

**QUARTERLY REPORT OF THE ISSUER
FOR THE FIRST QUARTER OF 2021**

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:	"Ipoteka-bank" АТИБ “Ipoteka-Bank” АТИБ АКИБ "Ipoteka-Bank" 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.		
	The address Email:	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 October 21, 2017.		
	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.			
5.	BALANCE SHEET OF THE BANK AS OF 31/03/2021			
No.	ASSETS	Total	in national currency	in foreign currency (in equivalent in soums)
1	Cash on hand and other payment documents	645 024 740	266 966 915	378 057 825
2	To be received from the CBRU	1 766 097 491	513 999 580	1 252 097 911
3	Receivable from other banks, net	3 704 120 254	730 178 082	2 973 942 172
3.1.	Receivable from other banks, gross	3 725 070 214	730 178 082	2 994 892 132
3.2.	Minus: Reserve for possible losses	20 949 960	0	20 949 960
4	Purchase and sale accounts, net	1,000,699,373	1,000,699,373	0
4.1.	Securities for purchase and sale, gross	1,005,610,000	1,005,610,000	0
4.2.	Discount and premiums on securities	-4 910 627	-4 910 627	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	128 476 024	128 476 024	0
6.1.	Investments, gross	128 476 024	128 476 024	0
6.2.	Minus: Reserve for possible losses	0	0	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	23 550 561 215	16 582 464 112	6 968 097 103
8.1.	Loans and leasing operations, gross	24 429 069 967	17 342 139 612	7 086 930 355
8.2.	Minus: Reserve for possible losses	878 508 752	759 675 500	118 833 252
9.	Purchased bills, clean	0	0	0
9.1.	Purchased bills, gross	0	0	0
9.2.	Minus: Reserve for possible losses	0	0	0
10.	Customer liabilities on financial instruments, net	0	0	0
10.1.	Customer liabilities on financial instruments, gross	0	0	0
10.2.	Minus: Reserve for possible losses	0	0	0
11.	Fixed assets, net	357 009 219	357 009 219	0
12	Total accrued interest and non-interest income, net	756 545 864	530 014 121	226 531 743
12.1.	Accrued interest receivable, gross	735 076 239	519 430 358	215 645 881
12.2.	Accrued non-interest income receivable, gross	25 916 925	14 720 724	11 196 201
12.2.1	Minus: Reserve for possible losses	4447300	4 136 961	310 339
13.	Other own property of the bank, clean	33 931 242	33 931 242	0
13.1.	Other own property collected under loans and leasing, gross	27 758 311	27 758 311	0
13.2.	Other own property of the bank, gross	15 320 166	15 320 166	0
13.3.	Minus: Accumulated depreciation and provisions for possible losses	9 147 235	9 147 235	0
14.	Other assets, net	326 665 102	187 082 144	139 582 958
14.1.	Other assets, gross	346 773 922	187 882 217	158 891 705
14.2.	Minus: Reserve for possible losses	20 108 820	800 073	19 308 747
14.3.	Purchase and sale of currency and currency positions	0		
15.	Total assets	32 269 131 208	20 330 821 496	11 938 309 712
	LIABILITIES AND EQUITY			
	COMMITMENTS			
16.	Demand deposits	5 055 511 973	2820349833	2 235 162 140
17.	Term deposits	4 715 331 720	3 459 619 480	1 255 712 240
18.	Payable to the CBRU	0	0	0
19.	Payable to other banks	850 336 691	850 336 691	0
20.	Securities sold under REPO transactions	415 207 123	415 207 123	0
21.	Loans and leasing operations payable	12 502 327 060	7 574 783 979	4 927 543 081
22.	Securities issued by the bank	3,142,494,000	0	3,142,494,000
23.	Subordinated debt	424 092 049	424 092 049	0
24.	Accrued interest payable	252 022 054	89 107 399	162 914 655
25.	Accrued taxes payable	126 884 138	126 884 138	0
26.	Clearing transactions	10 445 078	10 269 855	175 223
27.	Other obligations	330 944 036	265 919 978	65 024 058
28.	Total liabilities	27 825 595 922	16 036 570 525	11 789 025 397

