

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

<b>1.</b>	<b>NAME OF THE ISSUER</b>			
	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)		
<b>2.</b>	<b>CONTACT DETAILS</b>			
	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:	<a href="mailto:cenbum@ipotekabank.uz">cenbum@ipotekabank.uz</a>		
	Official website:	<a href="http://www.ipotekabank.uz">www.ipotekabank.uz</a>		
<b>3.</b>	<b>BANK DETAILS</b>			
	Name of servicing bank:	Main operational department of JSCMB "Ipoteka-bank"		
	Current account number:	№10301000900000937001		
	MFIs:	00937		
<b>4.</b>	<b>REGISTRATION AND IDENTIFICATION NUMBERS ASSIGNED:</b>			
	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.			
<b>5.</b>	<b>BALANCE SHEET OF THE BANK AS OF 31/03/2023</b> <b>(in thousand soums)</b>			
<b>No.</b>	<b>ASSETS</b>	<b>Total</b>	<b>in national currency</b>	<b>in foreign currency (in equivalent in soums)</b>
1	Cash on hand and other payment documents	1 171 819 740	449 687 836	722 131 904
2	To be received from the CBRU	1 397 431 538	1 391 593 780	5 837 758
3	Receivable from other banks and financial institutions, net	3 309 974 994	1 042 462 891	2 267 512 103
3.1.	Receivable from other banks, gross	3 332 841 414	1 042 462 891	2 290 378 523
3.2.	Minus: Reserve for possible losses	22 866 420	0	22 866 420
4	Purchase and sale accounts, net	3 881 309 685	3 881 309 685	0
4.1.	Securities for purchase and sale, gross	4 019 657 000	4 019 657 000	0
4.2.	Discount and premiums on securities	-138 347 315	-138 347 315	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	31 989 780 015	21 093 228 555	10 896 551 460
8.1.	Loans and leasing operations, gross	32 679 478 923	21 513 258 228	11 166 220 695
8.2.	Minus: Reserve for possible losses	689 698 908	420 029 673	269 669 235
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	298 291 578	298 291 578	0
11	Total accrued interest and non-interest income, net	1 040 902 270	517 343 128	523 559 142
11.1.	Accrued interest receivable, gross	1 114 674 136	589 276 353	525 397 783
11.2.	Accrued non-interest income receivable, gross	93 075 042	52 578 144	40 496 898
11.2.1.	Minus: Reserve for possible losses	166 846 908	124 511 369	42 335 539
12	Other own property of the bank, clean	95 459 131	95 459 131	0
12.1.	Other own property collected under loans and leasing, gross	297 858 734	297 858 734	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	203 636 341	203 636 341	0
13	Provisions created on assets classified as standard	330 103 453	330 103 453	0
13.1	Provisions for loans, leasing and factoring are classified as standard	288 924 437	288 924 437	0
13.2	Provisions for other assets classified as standard	35 514 889	35 514 889	0
13.3	Provisions for interest and commissions classified as standard	5 664 127	5 664 127	0
14	Other assets, net	293 303 908	220 369 261	72 934 647
14.1.	Other assets, gross	357 888 877	225 404 341	132 484 536
14.2.	Minus: Reserve for possible losses	64 584 969	5 035 080	59 549 889
14.3.	Purchase and sale of currency and currency positions	0	0	0
<b>15.</b>	<b>Total assets</b>	<b>43 276 799 568</b>	<b>28 788 272 554</b>	<b>14 488 527 014</b>
	<b>LIABILITIES AND EQUITY</b>			
	<b>COMMITMENTS</b>			
16.	Demand deposits	6 615 626 858	4 269 594 408	2 346 032 450
17.	Term deposits	8 620 173 149	7 268 650 817	1 351 522 332
18.	Payable to the CBR	49 110 965	49 110 965	0
19.	Payable to other banks	2 089 786 095	867 713 095	1 222 073 000
20.	Securities sold under REPO transactions	0	0	0
21.	Loans and leasing operations payable	13 600 624 996	8 473 410 286	5 127 214 710
22.	Securities issued by the bank	4 211 711 574	781 748 574	3 429 963 000
23.	Subordinated debt	709 922 299	424 092 049	285 830 250
24.	Accrued interest payable	623 275 277	256 624 760	366 650 517
25.	Accrued taxes payable	64 959 027	64 959 027	0
26.	Clearing transactions	12 865 362	91 861	12 773 501
27.	Provisions created on off-balance sheet items classified as standard	9 265 028	9 265 028	0

