Company name: InvesCore

Registration number: 6060854 "INVESCORE NBFI" JSC Consolidated Financial Statement

/thousand MNT/

			/thousand MNT/
Nº	Indicators	Initial balance	Ending balance
	ASSETS		
	CURRENT ASSETS		
1	Cash assets	50,043,132.0	34,364,053.5
1.1	Cash	27,731.0	23,270.8
1.2	Cash account at bank and financial	26,957,150.0	30,751,755.5
	institutions		
1.3	Cash deposit at bank and financial institutions	23,058,251.0	3,589,027.2
2	Short term investments /net/	6,922,715.0	8,856,943.2
2.1	Treasury bills	0.0	0.0
2.2	Trade securities	4,442,986.0	4,703,026.3
2.3	Short term investment securities	0.0	0.0
2.4	Credit allowance for investment securities	0.0	21,410.5
2.5	Stocks	2,479,729.0	4,175,327.4
3	Loans /net/	282,331,253.8	344,510,048.9
3.1	Total loans	282,556,026.0	352,625,300.5
3.1.1	Performing loans	262,777,104.2	328,718,826.0
3.1.2	Past due loans	7,629,012.7	8,462,489.0
3.1.3	Non performing loan	12,149,909.1	15,443,985.5
3.1.3.1	Substandard	12,149,909.1	6,218,423.1
3.1.3.2	Doubtful debts		6,326,205.4
3.1.3.3	Bad debt		2,899,357.0
3.1.4	(Provision for loan loss)	(8,179,303.00)	8,115,251.60
3.1.4	Finance lease settlement receivables	(0,179,303.00)	0,113,231.00
4	/net/	0.0	0.0
	Total finance lease settlement		
4.1	receivables /in tugrik/	0.0	0.0
	Performing finance lease settlement		
4.1.1	receivables	0.0	0.0
	Past due finance lease settlement		
4.1.2	receivables	0.0	0.0
	Non- Performing finance lease		
4.1.3	settlement receivables	0.0	0.0
4404	Substandard finance lease settlement	2.2	0.0
4.1.3.1	receivables	0.0	0.0
4.1.3.2	Doubtful finance lease settlement	0.0	0.0
4.1.5.2	receivables	0.0	0.0
4.1.3.3	Bad finance lease settlement	0.0	0.0
4.1.5.5	receivables	0.0	0.0
4.2	Total finance lease settlement	0.0	0.0
7.2	receivables /in currency/	0.0	0.0
4.2.1	Performing finance lease settlement	0.0	0.0
	receivables		
4.2.2	Past due finance lease settlement	0.0	0.0
	receivables		
4.2.3	Non- Performing finance lease	0.0	0.0
	settlement receivables		
4.2.3.1	Substandard finance lease settlement	0.0	0.0
	receivables		

