

FINANCIAL STATEMENTS
FONDO MIVIVIENDA S.A.
MARCH 2022

Fondo MIVIENDA S.A.
Statement of Financial Position
As of march 31, 2022 and December 31, 2021
(Stated in thousands of Nuevos Soles)

	Notes	As of march 31, 2022	As of December 31, 2021		Notes	As of march 31, 2022	As of December 31, 2021
ASSETS				LIABILITIES			
CASH AND CASH EQUIVALENTS				OBLIGATIONS TO THE PUBLIC			
Cash	4	1,399,464	1,181,754	Demand deposits		511	217
Banco Central de Reserva del Perú		2,009	15,771	Saving Account Deposits		0	0
Banks and other companies of the financial system		1,397,390	1,165,942	Long-term Saving Account Deposits		0	0
Foreign banks and other companies of the financial system		0	0	Other liabilities		511	217
Exchange		0	0	INTERBANK FUNDS		0	0
Other cash and due from banks		65	41	FINANCIAL ORGANIZATIONS		0	0
		0	0	Demand Deposits		0	0
		0	0	Saving Deposits		0	0
		0	0	Time Deposits		0	0
INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS		0	0	DUE TO BANKS AND FINANCIAL OBLIGATIONS	13	6,212,521	6,413,118
Equity Instrument		0	0	Dues and Obligations with Banco Central de Reserva del Perú		0	0
Debt instrument		0	0	Dues and Obligations with Domestic Banks and Other Financial system companies	13.a)	759,607	575,889
Investments in commodities		0	0	Dues and Obligations with Foreign Companies and International Financial Bodies	13.b)	719,000	855,046
AVAILABLE-FOR-SALE INVESTMENTS	5	46,579	51,245	Other Dues and Obligations of the Country and Abroad		0	0
Instruments representing the equity		0	0	Securities	13.c)	4,733,914	4,982,183
Instruments representing the debt		46,579	51,245	TRADINGS DERIVATIVE FINANCIAL INSTRUMENT		0	0
HELD-TO-MATURITY INVESTMENTS	5	192,977	206,823	HEDGING DERIVATIVE FINANCIAL INSTRUMENT	7	18,129	30,213
LOAN PORTFOLIO	6	32,643	34,611	ACCOUNTS PAYABLES	14	1,374,121	1,076,050
Current Loan Portfolio		29,554	30,759	PROVISIONS	15	3,188	3,137
Restructured Loan Portfolio		0	0	Provisions for Contingent Loans		0	0
Refinanced Loan Portfolio		288	306	Provisions for Lawsuits and Disputes		1,724	1,404
Non-performing Loan Portfolio		91,315	92,338	Others		1,464	1,733
Loan Portfolio in Judicial Collection		72	137	CURRENT INCOME TAXES		0	0
(-) Provisions for Loans		-88,586	-88,929	DEFERRED INCOME TAXES		0	0
TRADING DERIVATIVE FINANCIAL INSTRUMENT		0	0	OTHER LIABILITIES	15	28,272	28,104
HEDGING DERIVATIVE FINANCIAL INSTRUMENT	7	562,560	824,861	TOTAL LIABILITIES		7,636,742	7,550,839
ACCOUNTS RECEIVABLES		8,862,883	8,658,278	SHAREHOLDER'S EQUITY			
Accounts Receivables for Sale of Goods and Services and Trust (net)	8	8,861,658	8,657,412	Shares Capital	18.A	3,385,762	3,385,762
Other Account Receivables (net)	9	1,225	866	Additional Capital		0	0
REALIZABLE ASSETS RECEIVED IN PAYMENTS, AWARDED		0	0	Treasury Shares		0	0
Realizable Assets		0	0	Reserves	18.B	34,633	30,440
Assets Received in Payment and Awarded		0	0	Retained Earnings		37,059	-646
SHARES		0	0	Net Income for the Year		32,750	41,937
Branch companies		0	0	Adjustment to Equity	18.C	21,723	14,020
Affiliated and shares in joint ventures		0	0	TOTAL SHAREHOLDER'S EQUITY		3,511,927	3,471,513
Others		0	0				
PROPERTY, FURNITURE AND EQUIPMENT (NET)	10	621	620				
INTANGIBLE ASSET DIFFERENT THAT THE CAPITAL GAIN	11	7,779	7,545				
CAPITAL GAIN		0	0				
CURRENT INCOME TAXES	16.(a)	20,412	43,490				
DEFERRED INCOME TAXES	17	17,448	11,186				
NONCURRENTASSETS KEPT FOR SALE		0	0				
OTHER ASSETS	12	5,303	1,939				
TOTAL ASSETS		11,148,669	11,022,352	TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY		11,148,669	11,022,352
MEMORANDA CONTINGENTS		3,223,439	3,726,102				
MEMORANDA ACCOUNTS		5,334,078	4,722,156				
CONTRA CREDIT ACCOUNT		4,260,155	3,591,782				
TRUST, COMMISSIONS OF MEMORANDA TRUSTEE AND CONTRA CREDIT ACCOUNT OF TRUST		78,212	88,425				

Note: The Financial Statements weren't translated by Langrow, because they preserved the same format than other periods.