28.	Other obligations	377 969 795	246 523 306	131 446 489
29.	<b>Total liabilities</b>	<b>36 985 290 425</b>	<b>22 711 784 176</b>	<b>14 273 506 249</b>
	<b>EQUITY</b>			
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.	719 091 754	719 091 754	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	21 009 759	21 009 759	0
32.	Undistributed profits	2 582 078 616	2 582 078 616	0
32.1.	of which, net profit (loss) of the current year	374 073 992	374 073 992	0
33.	<b>Total equity</b>	<b>6 291 509 143</b>	<b>6 291 509 143</b>	<b>0</b>
34.	<b>Total liabilities and equity</b>	<b>43 276 799 568</b>	<b>29 003 293 319</b>	<b>14 273 506 249</b>
<b>6.</b>	<b>REPORT ON FINANCIAL RESULTS OF THE BANK FOR 31/03/2023</b>			
<b>1.</b>	<b>1. INTEREST INCOME</b>			
a.	Interest income on accounts with the CBR	23 067 123	23 067 123	0
b.	Interest income on accounts with other banks	39 246 135	21 814 353	17 431 782
c.	Interest income on investments in debt securities measured at amortized cost	0	0	0
d.	Interest income on securities and investments in them	155 469 207	155 469 207	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	1 008 669 579	819 595 112	189 074 467
h.	Interest income on REPO transactions with securities	0	0	0
i.	Other interest income	506 886 545	388 732 262	118 154 283
<b>l.</b>	<b>Total interest income</b>	<b>1 733 338 589</b>	<b>1 408 678 057</b>	<b>324 660 532</b>
<b>2.</b>	<b>INTEREST EXPENSES</b>			
a.	Interest expense on demand deposits	24 437 250	24 435 571	1 679
b.	Interest expense on term deposits	269 038 861	253 076 953	15 961 908
c.	Interest expense on accounts payable with the CBR	0	0	0
d.	Interest expense on accounts payable to other banks	28 766 868	17 228 961	11 537 907
e.	<b>Total interest expense on deposits</b>	<b>322 242 979</b>	<b>294 741 485</b>	<b>27 501 494</b>
f.	Interest expense on loans payable	184 240 194	115 072 964	69 167 230
g.	Interest expenses on REPO transactions with securities	0	0	0
h.	Other interest expenses	588 290 587	422 924 132	165 366 455
<b>i.</b>	<b>Total interest expense on borrowings</b>	<b>772 530 781</b>	<b>537 997 096</b>	<b>234 533 685</b>
<b>l.</b>	<b>Total interest expense</b>	<b>1 094 773 760</b>	<b>832 738 581</b>	<b>262 035 179</b>
<b>3.</b>	<b>NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS</b>	<b>638 564 829</b>	<b>575 939 476</b>	<b>62 625 353</b>
a.	Minus: Assessment of possible losses on loans and leasing	480 585 667	313 949 642	166 636 025
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	131 957 174	104 940 655	27 016 519
e.	<b>Net interest income after assessing possible losses on loans and leasing</b>	<b>26 021 988</b>	<b>157 049 179</b>	<b>-131 027 191</b>
<b>4.</b>	<b>INTEREST-FREE INCOME</b>			
a.	Income from commissions and service fees	87 233 584	79 714 552	7 519 032
b.	Profit in foreign currency	144 237 007	15 731 647	128 505 360
c.	Profit from commercial operations	0	0	0
d.	Profits and dividends from investments	0	0	0
e.	Other non-interest income	575 649 871	391 435 314	184 214 557
	<i>including</i>			
e1.	Return of reserves formed to cover losses on assets	570 286 835	389 098 404	181 188 431
e 2.	Recovery of written-off loans	5 363 036	2 336 910	3 026 126

<b>f.</b>	<b>Total non-interest income</b>	<b>807 120 462</b>	<b>486 881 513</b>	<b>320 238 949</b>
<b>5.</b>	<b>INTEREST-FREE EXPENSES</b>			
a.	Commission and service costs	17 218 396	13 564 209	3 654 187
b.	Foreign currency losses	118 039 125	1 520 524	116 518 601
c.	Losses on purchase and sale accounts	0	0	0
d.	Investment losses	0	0	0
e.	Other non-interest expenses	5 186 426	5 186 426	0
<b>f.</b>	<b>Total non-interest expenses</b>	<b>140 443 947</b>	<b>20 271 159</b>	<b>120 172 788</b>
<b>6.</b>	<b>NET INCOME BEFORE OPERATING EXPENSES</b>	<b>692 698 503</b>	<b>623 659 533</b>	<b>69 038 970</b>
<b>7.</b>	<b>OPERATING EXPENSES</b>			
a.	Salaries and other expenses for employees	170 912 822	170 912 822	
a1)	of which, payments to key management personnel	5 436 497	5 436 497	
b.	Rent and maintenance	19 481 371	19 481 371	
c.	Travel and transport expenses	1 632 657	1 632 657	
d.	Administrative expenses	7 099 309	7 099 309	
e.	Representation and charity	3 320 696	3 320 696	
e.	Wear and tear costs	27 258 405	27 258 405	
f.	Insurance	308 817	308 817	
g.	taxes	1 945 648	1 945 648	
h.	Fines and penalties	0	0	
i.	Other operating expenses	2 890 468	2 890 468	
<b>l.</b>	<b>Total operating expenses</b>	<b>234 850 193</b>	<b>234 850 193</b>	
<b>8.</b>	<b>NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS</b>	<b>457 848 310</b>	<b>388 809 340</b>	<b>69 038 970</b>
a.	Income tax assessment	83 774 318	83 774 318	
<b>9.</b>	<b>INCOME BEFORE AMENDMENTS</b>	<b>374 073 992</b>	<b>305 035 022</b>	<b>69 038 970</b>
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
<b>10.</b>	<b>NET PROFIT (LOSS)</b>	<b>374 073 992</b>	<b>305 035 022</b>	<b>69 038 970</b>

**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: Rasulov A.Sh.