	Doubtful finance lease settlement		
4.2.3.2	receivables	0.0	0.0
	Bad finance lease settlement		
4.2.3.3	receivables	0.0	0.0
4.2.4	Provision for finance lease loss	0.0	0.0
5	Factoring settlement receivable /net/	0.0	0.0
5.1	Total factoring receivables /in tugrik/	0.0	0.0
5.1.1	Performing factoring receivable	0.0	0.0
5.1.2	Past due factoring receivable	0.0	0.0
5.1.3	Non performing factoring receivable	0.0	0.0
5.1.3.1	Substandard factoring receivable	0.0	0.0
5.1.3.1	Doubtful factoring receivable	0.0	0.0
5.1.3.2	Bad factoring receivable	0.0	
5.1.3.3	Total factoring receivables /in currency/		0.0
5.2.1	Performing factoring receivable	0.0	
	Past due factoring receivable	0.0	0.0
5.2.2	ū	0.0	0.0
5.2.3	Non performing factoring receivable	0.0	0.0
5.2.3.1	Substandard factoring receivable	0.0	0.0
	Doubtful factoring receivable	0.0	0.0
5.2.3.3	Bad factoring receivable	0.0	0.0
5.3	Provision for factoring loss	0.0	0.0
6 7	Financial derivative receivables	0.0	0.0
	Other receivables	2,030,566.0	11,746,641.5
7.1	Other receivables	2,030,566.0	3,125,899.2
7.2	(allowance for doubtful accounts)	0.0	883,817.5
7.3	Accrued interest receivable	7,954,531.0	7,797,614.8
7.3.1	Accrued interest receivable on loan	7,954,531.0	7,701,674.1
7.3.2	Accrued interest receivable on finance lea	0.0	0.0
7.3.3	Accrued interest receivable on securities	0.0	95,940.7
7.3.4	Accrued factoring interest receivable	0.0	0.0
7.4	Interbranch settlements	2 22 22 2	1,706,945.0
8	Other assets	9,627,907.9	4,414,701.6
8.1	Prepaid expense	7,140,045.5	3,432,557.8
8.2	Repossessed collaterals	1,302,370.0	2,175,355.0
8.2.1	Performing repossessed collaterals	561,450.0	153,928.1
8.2.2	Past due repossessed collaterals	0.0	0.0
	Non performing repossessed collaterals	740,920.0	2,021,426.9
8.2.3.1	Substandard repossessed collaterals	0.0	0.0
8.2.3.2	Doubtful repossessed collaterals	0.0	0.0
8.2.3.3	Bad repossessed collaterals	740,920.0	2,021,426.9
8.3	Allowance for repossessed collaterals	-740,920.0	1,861,426.9
8.4	Inventory, valuables	163,043.7	233,819.9
8.5	Others	5,924,177.5	434,395.6
9	Total current assets	352,586,723.5	403,892,388.7
	NON-CURRENT ASSETS		
10	Property, plant and equipment	2,105,539.5	9,437,415.3
10.1	Building	18,492.0	4,182,733.0
10.2	accumulated depreciation (building)	-3,344.0	3,710.0
	Inventory	979,893.0	5,159,993.2
10.4	accumulated depreciation (inventory)	-279,566.6	1,443,315.6
10.5	Equipment	2,177,887.3	2,716,317.0
10.6	accumulated depreciation (equipment)	-1,080,449.2	1,467,229.1
10.7	Construction in process	0.0	0.0
10.8	Goodwill	292,627.0	292,626.9
11	Intangible assets	3,818,638.0	3,896,517.4
		3,010,000.0	0,000,017.4

11.1	Intangible assets	4,588,113.0	4,862,349.0
11.2	accumulated depreciation (intangible	-769,475.0	965,831.6
	assets)	·	•
12	Total non-current assets	5,924,177.5	13,333,932.7
13	Total assets	358,510,901.0	417,226,321.4
	LIABILITIES		0.0
14	Current liabilities	64,215,485.0	65,574,800.0
14.1	Short term loans from bank and other	20,044,971.0	21,350,000.0
17.1	financial institutions	20,044,57 1.0	21,000,000.0
14.2	Default on short term loans from bank	0.0	0.0
	and other financial institutions		
14.3	Bill debts payables	44,170,514.0	44,224,800.0
14.4	Financial derivative payables	0.0	0.0
14.5	Short term project loan fund	0.0	0.0
15	Others	85,440,869.0	91,431,260.0
15.1	Trustee service payable	85,440,869.0	90,025,478.9
15.2	Factoring payables	0.0	0.0
15.3	Cash remittance payable		1,405,781.1
15.4	Loan guarantee fund	0.0	0.0
15.5	Card service related payables	0.0	0.0
16	Other liabilities	36,467,240.2	51,949,134.4
16.1	Accrued interest payables	279,434.0	6,369,388.5
16.1.1	Accrued interest payables on loan	279,434.0	709,554.3
16.1.2	Accrued interest payables on securities	0.0	1,067,571.8
16.1.3	Accrued interest payables on others	0.0	4,592,262.4
16.2	Other payables	36,187,806.2	45,579,746.0
16.2.1	Interbranch settlements payables		4,384,897.0
16.2.2	Dividend payables	0.0	0.0
16.2.3	Salary payables	168,724.0	155,703.3
16.2.4	Health and social insurance payables		46,510.2
16.2.5	Individual income tax payables	38,913.0	851,161.0
16.2.6	Entity income tax payables	1,348,182.0	2,476,078.0
16.2.7	Others	34,631,987.2	37,665,396.5
17	Total current liabilities	186,123,594.2	208,955,194.5
	LONG TERM LIABILITIES		0.0
	Long term loans from bank and other		
18.1	financial organizations	49,133,965.8	70,703,418.1
	Default on long term loans from bank		
18.2	and other financial organizations	0.0	708,332.4
18.3	Long term project loan fund	0.0	0.0
18	Total long term liabilities	49,133,965.8	71,411,750.5
19	Total liabilities	235,257,560.0	280,366,945.0
	EQUITY		0.0
20.1	Common stock	17,193,951.0	17,193,951.8
20.2	Preferred stock	0.0	0.0
20.3	Treasury stock	0.0	0.0
20	Total contributed capital	17,193,951.0	17,193,951.8
21		405 707 004 0	119,665,424.6
	Other equities	105,797,001.0	
21.1	Additional paid in capital	29,820,733.0	29,820,733.3
21.1 21.2 21.3			