Fondo MIVIENDA S.A.
Statement of Income
For the periods ended march 31, 2022 and 2021
(Stated in thousands of Nuevos soles)

	Notes	For the specific quarter from January 1 to march 31, 2022	For the specific quarter from January 1 to march 31, 2021	For the period specific from January to march 31, 2022	For the period specific from January to march 31, 2021
INTERESTS INCOME					
Available		10,253	562	10,253	562
Interbank funds		0	0	0	0
Investments at fair value with changes in results		0	0	0	0
Available-for-sale investments		236	112	236	112
Held-to-maturity investments		2,689	2,667	2,689	2,667
Direct Loans Portfolio		1,801	1,165	1,801	1,165
Income from hedging transactions		0	0	0	0
Accounts receivables		129,919	114,127	129,919	114,127
Other financial income		20	18	20	18
TOTAL INTEREST INCOME	21	144,918	118,651	144,918	118,651
INTEREST EXPENSES					
Obligations with the public		0	0	0	0
Interbank funds		0	0	0	0
Deposits of companies from the financial system and international financial organizations		0	0	0	0
Dues and Financial obligations		-67,616	-60,530	-67,616	-60,926
Dues and obligations with Banco Central de Reserva del Perú		0	0	0	0
Dues and obligations of the country's financial system		-6,015	198	-6,015	-198
Dues and obligations with foreign financial institutions and international financial bodies		-1,720	-2,064	-1,720	-2,064
Other dues and obligations of the country and abroad		0	0	0	0
Commissions and other charges of dues and financial obligations		-268	0	-268	0
Securities and outstanding liabilities		-59,613	-58,664	-59,613	-58,864
Interests of accounts payable		0	0	0	0
Income from hedging transactions		0	0	0	0
Other financial expenses		-9,500	-9,372	-9,500	-9,372
TOTAL INTEREST EXPENSES	21	-77,116	-69,902	-77,116	-70,298
GROSS FINANCIAL MARGIN		67,802	48,749	67,802	48,353
(-) Provisions for direct loans		338	1,019	338	1,019
GROSS FINANCIAL MARGIN		68,140	49,768	68,140	49,372
FINANCIAL SERVICE REVENUES					
Indirect loans income	22	839	1,299	839	1,299
Trusts and trust commissions income		56	169	56	169
Income from issuing electronic money		0	0	0	0
Miscellaneous income		783	1,130	783	1,130
FINANCIAL SERVICE REVENUES	22	1,688	2,608	1,688	2,608
FINANCIAL SERVICE EXPENSES					
Indirect loans expenses		0	0	0	0
Trust expenses and trust commissions		-35	-35	-35	-35
Premium for the deposits insurance fund		0	0	0	0
Miscellaneous Expenses		-516	-485	-516	-485
FINANCIAL SERVICE EXPENSES	22	-551	-520	-551	-520
NET FINANCIAL MARGIN OF FINANCIAL SERVICES REVENUES AND EXPENSES		68,428	50,547	68,428	50,151
FINANCIAL OPERATING INCOME					
Investments at fair value with changes in results		0	0	0	0
Investments in commodities		0	0	0	0
Available-for-sale investments		0	0	0	0
Trading derivative instruments	23	-1,526	-521	-1,526	-521
Income of hedging derivative instruments	23	-21,463	-22,483	-21,463	-22,483
Profits (losses) in shares		0	0	0	0
Profit-loss of exchange rate difference	23	1,599	1,015	1,599	1,015
Others	23	495	77	495	77
OPERATING MARGIN		47,533	28,635	47,533	28,239
ADMINISTRATIVE EXPENSES					
Personnel and board of directors expenses	24	-10,250	-7,114	-10,250	-7,114
Expenses due to services received from third parties	24	-4,577	-4,340	-4,577	-4,340
Taxes and contributions	24	-124	-76	-124	-76
DEPRECIATIONS AND AMORTIZATIONS NET		-378	-430	-378	-430
NET FINANCIAL MARGIN		32,204	16,675	32,204	16,279
VALUATION OF ASSETS AND PROVISIONS					
Provisions for indirect loans		0	0	0	0
Provisions for uncollectibility of account receivables		13,879	-23,581	13,879	-23,581
Provisions for realizable, received in payment, recovered, awarded and other assets		0	0	0	0
Provision for noncurrent assets kept for sale		0	0	0	0
Investment impairment		0	0	0	0
Impairment of property, furniture and equipment		0	0	0	0
Impairment of intangible assets		0	0	0	0
Provisions for litigation and claims		-341	-24	-341	-24
Other provisions		-66	-263	-66	-263
OPERATING INCOME		45,676	-7,193	45,676	-7,589
Other income and expenses	25	766	1,346	766	1,346
INCOME BEFORE INCOME TAX		46,442	-5,847	46,442	-6,243
INCOME TAX	16.(b)	-13,692	7,866	-13,692	7,866
NET INCOME		32,750	2,019	32,750	1,623
Basic incomes (loss) per share		0.010	0.000	0.010	0.000
Diluted incomes (loss) per share		0.010	0.000	0.010	0.000

