

**QUARTERLY REPORT OF THE ISSUER FOR THE THIRD QUARTER OF 2024**

<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, OKPO: 17068947, OKED: 64190, SOATO: 1726269.			
<b>5.</b>	<b>BALANCE SHEET OF THE BANK AS OF 30/09/2024</b> (in thousand soums)			
<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 and cash equivalents	729 573 263	421 927 499	307 645 764
2	Due from Central Bank of Uzbekistan	1 790 366 266	1 788 925 663	1 440 603
3	Due from Other Banks, net	9 139 579 056	1 977 766 841	7 161 812 215
3.1	Due from Other Banks, gross	9 139 579 056	1 977 766 841	7 161 812 215
3.2	Less: Allowance for Possible Losses	0	0	0
4	Trading Securities, net	3 776 397 721	3 776 397 721	0
4.1	Trading Securities, gross	3 969 000 000	3 969 000 000	0
4.2	Discount and premiums on securities	-192 602 279	-192 602 279	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	146 850 838	146 080 015	770 823
6.1	Investment Securities, gross	147 891 409	147 120 586	770 823

6.2	Investment costs, discounts and rewards	0	0	0
6.3	Less: Allowance for Possible Losses	1 040 571	1 040 571	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	33 540 583 575	27 460 836 382	6 079 747 193
8.1	Loans and Leases, gross	35288421 026	28 306 318 234	6 982 102 792
8.2	Less: Allowance for Possible Losses	1 747 837 451	845 481 852	902 355 599
9	Customers Liabilities on financial instruments, net	9 324 258	0	9 324 258
9.1	Customers Liabilities on financial instruments, gross	273 807 998	0	273 807 998
9.2	Less: Allowance for Possible Losses	264 483 740	0	264 483 740
10	Premises and equipments, net	563 006 046	563 006 046	0
11	Accrued interest and non-interest income, net	1 272 309 847	780 744 635	491 565 212
11.1	Accrued interest receivable, gross	1 503 105 871	918 774 092	584 331 779
11.2	Accrued non-interest income receivable, gross	140 027 789	87 325 299	52 702 490
11.2.1	Less: Allowance for Possible Losses	370 823 813	225 354 756	145 469 057
12	Other own property of the bank, net	58 339 965	58 339 965	0
12.1	Other own property collected under loans and leasing, gross	491 659 126	491 659 126	0
12.2	Other own property of the bank, gross	647 238	647 238	0
12.3	Less: Accumulated depreciation and Allowance for Possible Losses	433 966 399	433 966 399	0
13	Provisions created for assets classified as standard	395 081 188	395 081 188	0
13.1	Provisions for loans, leasing and factoring classified as standard	293 584 290	293 584 290	0
13.2	Provisions for other assets classified as standard	90 850 551	90 850 551	0
13.3	Provisions for interest and commissions classified as standard	10 646 347	10 646 347	0
14	Other Assets, net	548 966 988	389 405 331	159 561 657
14.1	Other Assets, gross	565 579 911	406 002 136	159 577 775
14.2	Less: Allowance for Possible Losses	16 612 923	16 596 805	16 118
14.3	Trading of foreign exchange and foreign exchange positions	0	0	0
<b>15</b>	<b>Total assets</b>	<b>51 180 217 319</b>	<b>36 968 349 594</b>	<b>14 211 867 725</b>
	<b>Liabilities</b>			
16	Demand Deposits	7 479 686 389	5 922 549 563	1 557 136 826
17	Term Deposits	14 999 245 417	12 430 216 989	2 569 028 428
18	Due to Central Bank of Uzbekistan	126 172 955	126 172 955	0
19	Due to Other Banks	1 330 139 654	714 906 221	615 233 433
20	Securities sold under REPO agreements	0	0	0
21	Loans and Leases payable	12 111 299 576	7 306 988 739	4 804 310 837
22	Debt securities in issue	5 172 185 548	1 357 559 548	3 814 626 000
23	Subordinated Debt	662 527 635	344 642 135	317 885 500
24	Accrued Interest Payable	705 377 826	410 488 664	294 889 162
25	Accrued taxes payable	47 736 688	47 736 688	0
26	Clearing transactions	55 160 032	723 768	54 436 264
27	Provisions created on off-balance sheet items classified as standard	6 371 109	6 371 109	0
28	Other Liabilities	718 037 314	548 321 286	169 716 028