	EQUITY			
29.	Authorized capital			
29.1.	Shares - Ordinary	2 861 787 260	2 861 787 260	
29.2.	Shares - Preferred	8 052 000	8 052 000	
30.	Added capital	754 434	754 434	
31.	Reserve capital.			
31.1.	General purpose reserve fund	417 773 970	417 773 970	
31.2.	Provisions created for standard assets	248 477 236	248 477 236	
31.3.	Reserve for devaluation	0	0	
31.4.	Other reserves and funds	26 642 319	26 642 319	
32.	Undistributed profits	880 048 067	880 048 067	
32.1.	of which, net profit (loss) of the current year	169 556 407	169 556 407	
33.	Total equity	4443535286	4443535286	0
34.	Total liabilities and equity	32 269 131 208	20 480 105 811	11 789 025 397
6.	REPORT ON FINANCIAL RESULTS OF THE BANK FOR 31/03/2021			
1.	1. INTEREST INCOME			
a.	Interest income on accounts with the CBRU	2 959 034	2 959 034	0
b.	Interest income on accounts with other banks	37 986 248	23 999 926	13 986 322
c.	Interest income on purchased bills	0	0	0
d.	Interest income on investments	3069	3069	0
e.	Interest income on securities purchase and sale accounts	31 079 359	31 079 359	0
d.	Interest income on customer obligations	0	0	0
g.	Interest income on customer obligations on outstanding acceptances of this bank	0	0	0
h.	Interest, Discount (Discounts) and installments on credit and leasing operations	704 365 270	597 487 479	106 877 791
i.	Interest income from securities purchase and repurchase agreements	0	0	0
j.	Other interest income	243 429 795	218 887 616	24 542 179
l.	Total interest income	1 019 822 775	874 416 483	145 406 292
2.	INTEREST EXPENSES			
a.	Interest expense on demand deposits	3 982 849	3 981 919	930
b.	Interest expense on term deposits	142 986 025	124 996 735	17 989 290
c.	Interest expense on accounts payable with the CBRU	0	0	0
d.	Interest expense on accounts payable to other banks	14 453 860	14 451 079	2781
e.	Total interest expense on deposits	161 422 734	143 429 733	17 993 001
d.	Interest expense on loans payable	174 617 603	90 320 359	84 297 244
g.	Interest expenses under agreements on the sale of securities with subsequent repurchase	15 731 507	15 731 507	0
h.	Other interest expenses	246 290 915	221 808 421	24 482 494
i.	Total interest expense on borrowings	436 640 025	327 860 287	108 779 738
j.	Total interest expense	598 062 759	471 290 020	126 772 739
3.	NET INTEREST INCOME BEFORE ASSESSMENT OF POSSIBLE LOSS ON ASSETS	421 760 016	403 126 463	18 633 553
a.	Minus: Assessment of possible losses on loans and leasing	538 275 493	439 740 465	98 535 028
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	21 811 073	21 811 073	
e.	Net interest income after assessing possible losses on loans and leasing	-138 326 550	-58 425 075	-79 901 475
4.	INTEREST-FREE INCOME			
a.	Income from commissions and service fees	74 903 023	63 204 276	11 698 747
b.	Profit in foreign currency	42 837 931	1 722 382	41 115 549
c.	Profit from commercial operations	0	0	0
d.	Profits and dividends from investments	0	0	0
e.	Other non-interest income	430 278 466	232 547 710	197 730 756
	<i>including</i>			
e1.	Return of reserves formed to cover losses on assets	430 278 466	232 547 710	197 730 756
e 2.	Recovery of written-off loans	0		
f.	Total non-interest income	548 019 420	297 474 368	250 545 052

5.	INTEREST-FREE EXPENSES			
a.	Commission and service costs	12 477 998	9 697 776	2 780 222
b.	Foreign currency losses	31 279 882	408 931	30 870 951
c.	Losses on purchase and sale accounts	0	0	0
d.	Investment losses	0	0	0
e.	Other non-interest expenses	952	952	0
d.	Total non-interest expenses	43 758 832	10 107 659	33 651 173
6.	NET INCOME BEFORE OPERATING EXPENSES	365 934 038	228 941 634	136 992 404
7.	OPERATING EXPENSES			
a.	Salaries and other expenses for employees	109 458 317	109 458 317	
a1)	of which, payments to key management personnel	294 431	294 431	
b.	Rent and maintenance	12 545 818	12 545 818	
c.	Travel and transport expenses	1 478 708	1 478 708	
d.	Administrative expenses	6 003 083	6 003 083	
e.	Representation and charity	2 081 401	2 081 401	
f.	Wear and tear costs	15 582 490	15 582 490	
g.	Insurance	227 848	227 848	
h.	taxes	1 165 937	1 165 937	
i.	Fines and penalties	86 932	86 932	
j.	Other operating expenses	5 277 035	5 277 035	
l.	Total operating expenses	153 907 569	153 907 569	
8.	NET PROFIT BEFORE TAXES AND OTHER AMENDMENTS	212 026 469	75 034 065	136 992 404
a.	Income tax assessment	42 470 062	42 470 062	
9.	INCOME BEFORE AMENDMENTS	169 556 407	32 564 003	136 992 404
a.	Income or loss, net	0	0	0
b.	Other earnings adjustments, net	0	0	0
10.	NET PROFIT (LOSS)	169 556 407	32 564 003	136 992 404

**Deputy
Chairman of the Management Board**

Fayazov J.M.

Chief Accountant

Normetov E.Z.

FULL NAME. person authorized to place
information on the website:

Malikova Kh.R.