Fondo MIVIVIENDA S.A.
Statement of the Comprehensive Income
For the periods ended march 31, 2022 and 2021
(Stated in thousands of Nuevos Soles)

Notes	For the specific quarter from January 1 to March 31, 2022	For the specific quarter from January 1 to March 31, 2021	For the period specific from January to March 31, 2022	For the period specific from January to March 31, 2021
Net income (Loss)	32,750	1,623	32,750	1,623
Other comprehensive income:				
Exchange difference due to transactions abroad	0	0	0	0
Gain (loss) of investments in equity instruments at fair value	0	0	0	0
Hedging of cash flow	11,170	63,673	11,170	63,673
Hedging of net investment of business abroad	0	0	0	0
Share in another comprehensive income of affiliates, associates and joint ventures	0	0	0	0
Revaluation surplus	0	0	0	0
Others	-301	328	-301	328
Another comprehensive income before taxes	10,869	64,001	10,869	64,001
Income tax related to components of another comprehensive income				
Exchange difference due to transactions abroad	0	0	0	0
Gain (loss) of investments in equity instruments at fair value	0	0	0	0
Hedging of cash flow	-3,295	-18,784	-3,295	-18,784
Hedging of net investment of business abroad	0	0	0	0
Share in another comprehensive income of affiliates, associates and joint ventures	0	0	0	0
Revaluation surplus	0	0	0	0
Others	129	129	129	-57
Sum of income taxes related to components of another comprehensive income	-3,166	-18,655	-3,166	-18,841
Other comprehensive Income:	7,703	45,346	7,703	45,160
Total comprehensive Income, net of the Income tax	40,453	46,969	40,453	46,783

Fondo MIVIVIENDA S.A.
Statement of Cash Flow
For the periods ended march, 2022 and 2021
(Stated in thousands of Nuevos Soles)

	Note	As of march 31, 2022	As of march 31, 2021
CASH FLOW FROM OPERATING ACTIVITIES			
NET INCOME		32,750	1,623
ADJUSTMENTS			
Depreciation and amortization		378	429
Provisions		7,396	19,542
Impairment		0	0
Other adjustments		207,348	-438,341
NET CHANGES IN ASSETS AND LIABILITIES			
(Net increase) decrease in assets			
Loans		2,700	1,320
Investments at fair value through profit and loss		0	0
Available-for-sale investments		4,645	-24,098
Accounts receivables and others		-180,652	-176,711
Net increase (decrease) in liabilities			
Financial liabilities, non-subordinated liabilities		-161,945	446,394
Accounts receivables and others		291,062	371,676
Cash flow and equivalent to cash after adjustments and net change in assets and liabilities		203,682	201,834
Cash collected (paid) from income taxes		0	-5,506
NET CASH FLOW FROM OPERATING ACTIVITIES		203,682	196,328
CASH FLOW FROM INVESTMENT ACTIVITIES			
Cash from the sale of shares		0	0
Cash paid to purchase shares		0	0
Sale proceeds from intangibles and property, furniture and equipment		0	0
Acquisition of intangibles and property, furniture and equipment		-612	-506
Sale proceeds from held-to-maturity investments		16,496	0
Adquisition of held-to-maturity investments		0	-3,965
Other inflows related to investment activities		0	0
Other outflows related to investment activities		0	50,000
NET CASH FLOW FROM INVESTMENT ACTIVITIES		15,884	45,529
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from issuing subordinated financing liabilities		0	0
Outflow from recovery subordinated financial liabilities		0	0
Proceeds from issuing stock		0	0
Dividends paid to shareholders		0	0
Other inflows related to financing activities		0	0
Other outflows related to financing activities		0	0
NET CASH FLOW FINANCING ACTIVITIES		0	0
Net increase (decrease) in cash and cash equivalent before changes on the exchange rate		219,566	241,857
Effects of the changes on the cash and cash equivalent exchange rate		-1,856	0
Net increase (decrease) of cash and cash equivalent)		217,710	241,857
Cash and cash equivalent at the beginning of the period		1,181,754	1,288,223
Cash and cash equivalent at the end of the period		1,399,464	1,530,080

