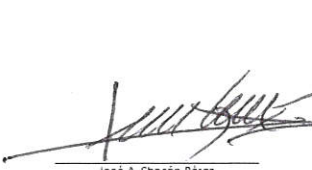

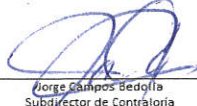



Asset		Liability and stockholder's equity	
Cash	\$ 251,268	Stock market liabilities	\$ 1,750,428
Investments		Bank loans and loans granted by other institutions:	
Held for maturity	314	Short term	4,348,553
Repo debtors	244,486	Long term	<u>4,612,003</u>
Derivatives		Other accounts payable	
Held for trade	26,460	Income tax payable	202
Performing portfolio		Payable Employee's Profit Sharing	2,539
Commercial credits	<u>12,128,091</u>	Other accounts payable	<u>1,375,901</u>
Business or commercial activities	12,044,657	Deferred credits and advanced collections	132,041
Financial entities	82,933	Total liabilities	<u>12,221,667</u>
Governmental entities	501	Stockholder's equity	
Non performing portfolio		Contributed stockholders equity	
Commercial credits	<u>349,880</u>	Paid-in capital	242,503
Business or commercial activities	349,880	Inflation adjustment on paid stock	40,674
Total credit portfolio	<u>12,477,971</u>	Premium in sell of shares	<u>111,961</u>
(-) Less:		Earned capital	
Credit risk prevention estimate	(405,248)	Capital reserves	122,535
Net credit portfolio	<u>12,072,723</u>	Retained earnings	<u>2,719,852</u>
Other accounts receivable (net)	664,054	Retained Earnings	2,657,883
Assets awarded	76,246	Inflation adjustment retained earnings	61,969
Equipment subject to operating leases	2,487,388	Net income	546,489
Property, furniture and equipment (net)	63,012	Accumulated other comprehensive income	<u>4,291</u>
Deferred employees' profit sharing and taxes	19,747	Non holding company's interest	19
Other assets		Total stockholders' equity	<u>3,788,324</u>
Deferred charges, advanced payments, intangibles	104,293	total liabilities and stockholders' equity	<u>\$ 16,009,991</u>
Total assets	<u>\$ 16,009,991</u>		
	Memo accounts		
Assets in managements	\$ 0		
Non collected earned rents resulting from operating leases	140,863		
Non collected accrued interests resulting from receivables due and payable.	59,142		
Received collaterals	14,309,332		
Unused credit lines	6,898,094		
Others	3,928,794		

The historical stockholders' equity is \$242,504

"This consolidated balance sheet was formulated following the accounting criteria for regulated multiple purpose financial institutions, issued by the National Banking and Securities Commission, pursuant to Articles 99, 101 and 102 of the Banking Law, of general and mandatory observance, applied consistently and reflecting the transactions carried out by the Company at the dates aforementioned, which were prepared and assessed in adherence to sound banking practices and to the applicable legal and administrative provisions."

"This consolidated balance sheet was approved by the board of directors under the responsibility of the undersigned officers."

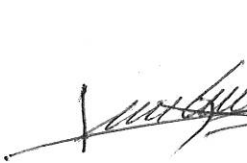




 José A. Chacón Pérez Presidente Ejecutivo	 Rafael M. Martínez Villa Director de Finanzas y Administración	 Jorge Gámpagos Bedolla Subdirector de Contraloría	 Claudia I. Montiel Olivares Gerente de Contabilidad	 Nancy H. Trejo González Gerente de Control Interno
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AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F.  
CONSOLIDATED INCOME STATEMENT FROM JANUARY 1 st TO DECEMBER 31, 2018  
(Thousands of Mexican pesos)

Interest Revenue		\$	1,696,344
Interest expenses			(1,000,232)
<b>Financial margin</b>			<u>696,112</u>
<b>Credit risk prevention estimate</b>			(162,613)
<b>Credit risk adjusted financial margin</b>			<u>533,499</u>
Collected commissions and fees	226,277		
Paid in commissions and fees	(19,589)		
Financial intermediation	(100,051)		
Net Operating Lease	167,035		
Other operational income/expense	58,405		
Administrative expenses	(280,114)		<u>51,963</u>
<b>Profit before income taxes</b>			<b>585,462</b>
Accrued Income Taxes	(53,362)		
Deferred Income Taxes (Net)	14,393		<u>(38,969)</u>
<b>Consolidated income</b>			<b>546,493</b>
Non holding company's interest			(4)
<b>Net income</b>		\$	<u><u>546,489</u></u>

"This consolidated income statement was prepared following the accounting criteria for regulated multiple purpose financial institutions, issued by the National Banking Commission, pursuant to Articles 99, 101 and 102 of the Banking Law", of general and mandatory observance, applied consistently with and reflecting all income and expenditures derived from the transactions carried out by the Company during the periods aforementioned, which was prepared and assessed in adherence to sound banking practices and to the applicable legal and administrative provisions."

"This consolidated income statement was approved by the board of directors under the responsibility of the undersigned officers."

