



**KPMG SAS**  
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## **AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION**

Dear Shareholders  
Financiera de Desarrollo Territorial S.A. – FINDETER

### **Introduction**

I have reviewed the condensed interim financial information attached, as of March 31, 2022 of Financiera de Desarrollo Territorial S.A. Findeter, which includes:

- the condensed interim statement of financial position as at 31 March 2022;
- the condensed interim statement of profit or loss for the three-month period ended March 31, 2022;
- the condensed interim statement of other comprehensive income for the three-month period ended 31 March 2022;
- the condensed interim statement of changes in equity for the three-month period ending 31 March 2022;
- the condensed interim statement of cash flows for the three-month period ended March 31, 2022; and
- notes to interim financial information.

Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Information contained in the Accounting and Financial Reporting Standards accepted in Colombia. My responsibility is to express a conclusion on this condensed interim financial information, based on my review.

### **Scope of the Review**

I have carried out my review in accordance with International Standard of Review Works 2410 "Review of Interim Financial Information carried out by the Independent Auditor of the Entity", included in the Information Assurance Standards accepted in Colombia. A review of interim financial information consists of making inquiries, primarily with the individuals responsible for financial and accounting matters, and the application of analytical and other review procedures. The scope of a review is substantially less than that of an audit conducted in accordance with International Standards on Auditing accepted in Colombia and, therefore, does not allow me to obtain assurance that I have become aware of all the matters

significant factors that one could have identified in an audit. Therefore, I do not express an audit opinion.

### Conclusion

Based on my review, nothing has caught my attention that makes me assume that the condensed interim financial information as of March 31, 2022 that is attached has not been prepared, in all material respects, in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Information contained in the Accounting and Financial Reporting Standards accepted in Colombia.

JORGE  
PEÑALOZA  
PORRAS

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Jorge Enrique Peñaloza  
Porras Tax Auditor of  
Financiera de Desarrollo Territorial S.A. –  
FINDETER  
T.P. 43402 - T  
Member of KPMG S.A.S.

MAY 13, 2022



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## **TAX AUDITOR 'S REPORT ON THE eXTENSIBLE BUSINESS REPORTING LANGUAGE (XBRL)**

Dear Shareholders  
Financiera de Desarrollo Territorial S.A. – FINDETER

### **Introduction**

I have reviewed the report in eXtensible Business Reporting Language (XBRL) as of March 31, 2022 of Financiera de Desarrollo Territorial S.A. Findeter (the Financial), which incorporates the interim financial information, which includes:

- the condensed interim statement of financial position as at 31 March 2022;
- the condensed interim statement of profit or loss for the three-month period ended March 31, 2022;
- the statement of other comprehensive income for the three-month period ended 31 March 2022;
- the statement of changes in equity for the three-month period ending 31 March 2022;
- the cash flow statement for the three-month period ended March 31, 2022; and
- the notes to the report.

The administration is responsible for the preparation and presentation of this report in the eXtensible Business Reporting Language (XBRL) that incorporates the intermediate financial information in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Information contained in the Accounting and Financial Reporting Standards accepted in Colombia, and for the presentation of the report in the eXtensible Business Reporting Language (XBRL) according to instructions from the Financial Superintendency of Colombia. My responsibility is to express a conclusion on the eXtensible Business Reporting Language (XBRL) report incorporating the interim financial information, based on my review.

### **Scope of the Review**


I have carried out my review in accordance with International Standard of Review Works 2410 "Review of Interim Financial Information carried out by the Independent Auditor of the Entity", included in the Information Assurance Standards accepted in Colombia. A review of interim financial information consists of making inquiries, primarily with the individuals responsible for financial and accounting matters, and the application of analytical and other review procedures. The scope of a review is substantially less than that of an audit carried out in

accordance with International Standards on Auditing accepted in Colombia and, consequently, does not allow me to obtain assurance that I have become aware of all the significant matters that I could have identified in an audit. Therefore, I do not express an audit opinion.

### Conclusion

Based on my review, nothing has caught my attention that makes me assume that the report in eXtensible Business Reporting Language (XBRL), which incorporates the interim financial information of the Financial as of March 31, 2022, has not been prepared, in all aspects of material importance, in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Information contained in the Accounting and Financial Reporting Standards accepted in Colombia and instructions of the Financial Superintendency of Colombia.

JORGE  
ENRIQUE  
PEÑALOZ  
A PORRAS



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Jorge Enrique Peñaloza  
Porrás Tax Auditor of  
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MAY 13, 2022

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER**  
**Condensed Interim Statements of Financial Position**  
**as of March 31, 2022**  
**(Figures expressed in thousands of pesos)**

