

Sociedad Financiera de Objeto Multiple, Entidad Regulada

AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F. BALANCE SHEET AS OF DECEMBER 31, 2023 (Thousands of Mexican pesos)

Asset

Liability and stockholder's equity

Cash		\$ 388,516	Stock market liabilities		\$ 2,477,394
			Bank loans and loans granted by other institutions:		
Credit portfolio with credit risk 1			Short term	2,992,398	
Commercial credits	11,261,035		Long term	3,404,223	6,396,621
Business or commercial activities	11,249,477			3	
Financial entities	11,558		Liability for lease		15,688
Credit portfolio with credit risk 2			Other accounts payable		
Commercial credits	388,561		Creditors by collaterals received in cash	812,557	
Business or commercial activities	388,561		Taxes payables	8,549	
Credit portfolio with credit risk 3			Other accounts payable	715,268	1,536,374
Commercial credits	296,606		Liability for deferred taxes		176,921
Business or commercial activities	296,606		Elability for deferred taxes		170,321
business of commercial activities	250,000		Liability for employee benefits		65,001
Total credit portfolio		11,946,202			
		, ,	Deferred credits and advanced collections		19,462
(-) Less:					
Deferred items		(82,776)			
			Total liabilities		10,687,461
Credit risk prevention estimate		(387,886)			
Net credit portfolio		11,475,540	Stockholder's equity		
·			Contributed stockholders equity		
			Paid-in capital	242,506	
			Inflation adjustment on paid stock	40,674	
Other accounts receivable (net)		229,118	Premium in sell of shares	111,961	395,141
Assets awarded		76,678	Earned capital		
			Capital reserves	122,535	
Advance payments and other assets		43,203			
			Retained earnings	2,541,812	
Equipment subject to operating leases		2,382,186	Retained Earnings	2,479,843	
			Inflation adjustment retained earnings	61,969	
Property, furniture and equipment (net)		39,029			
			Net income	899,131	
Assets for rights of use of properties, furniture and eq	uipment (net)	13,652			
			Accumulated other compresive income	2,088	3,565,566
Asset for deferred taxes		0			
Intangible assets (net)		246	Total stockholders' equity		3,960,707
•					
Total assets		\$ 14,648,168	Total liabilities and stockholders'equity		\$ 14,648,168
		Memo accounts			
Non collected earned rents resulting from		\$ 155,980			
operating leases Non collected accrued interests resulting from					
receivables due and payable.		50,574			
Received collaterals		14,395,482			
Unused credit lines		5,865,586			
Others		6,435,751			

The historical stockholders' equity is \$242,504

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

"This balance sheet may be consulted at any of the following Internet addresses" http://www.cnbv.gob.mx

> Bernardo Valenzuela Cadena Presidente Ejecutivo

Safdar Mohammad Mahmood Director de Finanzas y Administración, Operaciones Globales

Jorge Campos Bedolla Subdirector de Contraloría



Sociedad Financiera de Objeto Multiple, Entidad Regulada

AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F. INCOME STATEMENT FROM JANUARY 1st TO DECEMBER 31, 2023

(Thousands of Mexican pesos)

Interest Revenue		\$	1,764,464
Interest expenses			(908,044)
Financial margin		_	856,420
Credit risk prevention estimate			56,313
Credit risk adjusted financial margin		_	912,733
Collected commissions and fees	223,463		
Paid in commissions and fees	(49,165)		
Financial intermediation	14,753		
Net Operating Lease	363,128		
Other operational income/expense	215,695		
Administrative expenses	(396,416)	_	371,458
Profit before income taxes			1,284,191
Accrued Income Taxes	(385,060)		
Deferred Income Taxes (Net)	0	_	(385,060)
Net income		\$	899,131
Accumulated other compresive income Remeasurements of employe benefits			427
Integral Profit		\$_	899,558

"This 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."

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AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F.

STATEMENT OF STOCKHOLDERS' EQUITY FROM JANUARY 1st TO DECEMBER 31, 2023

(Thousands of Mexican pesos)

Concept	Contributed stockholders' equity		Earned capital				
	Stockholders' equity	Stock premium	Capital reserve	Profits and losses of prior fiscal year	Remeasurements of employe benefits	Net profits and losses	Total stockholders' equity
Balance as of December 31, 2022	283,180	111,961	122,535	4,429,647	1,661	889,110	5,838,094
Retrospective adjustments for accounting changes				13,443			13,443
Transactions inherent to decisions made by shareholders				889,110		(889,110)	0
Decreed dividends				(2,790,388)			(2,790,388)
Total	0	0	0	(1,887,835)	0	(889,110)	(2,776,945)
Net Income						899,131	899,131
Other compresive income items					427		427
Integral Profit					427	_	899,558
Total	0	0	0	0	427	899,131	899,558
Balance as of December 31, 2023	283,180	111,961	122,535	2,541,812	2,088	899,131	3,960,707

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Sociedad Financiera de Objeto Multiple, Entidad Regulada

AV. EJERCITO NACIONAL 904 PISO 11 COL. PALMAS POLANCO C. P. 11560 MEXICO, D. F. STATEMENT OF CASH FLOWS AS OF DECEMBER 31, 2023

(Thousands of Mexican pesos)

Net Income	\$	899,131
Depreciation and amortization	530,336	
Provisions	136,028	
Deferred and accrued income taxes	385,060	
Deferred and accrued profit sharing	13,048	
Adjustments due to entries that imply no cash flow		1,963,603
Operating activities:		
Change in credit portafolio (net)		138,262
Change in other accounts receivable (net)		(90,193)
Change in goods awarded (net)		(26,436)
Change in other operating assets (net)		12,023
Change in equipement for leasing		(263,257)
Change in stock market liabilities		35
Change in interbanking loans and of other institutions		1,193,128
Change in other operating liabilities		(8,123)
Change in Assets / Liabilities for Employee Benefits		(2,335)
Change in other accounts payable		361,941
Change in other provisions		(136,027)
Payment of income taxes		(222,035)
Net cash Flows from operating activities		2,920,586
Investment activities		
Payments for the acquisition of properties, furniture		
and equipment		(10,909)
Net cash flow from investment activities	_	(10,909)
Financial activities		
Interest on lease liabilities		(2,497)
Decreed dividends		(2,790,388)
Net cash flow from financial activities		(2,792,885)
Net cash and equivalents increase or reduction		116,792
Cash and equivalents at the beginning of the period		271,724
Cash and equivalents at the end of the period	\$	388,516

"This 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"

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