Fondo MIVIVIENDA S.A.
Statement of Changes in Net Equity
For the periods ended March 31, 2022 and 2021
(Stated in thousands of Nuevos Soles)

	Capital shares	Additional capital	Own Shares in the Portfolio	Legal reserves	Voluntary reserves	Retained Earnings	Net Income	Adjustments to Equity							Total Net Equity	
								Exchange differences in Translation of Foreign Operations	Gain (Losses) of Investment in Equity Instruments at fair value	Cash flow hedging	Hedging of net investment of foreign business	Participation in another Comprehensive Income of Affiliates, Associates and joint Ventures	Revaluation Surplus	Other adjustments		Total adjustments to equity
Balance as of January 1, 2021	3,382,587	0	0	30,087	0	3,526	0	0	0	-107,766	0	0	0	-6,204	-113,970	3,302,230
1. Adjustments due to changes in the accounting policies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Adjustments due to correction of errors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Initial balance after adjustments	3,382,587	0	0	30,087	0	3,526	0	0	0	-107,766	0	0	0	-6,204	-113,970	3,302,230
4. Changes in the Equity:																
5. Comprehensive Income:																
6. Income							1,623									1,623
7. Other Comprehensive Income:									44,889	0	0	0	0	270	45,159	45,159
8. Total Comprehensive Income:							1,623		44,889	0	0	0	0	270	45,159	46,782
9. Changes in the net Equity (not included in comprehensive Income)																
10. Transference of the Income to retained Earnings				0	0	0	0									0
11. Declared cash dividends							0									0
12. Issuance of Capital stock (different than business combination)	0	0	0	0	0	0	0									0
13. Reduction of Capital (different than business combination)	0	0	0	0	0	0	0									0
14. Increase (decrease) of Business Combination	0	0	0	0	0	0	0									0
15. Increase (decrease) due to trades of treasury stock	0	0	0	0	0	0	0									0
16. Increase (decrease) due to Transference and Other Changes	0	0	0	353	0	-390										-37
Total changes in equity	0	0	0	353	0	-390	1,623	0	44,889	0	0	0	0	270	45,159	46,745
Balance as of March 31, 2021	3,382,587	0	0	30,440	0	3,136	1,623	0	-62,877	0	0	0	0	-5,934	-68,811	3,348,975
Balance as of January 01, 2022	3,385,762	0	0	30,440	0	41,291	0	0	19,573	0	0	0	0	-5,554	14,019	3,471,512
1. Adjustments due to changes in the accounting policies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. Adjustments due to correction of errors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. Initial balance after adjustments	3,385,762	0	0	30,440	0	41,291	0	0	19,573	0	0	0	0	-5,554	14,019	3,471,512
4. Changes in the Equity:																
5. Comprehensive Income:																
6. Income							32,750									32,750
7. Other Comprehensive Income									7,875	0	0	0	0	-171	7,704	7,704
8. Total Comprehensive Income:							32,750		7,875	0	0	0	0	-171	7,704	40,454
9. Changes in the net Equity (not included in Comprehensive Income)																
10. Transference of the Income to retained Earnings				0	0	0	0									0
11. Declared cash dividends							0									0
12. Issuance of Capital stock (different than business combination)	0	0	0	0	0	0	0									0
13. Reduction of Capital (different than business combination)	0	0	0	0	0	0	0									0
14. Increase (decrease) of Business Combination	0	0	0	0	0	0	0									0
15. Increase (decrease) due to trades of treasury stock	0	0	0	0	0	0	0									0
16. Increase (decrease) due to Transference and Other Changes	0	0	0	4,193	0	-4,232										-39
Total changes in equity	0	0	0	4,193	0	-4,232	32,750	0	7,875	0	0	0	0	-171	7,704	40,415
Balance as of March 31, 2022	3,385,762	0	0	34,633	0	37,059	32,750	0	27,448	0	0	0	0	-5,725	21,723	3,511,927