Financial Situation Statement	Note	March 31, 2022	December 31, 2021
<b>Assets</b>			
Cash and cash equivalents	10	\$ 847,785,270	1,113,487,756
Investment financial assets and derivatives	11	448,252,737	488,628,387
Credit Portfolio and finance lease transactions, net	12	10,129,911,573	9,573,929,584
Trade accounts receivable and other accounts receivable, net	13	100,660,818	71,007,001
Property and equipment, net	15	27,059,856	27,162,095
Assets from rights of use, net	16	859,629	750,168
Investment properties		924,955	924,955
Intangible assets, net	17	1,952,756	2,234,388
Deferred tax assets, net	14	142,820,609	135,268,977
Other assets, net	18	2,375,073	3,257,334
<b>Total Assets</b>		<b>\$ 11,702,603,276</b>	<b>11,416,650,645</b>
<b>Shareholder's Equity and Liabilities</b>			
<b>Liabilities</b>			
Derivative financial instruments measured at fair value	19	\$ 80,534,812	2,505,503
Current income tax, net	13	46,876,430	44,617,401
Term Deposit certificates	20	6,530,175,929	6,192,074,338
Outstanding investment securities		1,595,452,062	1,575,884,381
Financial Obligations	21	2,061,694,754	2,230,638,160
Lease liability	16	878,610	765,717
Employee benefits		13,117,183	7,318,985
Financial guarantees	22	39,027,722	39,346,819
Provisions	23	2,230,999	2,133,068
Trade accounts payable and other accounts payable		15,073,164	18,449,644
<b>Total liabilities</b>		<b>\$ 10,385,061,665</b>	<b>10,113,734,016</b>
<b>Shareholders' equity</b>			
Subscribed and paid-up capital	24	1,084,671,848	1,084,671,848
Reserves		95,475,810	95,475,810
First-time adoption income statements		52,075,778	52,075,778
Other comprehensive results	25	(10,862,364)	(6,485,686)
Accumulated Profit		77,178,879	-
Earnings of the Period		19,001,660	77,178,879
<b>Shareholders' equity</b>		<b>\$ 1,317,541,611</b>	<b>1,302,916,629</b>
<b>Total equity and liabilities</b>		<b>\$ 11,702,603,276</b>	<b>11,416,650,645</b>

See the notes that are an integral part of the interim financial statements condensed

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INGRID CATALINA GIRALDO CARDONA (\*)  
Legal Representative

HOLLMAN JAVIER PUERTO BARRERA  
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HOLLMAN JAVIER PUERTO BARRERA(\*)  
Accountant

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JORGE ENRIQUE PEÑALOZA PORRAS  
Statutory Auditor  
T.P. 43402 - T Member of KPMG S.A.S.  
(See my report of 13 May 2022)

(\*) The undersigned Legal Representative and Public Accountant certify that we have previously verified the statements contained in these condensed intermediate Financial Statements and that they have been faithfully taken from the accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER**  
**Condensed consolidated interim income statement**  
**for the three-month periods ended March 31, 2022 and 2021**  
**(Figures expressed in thousands of pesos)**

	Note	For the three-month periods that ended	
		<u>on March 31, 2022</u>	<u>on March 31, 2021</u>
<b>Ordinary net operating income</b>			
Interest from credit portfolio	26	\$ 176,165,301	121,366,809
Profit (loss) from valuation of investments at fair value, net	27	13,041,383	(605,874)
Interest on investments at amortized cost, net	27	912,271	393,061
(Loss) profit from valuation of derivatives, net	28	(136,997,148)	115,746,118
<b>Operating Expenses</b>			
Interest term deposit certificates	29.1	(76,983,862)	(52,080,204)
Interest on investment securities outstanding	29.2	(31,590,718)	(25,710,777)
Interest from financial obligations	30	(9,389,643)	(10,274,412)
Profit (loss) from exchange difference, net	31	<u>115,549,514</u>	<u>(124,503,869)</u>
<b>Financial Margin, net</b>		<b>\$ <u>50,707,098</u></b>	<b><u>24,330,852</u></b>
Recovery and impairment for credit financial assets and accounts receivable, net	12	6,004,982	(1,089,578)
Impairment and recovery of other accounts receivable		<u>(879,671)</u>	<u>279,967</u>
<b>Financial margin, after impairment, net</b>		<b>\$ <u>55,832,409</u></b>	<b><u>23,521,241</u></b>
<b>Income and expenses from commissions and other services</b>			
Income from technical assistance	32	16,969,877	20,070,367
Income from commissions and other services	32	1,332,717	2,354,636
Expenses for commissions and other services		<u>(1,218,126)</u>	<u>(2,817,830)</u>
<b>Income and expenses from commissions and other services, net</b>		<b>\$ <u>17,084,468</u></b>	<b><u>19,607,173</u></b>
<b>Other income and expenses</b>			
Other Income	33	7,742,832	10,707,775
Other Expenses	33	<u>(54,563,041)</u>	<u>(43,914,834)</u>
<b>Other income, net</b>		<b>\$ <u>(46,820,210)</u></b>	<b><u>(33,207,059)</u></b>
<b>Profit before income tax</b>		<b>\$ <u>26,096,667</u></b>	<b><u>9,921,355</u></b>
Expenses from income taxes		<u>(7,095,007)</u>	<u>(6,987,943)</u>
<b>Profit/loss for the period</b>		<b>\$ <u>19,001,660</u></b>	<b><u>2,933,412</u></b>

See the notes forming an integral part of the condensed interim financial statements

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INGRID CATALINA GIRALDO CARDONA (\*)  
 Legal Representative

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HOLLMAN JAVIER PUERTO BARRERA(\*)  
 Accountant