29	<b>Total liabilities</b>	<b>43 413 940 143</b>	<b>29 216 677 665</b>	<b>14 197 262 478</b>
	<b>Shareholders' Equity</b>			
30	Charter Capital	3 834 217 639	3 834 217 639	0
30.1	Common stock	3 826 165 639	3 826 165 639	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	964 399 654	964 399 654	0
32.1	General reserved fund	953 359 598	953 359 598	0
32.2	Devaluation Reserve	0	0	0
32.3	Other reserves and funds	11 040 056	11 040 056	0
33	Retained Earnings	2 966 905 449	2 966 905 449	0
33.1	of which, net profit (loss) of the current year	189 297 588	189 297 588	0
<b>34</b>	<b>Total Shareholders' Equity</b>	<b>7 766 277 176</b>	<b>7 766 277 176</b>	<b>0</b>
<b>35</b>	<b>Total Liabilities and Shareholders' Equity</b>	<b>51 180 217 319</b>	<b>36 982 954 841</b>	<b>14 197 262 478</b>
<b>6.</b>	<b>REPORT ON FINANCIAL RESULTS OF THE BANK FOR 30/09/2024</b>			
<b>1.</b>	<b>1. INTEREST INCOME</b>			
a.	Interest Income on CBU accounts	57 776 712	57 776 712	0
b.	Interest income on due from other banks	443 785 728	222 272 934	221 512 794
v.	Interest income on debt securities measured at amortized cost	0	0	0
g.	Interest Income on Investments	248 789 556	248 789 556	
d.	Interest Income on Customers' Liabilities	0	0	0
e.	Interest income on obligations of clients on outstanding acceptances of this bank	0	0	0
j.	Interest, discount and fees on loans and leases	4 417 363 495	3 895 029 854	522 333 641
z.	Interest Income on reverse repurchase agreements	0	0	0
i.	Other interest income	2 637 266 949	2 239 094 755	398 172 194
<b>k.</b>	<b>TOTAL INTEREST INCOME</b>	<b>7 804 982 440</b>	<b>6 662 963 811</b>	<b>1 142 018 629</b>
<b>2.</b>	<b>2. INTEREST EXPENSE</b>			
a.	Interest Expense on Demand Deposits	151 215 041	150 089 916	1 125 125
b.	Interest Expense on Term Deposits	1 231 216 171	1 169 547 289	61 668 882
v.	Interest Expense on CBU accounts	0	0	0
g.	Interest Expense on due to other Banks	72 019 234	56 612 069	15 407 165
<b>d.</b>	<b>Total Interest Expense on Deposits</b>	<b>1 454 450 446</b>	<b>1 376 249 274</b>	<b>78 201 172</b>
e.	Interest Expense on Loans Payable	613 142 530	372 403 941	240 738 589
j.	Interest Expense on REPO Agreements	0	0	0
z.	Other Interest Expense	2 965 627 911	2 410 764 772	554 863 139
<b>i.</b>	<b>Total Interest Expense on Borrowings</b>	<b>3 578 770 441</b>	<b>2 783 168 713</b>	<b>795 601 728</b>
<b>k.</b>	<b>TOTAL INTEREST EXPENSE</b>	<b>5 033 220 887</b>	<b>4 159 417 987</b>	<b>873 802 900</b>
<b>3.</b>	<b>3. NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS</b>	151 215 041	150 089 916	1 125 125
a.	Less: Impairment losses on loans and leases	1 231 216 171	1 169 547 289	61 668 882
b.	Less: Impairment losses on securities	0	0	0
v.	Less: Impairment losses on investments	72 019 234	56 612 069	15 407 165
g.	Less: Impairment losses on other assets	<b>1 454 450 446</b>	<b>1 376 249 274</b>	<b>78 201 172</b>
<b>d.</b>	<b>Net interest income after assessing possible losses on loans and leases</b>	<b>-38 405 421</b>	<b>668 212 718</b>	<b>-706 618 139</b>
<b>4.</b>	<b>4. NON INTEREST INCOME</b>			
a.	Income from commissions and service fees	316 578 959	301 533 407	15 045 552
b.	Foreign exchange gain	712 737 912	95 935 080	616 802 832
v.	Gain on Commercial Transactions	0	0	0
g.	Gain on dividends from investments	8 344 816	8 344 816	0
d.	Recovery on Charged-Off Assets	914 372 311	615 231 657	299 140 654
e.	Recovery of written-off loans	4 451 857	4 451 857	0
j.	Other non-interest income	111 517 195	89 299 504	22 217 691
<b>e.</b>	<b>TOTAL NON INTEREST INCOME</b>	<b>2 068 003 050</b>	<b>1 114 796 321</b>	<b>953 206 729</b>
<b>5.</b>	<b>5. NON INTEREST EXPENSES</b>			
a.	Commission and Fee Expenses	100 043 361	66 060 623	33 982 738
b.	Loss on foreign exchange	568 512 785	187 717	568 325 068
v.	Loss on trading securities	0	0	0

g.	Losses on Investments	0	0	0
d.	Other Non Interest Expenses	7 120 606	7 120 606	0
e.	<b>TOTAL NON INTEREST EXPENSES</b>	<b>675 676 752</b>	<b>73 368 946</b>	<b>602 307 806</b>
<b>6.</b>	<b>6. NET INCOME BEFORE OPERATING EXPENSES</b>	<b>1 415 186 843</b>	<b>2 175 264 390</b>	<b>-760 077 547</b>
<b>7.</b>	<b>7. OPERATING EXPENSES</b>			
a.	Salaries and other employee costs	794 551 834	794 551 834	
a1)	of them, payments to executive management	14 788 087	14 788 087	
b.	Rent and maintenance expenses	84 699 455	84 699 455	
v.	Travel and Transport Expenses	8 056 399	8 056 399	
g.	Administrative expenses	42 360 286	42 360 286	
d.	Representation and charity expenses	29 998 372	29 998 372	
e.	Depreciation costs	97 262 419	97 262 419	
j.	Insurance	979 298	979 298	
z.	Taxes	14 569 624	14 569 624	
i.	Fines and penalties	228 422	228 422	
k.	Other operating expenses	73 900 294	73 900 294	
<b>1.</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>1 146 606 403</b>	<b>1 146 606 403</b>	
<b>8.</b>	<b>8. NET INCOME BEFORE TAXES &amp; OTHER ADJUSTMENTS</b>	<b>268 580 440</b>	<b>1 028 657 987</b>	<b>-760 077 547</b>
a.	Income Taxes	79 282 852	79 282 852	0
<b>9.</b>	<b>9. INCOME BEFORE OTHER ADJUSTMENTS</b>	<b>189 297 588</b>	<b>949 375 135</b>	<b>-760 077 547</b>
a.	Unexpected income and loss, net	0	0	0
b.	Other adjustments to income, net	0	0	0
<b>10.</b>	<b>10. NET INCOME (LOSS)</b>	<b>189 297 588</b>	<b>949 375 135</b>	<b>-760 077 547</b>

Deputy  
Chairman of the Management Board

Inomjonov E.I.

Chief Accountant

Normetov E.Z.