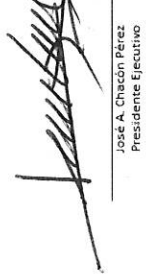
 José A. Chacón Pérez Presidente Ejecutivo	 María del Rosario Vázquez Presidenta de Finanzas y Administración	 Jorge Humberto Bedolla Subdirector de Contraloría	 Claudia I. Martínez Olivares Gerente de Contabilidad	 Nancy H. Trejo González Gerente de Control Interno
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AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F.  
CONSOLIDATED STATEMENT OF STOCKHOLDERS' EQUITY FROM JANUARY 1 st TO DECEMBER 31, 2018  
(Thousands of Mexican pesos)

Concept	Contributed stockholders' equity			Earned capital		Remeasurements of employee benefits	Total	Non controlling company's interest	Total stockholders' equity
	Stockholders' equity	Contributions for future capital increase	Stock premium	Capital reserve	Profits and losses of prior fiscal year				
Balance as of December 31, 2017	283,177	0	111,961	122,535	2,236,443	483,409	3,236,430	15	3,236,445
Transactions inherent to decisions made by shareholders									
Net profits and losses' carryforward to previous years' profits and losses			483,409			(483,409)	0	0	0
Total	0	0	0	0	483,409	(483,409)	0	0	0
Transactions inherent to recognition of integral profit									
Net Income						546,489	546,489	4	546,493
Other comprehensive income items						5,386	5,386		5,386
Integral Profit						5,386	5,386	4	551,879
Total	0	0	0	0	0	546,489	551,875	4	551,879
Balance as of December 31, 2018	283,177	0	111,961	122,535	2,719,852	546,489	3,788,305	19	3,788,324

"This consolidated statement of stockholders' equity was formulated following the accounting criteria for regulated multiple purpose financial institutions issued by the National Banking and Securities Commission, pursuant to Articles 99, 101 and 102 of the Credit Institutions Law, of general and mandatory observance, applied consistently and reflecting the transactions carried out by the Company at the dates aforementioned, which were prepared and assessed in adherence to sound banking practices and to the applicable legal and administrative provisions"

"This consolidated statement of stockholders' equity was approved by the board of directors under the responsibility of the undersigned officers"

  
José A. Chacón Pérez  
Presidente Ejecutivo

  
Miguel M. Márquez Villalpando  
Director de Finanzas y Administración

  
Jorge Sánchez Pacheco  
Subdirector de Contraloría

  
Claudia Michel Olvera  
Gerente de Contabilidad

  
Nancy H. Tello González  
Gerente de Control Interno

CONSOLIDATED STATEMENT OF CASH FLOWS AS OF DECEMBER 31, 2018  
(Thousands of Mexican pesos)

Net Income		\$ <u>546,489</u>
Non controlling company's interest		
Depreciation and amortization	403,450	
Provisions	925,385	
Non controlling company's interest	4	
Deferred and accrued income taxes	38,968	
Deferred and accrued profit sharing	<u>2,222</u>	
Adjustments due to entries that imply no cash flow		<b>1,916,518</b>
<b>Operating activities:</b>		
Change in investment		(299)
Change in repo debtors		123,153
Change in derivatives(asset)		(8,773)
Change in credit portafolio (net)		(403,955)
Change in goods awarded (net)		31,127
Change in equipement for leasing		(844,137)
Change in other operating assets (net)		4,086
Change in stock market liabilities		(1,191,987)
Change in interbanking loans and of other institutions		1,451,692
Change in other operating liabilities		<u>(973,530)</u>
Net cash Flows from operating activities		<b>103,895</b>
<b>Investment activities</b>		
Payments for the acquisition of properties, furniture and equipment		(3,837)
Payments for the acquisition of Intangible assets		(691)
Sale of furniture and equipement		<u>1,098</u>
Net cash flow from investment activities		<b>(3,430)</b>
<b>Financial activities</b>		
Net cash flow from financial activities		<u>0</u>
Net cash and equivalents increase or reduction		<b>100,465</b>
Cash and equivalents at the beginning of the period		150,803
Cash and equivalents at the end of the period		<u>\$ <u>251,268</u></u>

"This consolidated statement of cash flows was prepared following the accounting criteria for regulated multiple purpose financial institutions, issued by the National Banking and Commission, pursuant to Articles 99,101 and 102 of de Banking Law, of general and mandatory observance, applied consistently with and reflecting all sources and applications of cash derived from the transactions carried out by the Company during the periods aforementioned, which was prepared and assessed in adherence to sound banking practices and to the applicable legal provisions"

"This consolidated statement of cash flows was approved by the board of directors under the responsibility of the undersigned officers "

 _____ Jose A. Chacon Pérez Presidente Ejecutivo	 _____ Roberto M. Martínez Villa Director de Finanzas y Administración	 _____ Jorge Luis Bedolla Subdirector de Contraloría	 _____ Claudia T. Montiel Olivares Gerente de Contabilidad	 _____ Nancy H. Trejo González Gerente de Control Interno
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