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JORGE ENRIQUE PEÑALOZA PORRAS  
 Statutory Auditor  
 T.P. 43402 - T Member of KPMG S.A.S.  
 (See my report of 13 May 2022)

(\*) The undersigned Legal Representative and Public Accountant certify that we have previously verified the statements contained in these condensed intermediate Financial Statements and that they have been faithfully taken from the accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. FINDETER**  
**Condensed Interim Statements of Cash Flows**  
**for the three-month periods ended March 31, 2022 and 2021**  
**(Figures expressed in thousands of pesos)**

	Notes	<u>at March 31, 2022</u>	<u>at March 31, 2021</u>
<b>Earnings of the Period</b>		<b>\$ 19,001,660</b>	<b>2,933,412</b>
<b>Adjustments to reconcile the profit for the year with the net cash used in the operating activities:</b>			
Depreciation of property and equipment	15	101,610	116,864
Depreciation for right of use	16	332,404	403,381
Amortization of intangible assets	17	418,578	358,982
Amortizations other assets	18	1,040,333	932,110
Recovery (impairment) for credit financial assets and accounts receivable, net	12	(6,004,983)	(1,089,578)
Impairment (recovery) of other accounts receivable, net		(879,671)	279,967
Income tax expense for the period		(7,095,007)	(6,987,943)
Reimbursement for provision of financial guarantees	22	(319,097)	(526,370)
Loss (profit) from valuation of investments, net	27	(13,953,654)	212,814
Profit (loss) from valuation of derivatives, net	28	(136,997,148)	115,746,118
Interest from credit portfolio	26	(176,165,301)	121,366,809
Interest expenses		117,964,223	88,065,393
Expense from employee benefits that do not generate cash outflow		7,965,211	3,196,985
<b>Changes in Operating Assets and Liabilities:</b>			
Negotiable Investments		48,299,336	(117,263,274)
Credit Portfolio and finance lease transactions, net		(446,266,884)	(14,734,328)
Accounts Receivable		(30,533,488)	(666,181)
Other assets		(158,073)	(13,483)
Derivative financial instruments		(58,967,839)	57,783,936
Employee benefits		(2,167,013)	1,195,072
Accounts payable and other liabilities		197,670,223	(126,443,303)
<b>Subtotal</b>		<b>\$ (196,770,928)</b>	<b>(333,763,363)</b>
Paid income tax		(635,348)	(2,978,843)
Lease interest payments	16	(17,684)	27,446
Interest paid		(91,734,662)	(77,399,183)
Interest received		72,455,178	60,954,182
<b>Net cash used in operating activities</b>		<b>\$ (216,703,444)</b>	<b>(353,214,653)</b>
Additions to properties and equipment		188,256	(6,649)
Additions of other intangible assets	17	(136,946)	(154,067)
<b>Net Cash provided (used in) investing activities</b>		<b>\$ 51,310</b>	<b>(160,716)</b>
Payments of bank loans and other financial obligations		(45,477,927)	(31,405,480)
Payments for capital lease contracts	16	(328,972)	(411,156)
<b>Net cash flow used in financing activities</b>		<b>\$ (45,806,899)</b>	<b>(31,816,636)</b>
Cash and cash equivalents before effect on exchange rate		(262,459,032)	(385,192,005)
Exchange Difference on cash		(3,243,454)	2,291,642
<b>Net decrease in cash and cash equivalents</b>		<b>\$ (265,702,486)</b>	<b>(382,900,363)</b>
Cash and cash equivalents at the beginning of the period	10	1,113,487,756	1,180,670,793
<b>Cash and cash equivalents at the end of The Period</b>	10	<b>\$ 847,785,270</b>	<b>797,770,430</b>
Restricted Cash Available	10	(13,606,056)	(6,900,418)
<b>Cash and cash equivalents at the end of the period without restricted cash and cash equivalents</b>		<b>\$ 834,179,214</b>	<b>790,870,012</b>

See the notes forming an integral part of the condensed interim financial statements

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 INGRID CATALINA GIRALDO CARDONA (\*)  
 Legal Representative

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 JORGE ENRIQUE PEÑALOZA PORRAS  
 Statutory Auditor  
 T.P. 43402 - T Member of KPMG S.A.S.  
 (See my report of 13 May 2022)

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 HOLLMAN JAVIER PUERTO BARRERA(\*)  
 Accountant

(\*) The undersigned Legal Representative and Public Accountant certify that we have previously verified the statements contained in these Financial Statements and that they have been faithfully taken from the accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER**  
**Interim statement of changes in shareholders' equity**  
**for the three-month periods ended March 31, 2022 and 2021**  
**(Figures expressed in thousands of pesos)**