21.4	Secondary payables /longer than 5 years/	5,000,000.0	5,000,000.0
21.5	Retained earnings/loss/	70,615,756.0	84,557,433.4
21.5.1	Profit for the year /loss/	33,625,564.0	17,648,760.4
21.5.2	Profit for prior /loss/	36,990,192.0	66,908,673.0
21.6	Reserves	-16,638.0	-16,638.0
21.7	Social development fund	0.0	0.0
22	Total equity	123,253,342.0	136,859,376.4
23	TOTAL LIABILITIES AND EQUITY	358,510,901.0	417,226,321.4

Company name: InvesCore

Registration number: 6060854 "INVESCORE NBFI JSC" Consolidated Income Statement

/thousand MNT/

	/thousand MNT/		
Nº	Indicators	Initial balance	Ending balance
1	Interest income	94,296,073.2	57,045,053.7
1.1	Performing loan interest income	81,051,602.2	52,167,455.1
1.2	Past due loan interest income	0.0	7,850,706.7
1.3	Treasury bill interest income	0.0	336,273.0
1.4	Performin finance lease ineterest	0.0	
	income		0.0
1.5	Past due finance lease interest income	0.0	0.0
1.6	Performing factoring service interest	0.0	
	income		0.0
1.7	Past due factoring service interest	0.0	0.0
	income		0.0
1.8	Interest income on bank accounts	0.0	31,383.7
1.9	Interest income from deposit at banks	0.0	515,211.9
1.10	Reversal of interest income	0.0	-3,855,976.7
2	Interest expense	25,329,081.0	18,766,120.4
2.1	Interest expense from bank loan	8,555,870.8	1,400,341.5
2.2	Interest expense from other financial	635,467.0	2 000 507 4
0.0	institutions		3,028,567.1
2.3	Interest expense from project loan fund	0.0	4 400 400 0
2.4	Interest expense from bill debts	4,819,780.0	4,160,480.0
2.5	Interest expense from trustee	11,317,963.0	10,992,280.2 -815,548.4
2.6	Reversal of interest expense	0.0	38,278,933.3
3	Net interest income	68,966,992.2 13,127,779.9	1,593,637.9
4.1	Non-interest income		0.0
4.1.1	Trading net income	0.0 0.0	0.0
4.1.1	Income from foreign currency trading Income from securities trading	0.0	0.0
4.1.2	Adjustment income from rate and	0.0	0.0
4.2	valuation	0.0	1,334.8
	Adjustment income from foreign	0.0	1,334.0
4.2.1	currency rate		1,334.8
4.2.2	Income from securities trading	0.0	0.0
4.2.2	Financial service fee	13,127,779.9	1,592,303.1
4.3.1	Finance lease income	0.0	0.0
4.3.2	Trustee service income	0.0	0.0
4.3.3	Wire transfer income	0.0	0.0
4.3.4	Card service income	0.0	0.0
	Income from financial advice and		0.0
4.3.5	information service	0.0	0.0
	Income from service fee and		
4.3.6	commission	13,063,291.1	1,573,957.4
4.3.7	Other services	64,488.9	18,345.8
5	Non-interest expense	35,276,397.2	13,780,995.2
	Adjustment income from trading and	22,210,00112	, ::,:3
5.1	rate	40,201.4	247,915.8
5.1.1	Loss on foreign currnecy trade	0.0	0.0
5.1.2	Loss on securities trading	0.0	0.0
	Adjustment expense from foreign		0.0
5.1.3	currency rate	40,201.4	247,915.8
			,5 .5.0

