins, gross	684	684	0
5.2	Less: Allowance for Possible Losses	0	0	0
6	Investment Securities, net	132 742 978	132 742 978	0

6.1	Investment Securities, gross	139 310 077	139 310 077	0
6.2	Investment costs, discounts and rewards	0	0	0
6.3	Less: Allowance 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	Allowance for Possible Losses	0	0	0
8	Loans and Leases, net	33 795 304 176	24 509 013 427	9 286 290 749
8.1	Loans and Leases, gross	35 107 397 716	25 023 764 925	10 083 632 791
8.2	Less: Allowance for Possible Losses	1 312 093 540	514 751 498	797 342 042
9	Customers Liabilities on financial instruments, net	3 026 341	0	3 026 341
9.1	Customers Liabilities on financial instruments, gross	3 026 341	0	3 026 341
9.2	Less: Allowance for Possible Losses	0	0	0
10	Premises and equipments, net	304 824 204	304 824 204	0
11	Accrued interest and non-interest income, net	1 167 585 816	603 114 957	564 470 859
11.1	Accrued interest receivable, gross	1 272 659 053	673 160 492	599 498 561
11.2	Accrued non-interest income receivable, gross	126 000 516	68 501 693	57 498 823
11.2.1	Less: Allowance for Possible Losses	231 073 753	138 547 228	92 526 525
12	Other own property of the bank, net	115 560 188	115 560 188	0
12.1	Other own property collected under loans and leasing, gross	356 268 231	356 268 231	0
12.2	Other own property of the bank, gross	1 036 738	1 036 738	0
12.3	Less: Accumulated depreciation and Allowance for Possible Losses	241 744 781	241 744 781	0
13	Provisions created for assets classified as standard	357 978 086	357 978 086	0
13.1	Provisions for loans, leasing and factoring classified as standard	296 010 555	296 010 555	0
13.2	Provisions for other assets classified as standard	53 949 953	53 949 953	0
13.3	Provisions for interest and commissions classified as standard	8 017 578	8 017 578	0
14	Other Assets, net	469 635 786	322 497 421	147 138 365
14.1	Other Assets, gross	517 659 612	329 821 978	187 837 634
14.2	Less: Allowance for Possible Losses	48 023 826	7 324 557	40 699 269
14.3	Trading of foreign exchange and foreign exchange positions	0	0	0
15	Total assets	44 773 152 449	30 715 003 114	14 058 149 335
	Liabilities			
16	Demand Deposits	6 005 488 537	4 961 502 766	1 043 985 771
17	Term Deposits	9 723 898 754	8 379 470 478	1 344 428 276
18	Due to Central Bank of Uzbekistan	16 005 689	16 005 689	0
19	Due to Other Banks	2 702 875 728	808 006 538	1 894 869 190
20	Securities sold under REPO agreements	0	0	0
21	Loans and Leases payable	13 254 035 837	8 233 214 129	5 020 821 708
22	Debt securities in issue	4 435 770 232	783 249 232	3 652 521 000
23	Subordinated Debt	716 035 712	411 658 962	304 376 750
24	Accrued Interest Payable	663 816 840	284 961 156	378 855 684
25	Accrued taxes payable	23 735 881	23 735 881	0
26	Clearing transactions	11 779 595	1 720 590	10 059 005
27	Provisions created on off-balance sheet items classified as standard	11 380 626	11 380 626	0