		Reserves	Results	Other result	Accumulated earnings		Total equity to the shareholders.	
	<u>Subscribed and paid-up capital</u>	Legalreserv e	OCCASIONAL RESERVATIO NS <sub>2</sub>	First-time Adoption	integral ORI	Retained earnings	Profit for the Period	
Balance as of January 1, 2021	\$ 1,077,741,944	71,659,014	23,116,267	52,075,778	(9,107,513)	-	7,630,433	1,223,115,923
Changes in equity:								
Capitalization of profits	24 -	-	-	-	-	7,630,433	7,630,433	-
Earnings for the period	-	-	-	-	-	-	2,933,412	2,933,412
Other comprehensive income/loss	-	-	-	-	4,584,526	-	-	4,584,526
Total changes in equity	-	-	-	-	4,584,526	7,630,433	(4,697,021)	7,517,938
Closing balance to the 31 March of 2022	<u>\$ 1,077,741,944</u>	<u>71,659,014</u>	<u>23,116,267</u>	<u>52,075,778</u>	<u>(4,522,987)</u>	<u>7,630,433</u>	<u>2,933,412</u>	<u>1,230,633,861</u>
Balance as of January 1, 2022	\$ 1,084,671,848	72,422,057	23,053,753	52,075,778	(6,485,686)	-	77,178,879	1,302,916,629
Changes in equity: Capitalization of profits	24 -	-	-	-	-	77,178,879	77,178,879	-
Earnings for the period	-	-	-	-	-	-	19,001,660	19,001,660
Other comprehensive income/loss	-	-	-	-	(4,376,678)	-	-	(4,376,678)
Total changes in equity	-	-	-	-	(4,376,678)	77,178,879	(58,177,219)	14,624,982
Closing balance to the 31 March of 2022	<u>\$ 1,084,671,848</u>	<u>72,422,057</u>	<u>23,053,753</u>	<u>52,075,778</u>	<u>(10,862,364)</u>	<u>77,178,879</u>	<u>\$ 19,001,660</u>	<u>\$ 1,317,541,611</u>

See the notes forming an integral part of the condensed interim financial statements

**INGRID**

Digitally signed by INGRID CATALINA GIRALDO

**GIRALDO  
CARDONA**

GIRALDO CARDONA Date: 2022.05.13 12:45:26 -05'00'

**INGRID CATALINA GIRALDO CARDONA (\*)**  
Legal Representative

Digitally Signed by

**HOLLMAN JAVIER PUERTO BARRERA**  
HOLLMAN JAVIER PUERTO BARRERA Date: 2022.05.13 12:32:33 -05'00'

**HOLLMAN JAVIER PUERTO BARRERA(\*)**  
Accountant  
T.P. 31196-T

**JORGE  
PEÑALOZA  
PORRAS**

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**JORGE ENRIQUE PEÑALOZA PORRAS**

Auditor Fiscal  
T.P. 43402-T  
Member of KPMG S.A.S.  
(See my report of 13 May 2022)

(\*) The undersigned Legal Representative and Public Accountant certify that we have previously verified the statements contained in these condensed intermediate Financial Statements and that they have been faithfully taken from the accounting books.



**FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER**  
**Condensed Interim Statements of Other Comprehensive Income for**  
**the three-month periods ended March 31, 2022 and 2021**  
**(Figures expressed in thousands of pesos)**

	<b>For the three-month periods that ended</b>	
	<b>on March 31, 2022</b>	<b>on March 31, 2021</b>
Earnings of the Period	\$ 19,001,660	2,933,412
<b>Items that will not be reclassified to "income/loss for the period"</b>		
Revaluation of fixed assets	-	(90)
Valuation of financial instruments available for sale	25 (6,029,968)	5,094,780
Recognition of deferred tax	25 1,653,290	(510,164)
<b>Total other comprehensive income/loss that will not be reclassified to the profit/loss for the period, net of taxes</b>	<b>(4,376,678)</b>	<b>4,584,526</b>
<b>Comprehensive income/loss for the period</b>	<b>\$14,624,982</b>	<b>7,517,938</b>

See the notes forming an integral part of the condensed interim financial statements

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INGRID CATALINA GIRALDO CARDONA (\*)  
 Legal Representative

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HOLLMAN JAVIER PUERTO BARRERA(\*)  
 Accountant

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JORGE ENRIQUE PEÑALOZA PORRAS  
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 T.P. 43402 - T Member of KPMG S.A.S.  
 (See my report of 13 May 2022)

(\*) The undersigned Legal Representative and Public Accountant certify that we have previously verified the statements contained in these condensed intermediate Financial Statements and that they have been faithfully taken from the accounting books.

**Financiera de Desarrollo Territorial S.A. – FINDETER**

*Report for the period ended March 31, 2022*

*Interim financial information condensed under Accepted Financial Information Accounting Standards in Colombia (NCIF)*

*(Figures expressed in thousands of pesos except those in USD and the number of shares)*

## **1. Reporting entity**

The Financiera de Desarrollo Territorial S.A., hereinafter Findeter, was constituted by public deed number one thousand five hundred and seventy (1570) dated May 14, 1990, with operating authorization issued by the Financial Superintendence of Colombia by Resolution No. 3354 of 17 September 1990. Findeter is a mixed economy corporation incorporated under the laws of the Republic of Colombia with its principal place of business in the city of Bogotá at Calle 103 No. 19 - 20, organized as a credit establishment, linked to Grupo Bicentenario SAS, subject to the control and surveillance of the Financial Superintendence of Colombia. Its main shareholder is Grupo Bicentenario SAS with a 92.55% stake, which has its main address in Bogotá-Colombia. It currently has five regional offices, and one area, for a total of six country offices. Its duration is indefinite, Findeter has a total of number employees of 613 at March 31, 2022 (246 in December 2021); the increase in employees corresponds to the fact that during the month of January 2022, all employees who were working by contract with the temporary services company, were hired as full-time employees on December 31, 2021, with which we sought to generate greater job stability for our employees.