	Adjustment expense from securities		
5.1.4	valuation	0.0	0.0
5.2	Employee related expenses	9,397,846.9	6,149,430.5
5.2.1	Basic and additional salary	5,985,071.0	3,932,441.6
5.2.2	Bonus and incentives	1,491,245.7	1,048,164.6
5.2.3	Reimbursement expense	165,377.0	91,856.8
5.2.4	Employee benefit	56,040.1	36,189.4
5.2.5	Contracted employee wages	115,738.5	52,237.0
	Social Security and Health Insurance	1.10,1.00.0	
5.2.6	expense	1,066,040.5	650,094.6
5.2.7	Business trip	355,154.8	265,683.5
5.2.8	Training expense	98,433.2	26,329.3
5.2.9			46,433.6
5.3	Other expenses	64,746.1 25,838,348.8	7,383,648.9
	Expenses related to collect debts due to	23,030,340.0	7,000,04010
5.3.1	securities	0.0	0.0
F 2 2	Expenses related to collect debts due to	40,600.7	
5.3.2	loans	40,600.7	23,394.3
F 2 2	Expenses related to finance lease	0.0	
5.3.3	services	0.0	0.0
5.3.4	Expenses related to factoring service	0.0	0.0
5.3.5	Expensess related to trustee service	15,130,344.0	0.0
F 2 C	Audit payment and other professional		
5.3.6	advice	1,267,173.1	322,424.9
5.3.7	Insurance	394,689.7	79,631.3
5.3.8	Lease	336,241.8	199,364.6
5.3.9	Utility expense /electricity, water, heat/	106,332.2	81,912.1
5.3.10	Depreciation of PPE	1,993,617.5	1,641,786.1
5.3.11	Security expense	1,549.7	34,080.6
5.3.12	Communication and internet expense	549,403.5	300,169.0
5.3.13	Fuel and transportation expense	26,312.4	22,274.0
5.3.14	Spare parts and maintenance expense	54,728.4	20,793.0
5.3.15	Regulatory service fee expense	17,728.0	31,624.2
5.3.16	Labour safety and fire safety expense	201,984.1	72,587.8
5.3.17	Magazine expense	1,223.4	1,079.8
5.3.18	Automation expense	1,835,506.9	1,424,460.8
5.3.19	Dividend expense	0.0	0.0
5.3.20	Advertisemnet and marketing expense	1,596,638.6	1,053,172.5
5.3.21	Stationary expense	172,812.9	50,523.3
5.3.22	Sanitary expense	56,046.9	32,319.2
5.3.23	Real estate tax expense	0.0	0.0
5.3.24	Training and research expense	8,360.2	0.0
5.3.25	Other expenses	2,047,054.6	1,992,051.4
6	Net non-interest income/expense	-22,148,617.2	-12,187,357.4
7	Operating income/loss before	47 242 490 0	26 004 575 0
7	provision of contingent expense	47,242,480.0	26,091,575.9
8	Contingent risk expense	5,434,795.1	5,265,796.9
8.1	Credit loss expense on securities	0.0	0.0
8.2 Credit loss expense on loan		4,654,128.5	3,883,365.5
8.3 Credit loss on finace lease		0.0	0.0
8.4	Credit loss on factoring services	0.0	0.0
8.5	Allowance for doubtful debts	384,152.4	456,749.2
8.6	Credit loss on repossessed collaterals	396,514.2	925,682.3
9	Gain or loss from main activity	41,807,684.9	20,825,778.9