28	Other Liabilities	835 905 950	401 649 374	434 256 576
29	Total liabilities	38 400 729 381	24 316 555 421	14 084 173 960
	Shareholders' Equity			
30	Charter Capital	2 989 584 339	2 989 584 339	0
30.1	Common stock	2 981 532 339	2 981 532 339	0
30.2	Preferred stock	8 052 000	8 052 000	0
31	Additional Paid-in Capital	754 434	754 434	0
32	Reserve Capital	843 005 892	843 005 892	0
32.1	General reserved fund	830 519 028	830 519 028	0
32.2	Devaluation Reserve	0	0	0
32.3	Other reserves and funds	12 486 864	12 486 864	0
33	Retained Earnings	2 539 078 403	2 539 078 403	0
33.1	of which, net profit (loss) of the current year	457 000 917	457 000 917	0
34	Total Shareholders' Equity	6 372 423 068	6 372 423 068	0
35	Total Liabilities and Shareholders' Equity	44 773 152 449	30 688 978 489	14 084 173 960
6.	REPORT ON FINANCIAL RESULTS OF THE BANK FOR 30/09/2023			
1.	1. INTEREST INCOME			
a.	Interest Income on CBU accounts	38 042 466	38 042 466	0
б.	Interest income on due from other banks	199 359 231	138 570 587	60 788 644
в.	Interest income on debt securities measured at amortized cost	0	0	0
г.	Interest Income on Investments	464 117 937	464 117 937	0
д.	Interest Income on Customers' Liabilities	0	0	0
е.	Interest income on obligations of clients on outstanding acceptances of this bank	0	0	0
ж.	Interest, discount and fees on loans and leases	3 242 668 376	2 627 809 181	614 859 195
з.	Interest Income on reverse repurchase agreements	0	0	0
и.	Other interest income	1 630 470 790	1 213 327 915	417 142 875
к.	TOTAL INTEREST INCOME	5 574 658 800	4 481 868 086	1 092 790 714
2.	2. INTEREST EXPENSE			
a.	Interest Expense on Demand Deposits	86 664 736	86 663 057	1 679
б.	Interest Expense on Term Deposits	876 750 824	827 118 416	49 632 408
в.	Interest Expense on CBU accounts	0	0	0
г.	Interest Expense on due to other Banks	100 035 456	50 458 546	49 576 910
д.	Total Interest Expense on Deposits	1 063 451 016	964 240 019	99 210 997
е.	Interest Expense on Loans Payable	576 256 074	358 822 767	217 433 307
ж.	Interest Expense on REPO Agreements	0	0	0
з.	Other Interest Expense	1 868 011 613	1 312 865 634	555 145 979
и.	Total Interest Expense on Borrowings	2 444 267 687	1 671 688 401	772 579 286
к.	TOTAL INTEREST EXPENSE	3 507 718 703	2 635 928 420	871 790 283
3.	3. NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS	2 066 940 097	1 845 939 666	221 000 431
a.	Less: Impairment losses on loans and leases	1 977 036 462	1 144 802 605	832 233 857
б.	Less: Impairment losses on securities	0	0	0
в.	Less: Impairment losses on investments	0	0	0
г.	Less: Impairment losses on other assets	530 335 174	313 898 672	216 436 502
д.	Net interest income after assessing possible losses on loans and leases	-440 431 539	387 238 389	-827 669 928
4.	4. NON INTEREST INCOME			
a.	Income from commissions and service fees	318 725 562	293 148 720	25 576 842
б.	Foreign exchange gain	599 745 369	54 940 812	544 804 557
в.	Gain on Commercial Transactions	0	0	0
г.	Gain on dividends from investments	4 113 500	4 113 500	0
д.	Other non-interest income	1 476 388 148	1 166 469 385	309 918 763
	<i>including</i>			
д1.	Recovery on Charged-Off Assets	1 470 863 235	1 163 970 598	306 892 637
д2.	Recovery of written-off loans	5 524 913	2 498 787	3 026 126
е.	TOTAL NON INTEREST INCOME	2 398 972 579	1 518 672 417	880 300 162
5.	5. NON INTEREST EXPENSES			
a.	Commission and Fee Expenses	69 253 476	53 648 037	15 605 439

б.	Loss on foreign exchange	497 586 713	1 730 203	495 856 510
в.	Loss on trading securities	0	0	0
г.	Losses on Investments	0	0	0
д.	Other Non Interest Expenses	14 179 709	14 179 709	0
е.	TOTAL NON INTEREST EXPENSES	581 019 898	69 557 949	511 461 949
6.	6. NET INCOME BEFORE OPERATING EXPENSES	1 377 521 142	1 836 352 857	-458 831 715
7.	7. OPERATING EXPENSES			
а.	Salaries and other employee costs	615 471 898	615 471 898	
а1)	of them, payments to executive management	12 549 120	12 549 120	
б.	Rent and maintenance expenses	66 592 246	66 592 246	
в.	Travel and Transport Expenses	5 700 002	5 700 002	
г.	Administrative expenses	26 572 557	26 572 557	
д.	Representation and charity expenses	24 183 260	24 183 260	
е.	Depreciation costs	82 056 760	82 056 760	
ж.	Insurance	3 717 235	3 717 235	
з.	Taxes	7 448 344	7 448 344	
и.	Fines and penalties	141 306	141 306	
к.	Other operating expenses	8 398 774	8 398 774	
л.	TOTAL OPERATING EXPENSES	840 282 382	840 282 382	
8.	8. NET INCOME BEFORE TAXES & OTHER ADJUSTMENTS	537 238 760	996 070 475	-458 831 715
а.	Income Taxes	80 237 843	80 237 843	
9.	9. INCOME BEFORE OTHER ADJUSTMENTS	457 000 917	915 832 632	-458 831 715
а.	Unexpected income and loss, net	0	0	0
б.	Other adjustments to income, net	0	0	0
10.	10. NET INCOME (LOSS)	457 000 917	915 832 632	-458 831 715

**Deputy
Chairman of the Management Board**

Khairullaev J.R.

Chief Accountant

Normetov E.Z.