The corporate purpose of Findeter is the promotion of regional and urban development, through financing and advice mainly to the municipalities and departments of Colombia with regard to the design, execution and administration of investment projects or programs, in projects such as construction, expansion and replacement of infrastructure in the sectors of drinking water, transport, educational facilities, sports facilities, hospitals and health services, etc.; likewise, the execution of those activities that by legal provision are assigned or those that the National Government attributes to it, among which is the administration of funds and special accounts, derived from interadministrative contracts signed with government entities for the development of activities associated with technical assistance and resource administration.

The execution of its corporate purpose is defined by Decree 663 of 1993, Findeter, acts as a second-floor development bank to grant credits to State entities, territorial entities or individuals that are dedicated to developing the projects of construction, expansion and replacement of infrastructure and technical assistance to adequately carry out these activities, in the aforementioned sectors, through entities of the Colombian financial system, which assume the total credit risk with the client and Findeter assumes the credit risk with the financial entity, at interest rates generally below those of the market, which are financed with resources obtained from multilateral organizations, raising resources from the public through certificates of

term deposits, placement of bonds in domestic and international markets and its own resources.

In the framework of supporting the government's economic policies, powers were granted by Presidential Decrees Nos. 468 of March 23, 2020 and 581 of April 15, 2020, for the granting of credits under the direct credit modality to entities providing public services on the occasion of the Covid-19 pandemic.

At the meeting of the Board of Directors on April 26 of this year, according to minutes No. 396 financial management was presented as of March 31, 2022.

## **2. Declaration of compliance with the Financial Information Accounting Standards Accepted in Colombia**

The condensed interim financial information has been prepared in accordance with the International Accounting Standard Interim Financial Information (IAS 34) contained in the Accounting and Financial Reporting Standards accepted in Colombia (NCIF), established in Law 1314 of 2009, regulated by the Single Regulatory Decree 2420 of 2015 amended by Decrees 2496 of 2015, 2131 of 2016, 2170 of 2017, 2483 of 2018, 2270 de 2019, 1432 de 2020, 938 and 1670 of 2021 . The NCIFs applicable in 2022 are based on the International Financial Reporting Standards (IFRS), together with their interpretations, issued by the International Accounting Standards Board (IASB); the basic standards correspond to those officially translated into Spanish and issued by the IASB in the second half of 2020.

In accordance with the provisions of IAS 34, the interim financial statements are prepared with the intention of updating the latest report of the annual financial statements, emphasizing the new activities, facts and circumstances that occurred during the interim period that is reported, without duplicating information previously published in the annual report, these condensed interim financial statements for the period do not include all the information and disclosures required for an annual financial statement, for this reason it is necessary to read them in conjunction with the annual financial statements as of December 31, 2021.

Findeter applies to the financial statements the following exceptions from Title 4 Special Regimes of Chapter 1 of Decree 2420 of 2015:

The application of IFRS 9, regarding the treatment of the portfolio and its impairment, and the classification and valuation of investments; for these cases continues to apply as required by the Basic Accounting and Financial Circular of the Financial Superintendence of Colombia (SFC).

### **3. Significant Accounting Policies**

The accounting policies applied in these condensed financial statements of Financiera de Desarrollo Territorial S.A. FINDETER are the same as those applied in the financial statements as of December 31, 2021.

### **4. Important facts**

The financial results with a cut to March 31, 2022 were influenced by situations of the economic environment.

The Colombian economy displayed several important facts in the first quarter of 2022 as a result of external and internal factors, below, we highlight some of them.

In the first quarter of 2022, there was a worldwide shortage of containers, which has slowed the growth rate previously presented. This situation led to a global surge in sea freight prices, making the supply chain more expensive and generating shortages of raw materials for the manufacture of different goods. In Colombia, this situation and the volatility of the dollar have raised the price of imported products, such as agricultural inputs, and this has been reflected in an increase in inflation.

Another factor that has increased shortages and increased the cost of raw materials is Russia's invasion of Ukraine, which began on February 24, 2022. Its impacts on the Colombian economy have been reflected in the imports of fertilizers, necessary for agricultural crops. Likewise, this situation has led to volatility in oil prices, which has a direct impact on the increase in the cost of goods and services.

The situations described above combined with a growth in demand above the growth in supply mean that inflation has grown at a significant rate, with an annualized result of 8.53% at the end of March 2022 and higher than the 1.51% recorded in 2021. Looking at inflationary trends and pressures, which are depressing the income of households with a deterioration in national demand due to the loss of purchasing power of families, the Bank of the Republic considerably raised its reference rate by 200 points to 5.0%, albeit lower than expected by the market.