10	Income from non-operating activity	1,421,551.2	988,126.2
10.1	Undue loss	0.0	
10.2	Income from disposal of assets	32,360.2	12,541.8
10.3	Dividend income	0.0	865,505.6
10.4	Charity	0.0	
10.5	Payment outside the balance	3,322.3	16,588.5
10.6	Others	1,385,868.7	93,490.3
11	Expense from non-operating activity	659,068.5	345,079.0
11.1	Guest expense	159,781.0 5,070.0	68,793.3
11.2	Penalty expense		0.0
11.3	Loss on asset write off	26,975.4	3,247.0
11.4	Celebration	261,319.6	240,758.5
11.5	Other expenses	205,922.4	32,280.2
12	Gain or loss from ordinary activities	42,583,636.3	21,468,826.1
13	Income on non-ordinary activities	0.0	0.0
14	Expense on non-ordinary activities	0.0	0.0
15	Gain or loss before tax	42,583,636.3	21,468,826.1
16	Income tax expense	8,958,070.3	3,820,065.8
17	NET PROFIT	33,625,566.0	17,648,760.4

Company name: InvesCore Registration number: 6060854

"INVESCORE NBFI" JSC Consolidated Statement of Changes in Equity

/thousand MNT/

Nº	Indicators	Share capital	Paid in capital	Other components of equity	Non-controllig interest	Retained earnings	Total
10	At December 31, 2021	16,282,237.0	15,377,738.0	4,834,415.0	137,655.0	38,884,718.0	75,516,763.0
1	Adjustments due to changes in accounting policies	0.0	0.0	0.0	0.0	18,758.0	18,754.0
2	Restated balance	16,282,237.0	15,377,738.0	4,834,415.0	137,655.0	38,903,476.0	75,535,517.0
3	Increase/decrease in revaluation reserves of assets	0.0	0.0	0.0	0.0	0.0	0.0
4	Increase/decrease in revaluation reserves of investment	911,715.0	14,442,995.0	0.0	0.0	0.0	15,354,706.0
5	Difference of foreign currency conversion	0.0	0.0	0.0	0.0	0.0	0.0
6	Unrealised gain/loss	0.0	0.0	0.0	0.0	0.0	0.0
7	Net profit for the year	0.0	0.0	547,386.0	119,800.0	33,505,766.0	34,172,948.0
8	Dividends	0.0	0.0	0.0	0.0	-1,793,198.0	-1,793,202.0
9	Increase in share capital	0.0	0.0	0.0	0.0	0.0	0.0
10	At December 31, 2022	17,193,952.0	29,820,733.0	5,381,801.0	257,455.0	70,616,044.0	123,253,341.0
1	Adjustments due to changes in accounting policies	0.0	0.0	0.0		0.0	0.0
2	Restated balance	17,193,952.0	29,820,733.0	5,381,801.0	257,455.0	70,616,038.0	123,253,341.0
3	Increase/decrease in revaluation reserves of assets	0.0	0.0	0.0	0.0	0.0	0.0
4	Increase/decrease in revaluation reserves of investment	0.0	0.0	-77,905.1	-257,455.0	-108,239.5	-443,599.6
5	Difference of foreign currency conversion	0.0	0.0	0.0	0.0	0.0	0.0
6	Unrealised gain/loss	0.0	0.0	0.0	0.0	0.0	0.0
7	Net profit for the year	0.0	0.0	0.0	0.0	17,648,762.4	17,648,762.4
8	Dividends	0.0	0.0	0.0	0.0	-3,599,127.4	-3,599,127.4
9	Increase in share capital	0.0	0.0	0.0	0.0	0.0	0.0
10	At June 30, 2023	17,193,952.0	29,820,733.3	5,303,895.9	0.0	84,557,433.6	136,859,376.4