This situation is not exclusive to Colombia, also at the global level, monetary policies are tightening, as is the case of the United States, whose annual inflation at the end of March was 8.5% and with a reduction of 1.4% in the first quarter of 2022. Given these factors, the Federal Reserve increased its interest rate by 0.25% for the first time since 2018 and stronger increases are expected for the coming months. This situation, added to the behavior of the Colombian reference rate, has had an impact on the increase in the average devaluation.

Despite the rate increase explained, it is important to mention that the real rate of the Colombian economy continues to be largely expansionary, which is why it can be concluded that Colombia's Central Bank will continue with the upward rate cycle until achieving a control of inflation without affecting economic growth. This will be reflected in a positive way in the financial margin of the entity via the increase in financing income.

## **5. Ongoing business**

The preparation of the financial statements was carried out on a going concern basis. It was determined that there is no uncertainty about facts, events or conditions that may provide significant doubt about the possibility that Findeter will continue to function normally over the next 12 months.

## **6. Judgments and Estimates**

### **Use of judgments and accounting estimates with effect on the financial statements**

Findeter makes estimates and assumptions that affect the amounts recognized in the financial statements and the carrying amount of assets and liabilities within the next accounting period. Judgments and estimates are continually evaluated and are based on Findeter's experience and other factors, including the expectation of future events believed to be reasonable.

Findeter also makes certain judgments apart from those involving estimates in the process of applying accounting policies. Judgments that have the most significant impact on the amounts recognized in the financial statements and those estimates that may cause an adjustment in the carrying amount of assets and liabilities in the following year include the following:

## **i. Impairment of Financial Assets:**

### **Provision of credit portfolio**

For the rediscount portfolio, calculating the impairment of an intermediary is a process whose objective is to mitigate losses in the event of an eventual default of the latter. This process goes through several stages:

- Qualitative analysis of the intermediary.
- Calculation of the value to be provisioned (impairment).
- Adjustment for systemic risk of the value to be provisioned (impairment).

Taking into account that Findeter SA carries out operations with various types of intermediaries (Family Compensation Funds, Savings and Credit Cooperatives, Employee Funds, Credit Institutions and INFIS), the methodology is adjusted to the particularities of each type of intermediary.

The risk category depends on the weighted rating which in turn arises from the quantitative rating factor.

At March 31, 2022, the critical judgment was identified, related to the determination of the client's risk level, carried out in accordance with the regulations issued by the Financial Superintendence of Colombia in Annex 3 of Chapter II of the basic accounting circular 100, which is reviewed by credit analysts.

## **ii. Estimates for legal proceedings**

Estimates and records a provision for legal proceedings, in order to cover possible losses for labor cases, civil, commercial, tax or other lawsuits according to the circumstances that, based on the opinion of the Legal Directorate of Findeter and the judicial defense committee, supported by concepts of external legal advisors when the circumstances warrant it, are considered probable of loss and can be reasonably quantified. Given the nature of the claims, cases and/or processes, it is not possible in some occasions to make an accurate forecast or quantify an amount of loss in a reasonable manner, so, the differences between the actual amount of the disbursements actually made and the amounts initially estimated and provisioned are recognized in the period in which they are identified.

### iii. **Deferred income tax**

For the purposes of calculating the deferred tax, the estimate is based on the sale or payment of assets expressed in a foreign currency or settlement and total payment of liabilities expressed in a foreign currency, the materialization of which will have tax effects on the exchange difference that is done according to the projected dates of each of the active or passive obligations that FINDETER has; for the purposes of estimating the deferred tax for the exchange difference caused, the total of the active and passive portfolio expressed in foreign currencies is taken, estimating annually the capital to be collected or paid as the case may be and that weight is multiplied by the exchange difference that is pending fulfillment.

## 7. **Operating Segments**

Findeter defined for the provision of services two operating segments of business lines; Financial Services and Technical Assistance, for this purpose the direct allocation of income, expenses, assets and liabilities was established, in accordance with the allocation of the cost centers of the Findeter areas, for the reporting period, the same segments are kept defined as for the last annual financial statements as of December 31, 2021.

The following figures correspond to income and expenses for the three-month period ended March 31, 2022 and 2021:



Thousands of pesos  
Segment to be reported on

	<b>Financial Services</b>		<b>Technical Assistance</b>		<b>For the periods of 3 months ending in</b>	
	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>	<b>March 31, 2022</b>	<b>March 31, 2021</b>
<b>Ordinary net operating income</b>						
Interest from credit portfolio	176,165,301	121,366,809	-	-	176,165,301	121,366,809
Profit from valuation of investments, net	13,041,383	(605,874)	-	-	13,041,383	(605,874)
Interest on investments at amortized cost, net	912,271	393,061	-	-	912,271	393,061
Loss and profit from valuation of derivatives, net	(136,997,148)	115,746,118	-	-	(136,997,148)	115,746,118
<b>Operating Expenses</b>						
Financial Expenses	(117,964,223)	(88,065,393)	-	-	(117,964,223)	(88,065,393)
Profit and loss from exchange difference, net	115,549,514	(124,503,869)	-	-	115,549,514	(124,503,869)
<b>Financial Margin, net</b>	<b>50,707,098</b>	<b>24,330,850</b>	<b>-</b>	<b>-</b>	<b>50,707,098</b>	<b>24,330,850</b>
Impairment for credit portfolio, net	6,004,982	(1,089,578)	-	-	6,004,982	(1,089,578)
Impairment for accounts receivable, net	-	279,967	(879,671)	-	(879,671)	279,967
<b>Financial margin, after impairment, net</b>	<b>56,712,082</b>	<b>23,521,240</b>	<b>(879,671)</b>	<b>-</b>	<b>55,832,409</b>	<b>23,521,240</b>
<b>Income and expenses from commissions and other services</b>						
Technical assistance revenue	-	-	16,969,877	20,070,367	16,969,877	20,070,367
Income from commissions and other services	1,332,717	2,354,636	-	-	1,332,717	2,354,636
Expenses for commissions and other services	(1,125,972)	(2,787,697)	(92,153)	(30,133)	(1,218,126)	(2,817,830)
<b>Income and expenses from commissions and other services, net</b>	<b>206,744</b>	<b>(433,062)</b>	<b>16,877,723</b>	<b>20,040,234</b>	<b>17,084,468</b>	<b>19,607,173</b>
<b>Other income and expenses</b>						
Other Income	7,742,832	10,707,775	-	-	7,742,832	10,707,775
Other Expenses	(34,947,333)	(30,621,462)	(19,615,708)	(13,293,372)	(54,563,041)	(43,914,834)
<b>Other income, net</b>	<b>(27,204,502)</b>	<b>(19,913,687)</b>	<b>(19,615,708)</b>	<b>(13,293,372)</b>	<b>(46,820,210)</b>	<b>(33,207,059)</b>
<b>Profit before income tax</b>	<b>29,714,324</b>	<b>3,174,492</b>	<b>(3,617,656)</b>	<b>6,746,863</b>	<b>26,096,667</b>	<b>9,921,355</b>
Expenses from income taxes	(8,078,554)	(2,235,902)	983,547	(4,752,040)	(7,095,007)	(6,987,943)
<b>Earnings of the Period</b>	<b>21,635,770</b>	<b>938,590</b>	<b>(2,634,108)</b>	<b>1,994,822</b>	<b>19,001,660</b>	<b>2,933,412</b>

	<b>FINANCIAL SERVICES</b>		<b>TECHNICAL SUPPORT</b>		<b>TOTAL</b>	
	<b>March 31, 2022</b>	<b>December 31, 2021</b>	<b>March 31, 2022</b>	<b>December 31, 2021</b>	<b>March 31, 2022</b>	<b>December 31, 2021</b>
<b>Assets</b>	11,623,469,459	11,332,683,524	79,133,817	83,967,121	11,702,603,276	11,416,650,645
<b>Liabilities</b>	10,345,760,903	10,079,391,345	39,300,762	34,342,671	10,385,061,665	10,113,734,016

## **8. Seasonality or cyclicity of transactions for the period**

Findeter has no seasonality in its operations, the transactions developed homogeneously during the reporting period.

## **9. Fair value estimate**

Findeter values financial assets and liabilities such as derivatives and debt and equity securities which are traded on an active market with available and sufficient information at the valuation date, through the price information published by the official price provider endorsed by the Financial Superintendence of Colombia (PRECIA S.A.). Thus, Findeter obtains the prices and curves published by the supplier and applies them in accordance with the methodology corresponding to the instrument to be valued.

The fair value of non-monetary assets such as investment properties and land and buildings is determined by independent experts using technical valuations.

The fair value hierarchy has the following levels:

- Tier 1 entries are quoted (unadjusted) prices in active markets for identical assets or liabilities to which Findeter may access the assessment date.
- Tier 2 entries are entries other than quoted prices included in Tier 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 entries are unobservable entries for the asset or liability.

Findeter classifies financial assets and liabilities in each of these hierarchies, based on the evaluation of input data used to derive fair value.

### **i. Assessment of fair value on a recurring basis**

Recurring measurements are those that are required by the Financial Reporting Standards accepted in Colombia- NCIF, in each reporting period, on financial assets and liabilities, and which are regularly measured on the fair value, if a measurement of a financial instrument at fair value is required on a circumstantial basis, is classified as non-recurring.

For the determination of the levels of fair value hierarchy, an evaluation of the methodologies used by the official price supplier is carried out, with knowledge of the

markets, inputs and approximations used for estimating the fair values of the recurring bases.

On the other hand, and in accordance with the methodologies not objected to by the Financial Superintendency of Colombia to the price provider (PRECIA), it receives information from all external and internal sources of negotiation, information and registration.

The methodologies for determining the fair value of investments in Findeter are:

- **Market Prices:** methodology applied to assets and liabilities that have sufficiently large markets, in which the volume and number of transactions are generated to establish a starting price for each negotiated reference. This methodology, equivalent to a level 1 hierarchy, is generally used for investments in sovereign debt securities.
- **Margins and reference curves:** methodology applied to assets and liabilities for which market variables are used as reference curves and spreads or margins with respect to recent quotations of the asset or liability in question or similar. This methodology, equivalent to a level 2 hierarchy, is generally used for investments in debt securities of financial institutions and corporate debt of the local market of non-recurring issuers with low amounts in circulation.