Company name: InvesCore Registration number: 6060854

"INVESCORE NBFI" JSC Consolidated Cash Flow Statement

/thousand MNT/

			/thousand MNT/	
Nº	Indicators	Initial balance	Ending balance	
1	Cash flows from operating activities			
1.1	Income from main activities	156,511,492.0	215,411,766.7	
1.1.1	Interest income on loan	74,033,175.0	215,382,342.4	
1.1.2	Interest income on securities	0.0	0.0	
1.1.3	Interest income on factoring	0.0	0.0	
1.1.4	Interest income on bank account	0.0	0.0	
1.1.5	Interest income on bank savings	0.0	0.0	
1.1.6	Income on finance lease	0.0	0.0	
1.1.7	Income on foreign currency trade	0.0	0.0	
1.1.8	Income on securities trading	0.0	0.0	
	Difference on foreign currency			
1.1.9	conversion	0.0	0.0	
1.1.10	Difference on revaluation of securities	0.0	0.0	
1.1.11	Income on trustee service	0.0	0.0	
1.1.12	Income on wire transfer	0.0	0.0	
1.1.13	Income on card service	0.0	0.0	
1.1.13	Income on financial advice and	0.0	0.0	
1.1.14	information service	0.0	0.0	
1.1.15	Income on finance lease	0.0	0.0	
		0.0	0.0	
1.1.16	Income on service fee, commission	0.0	2,000.0	
1.1.17	Reversal of interest income	0.0	0.0	
1.1.18	Other service income	82,478,317.0	27,424.4	
1.2	Expense from main activities	105,486,532.1	245,304,048.8	
1.2.1	Interest expense from bank and	19,436,294.0	19,296,345.2	
	financial organizations loans	, ,		
1.2.2	Interest expense from investment	0.0	0.0	
	project loan	0.0		
1.2.3	Interest expense on debt securities	3,840,090.3	4,160,480.0	
	issued			
1.2.4	Reversal of Interest expense	-2,805,258.1	-815,548.4	
1.2.5	Basic and additional salary	7,857,478.0	3,932,441.6	
1.2.6	Employee benefit and support	0.0	36,189.4	
1.2.0	compensation	0.0	30,109.4	
1.2.7	Social and health insurance expense	1,395,608.0	650,094.6	
1.2.8	Business trip and training expense	0.0	292,012.8	
1.2.9	Cash paid for utility	0.0	81,912.1	
4 0 40	Cash paid for fuel, communication,	4 407 040 0	0.40,000,0	
1.2.10	internet and spare parts	1,407,819.6	343,236.0	
1.2.11	Stationary and sanitary expense	229,687.4	82,842.5	
1.2.12	Tax and insurance payment	6,512,726.0	7,973,724.4	
1.2.13	Advertising and public relations payment	1,596,718.7	1,053,172.5	
1.2.14	Payment to collect debts due to securities	0.0	0.0	
1.2.15	Payment to collect debts due to loans	40,600.7	23,394.3	
1.2.10		40,000.7	23,394.3	
1.2.16	Payment to collect debts due to factoring service	0.0	0.0	
1.2.17	Payment for trustee and related services	22,129,344.0	10,992,280.2	

1.2.18	Payment for finance lease and related services	0.0	0.0
1.2.19	Payment for audit and professional advice service	1,266,173.0	322,424.9
1.2.20	Payment for regulatory service	18,728.0	31,624.2
1.2.21	Cash as dividends	1,591,771.9	2,560,552.8
1.2.22	Other payments for suppliers	13,548,427.5	70,239,953.5
1.2.23	Payments for other services	27,420,323.0	124,046,916.3
2	Cash flows from non operating activities	-530,916.8	-308,460.4
2.1	Income from non-operating activities	148,140.3	27,424.4
2.1.1	Proceeds from disposal of assets and property	0.0	0.0
2.1.2	Dividens received	0.0	0.0
2.1.3	Donation received	0.0	0.0
2.1.4	Others	148,140.3	27,424.4
2.2	Expense from non-operating activities	679,057.1	335,884.7
2.2.1	Expense of celebrations and guests	571,797.1	303,604.6
2.2.2	Penalties expense	5,070.0	0.0
2.2.3	Others	102,189.9	32,280.2
3	Net cash flow	25,404,381.0	-15,217,100.0
4.1	Beginning balance of cash and cash equivalents	24,638,751.0	49,581,153.4
4.2	Ending balance of cash and cash equivalents	50,043,132.0	34,364,053.4