OTC derivative financial instruments: these instruments are valued using the discounted cash flow approach, in which, based on inputs published by the supplier of domestic, foreign and implicit interest rate curves, and exchange rates, the future flows of each contract are projected and discounted according to the underlying in question. The portfolio of these instruments, classified at fair value level 2, is made up of currency forwards contracts.

In the case of collective investment funds, the valuation of the unit of participation in force for the day and applicable for the operations that can be carried out on this date will be given by the value of the pre-closure of the Collective Investment Fund divided by the total number of units for the beginning of the day. It should be noted that the value of the Collective Investment Fund unit will determine the number of units corresponding to the investors. The value of the unit of each type of participation of the Collective Investment Fund in force for the day and applicable for the operations that can be carried out on this date will be given by each one's pre-closing price

type of participation of the Collective Investment Fund divided by the number of units of the type of participation for the beginning of the day.

- In the case of the investment classified in the fair value hierarchy 3, which corresponds to the investment in the Ashmore Colombia Infrastructure Private Capital Fund, the valuation of the participation unit that is held, is obtained from the value of the Fund at the end of the previous day (Equity Value) plus the results of the day on which the Fund is being valued ((+) Contributions (-) Withdrawals (+) Income (-) Expenses), divided by the number of Participation Units issued by the Fund at the end of the previous day (Total Units of the Fund, which are generated in each capital call). The result gives the value of the Fund's unit of interest that is reported to investors in accordance with the provisions of the Regulations.

Additionally, the recognition of equity investments, which have no market and are measured according to the equity variation of the entity where the investment is held. According to the recognition and measurement instructions of the Financial Superintendence of Colombia, chapter I-1 of the Basic Accounting and Financial Circular 100, which are classified at hierarchy level 3.

The financial assets and liabilities measured at fair value are as follows:

Assets	Fair value	Hierarchy level			Fair value Dec 31,	Hierarchy level		
	March 31, 2022	1	2	3	2021	1	2	3
Negotiable Investments								
Debt securities other financial institutions	88,904,263	-	88,904,263	-	86,876,451	-	86,876,451	-
Government debt securities	230,517,142	230,517,142	-	-	210,217,823	210,217,823	-	-
Private Equity Fund - Ashmore	45,857,434	-	-	45,857,434	44,478,538	-	-	44,478,538
Collective investment funds	18,141,067	-	18,141,067	-	19,235,338	-	19,235,338	-
Available for sale								
FNG Shares	34,716,919	-	-	34,716,919	36,162,178	-	-	36,162,178
Currency Forward	523,190	-	523,190	-	62,193,935	-	62,193,935	-
<b>Total of Investments</b>	<b>418,660,015</b>	<b>230,517,142</b>	<b>107,568,520</b>	<b>80,574,353</b>	<b>459,164,263</b>	<b>210,217,823</b>	<b>168,305,724</b>	<b>80,640,716</b>
Investment Properties	924,955	-	924,955	-	924,955	-	924,955	-
Buildings	20,263,869	-	20,263,869	-	20,263,869	-	20,263,869	-
Lands	6,847,500	-	6,847,500	-	6,847,500	-	6,847,500	-
<b>Total Assets</b>	<b>446,696,339</b>	<b>230,517,142</b>	<b>135,604,844</b>	<b>80,574,353</b>	<b>487,200,587</b>	<b>210,217,823</b>	<b>196,342,048</b>	<b>80,640,716</b>
Liabilities								
Currency Forward	80,534,812	-	80,534,812	-	2,505,503	-	2,505,503	-
Financial Guarantees	39,027,722	-	-	39,027,722	39,346,819	-	-	39,346,819
<b>Total Liabilities</b>	<b>119,562,534</b>	<b>-</b>	<b>80,534,812</b>	<b>39,027,722</b>	<b>41,852,322</b>	<b>-</b>	<b>2,505,503</b>	<b>39,346,819</b>

In order to establish the disclosure values of the Private Capital Fund as a Level 3 Asset, the historical series of the investment position of the last 29 months was established, as well as the Value at risk for each of the months and reported to the Financial Superintendency of Colombia. Yielding the following results:

Year	Month	Position Value	Max var	Standard Deviation
2019	November	52,416,386	7,705,209	69,843,022,367,047
2019	December	61,938,007	9,104,887	2,768,751,464,801,360
2020	January	62,140,980	9,134,724	2,868,936,867,677,150
2020	February	61,945,818	9,106,035	2,772,573,635,123,930
2020	March	61,571,143	9,050,958	2,592,188,524,773,630
2020	April	60,798,252	8,937,343	2,239,250,491,392,600
2020	May	61,006,830	8,968,004	2,331,953,415,713,760
2020	June	49,337,750	7,252,649	35,449,827,759,117
2020	July	55,314,386	8,131,215	476,492,324,860,360
2020	August	56,183,549	8,258,982	669,207,844,385,442
2020	September	57,898,861	8,511,133	1,145,332,626,644,210
2020	October	57,335,698	8,428,348	974,992,636,222,792
2020	November	57,898,661	8,511,103	1,145,269,699,622,570
2020	December	42,085,661	6,186,592	1,573,364,490,910,420
2021	January	42,085,661	6,186,592	1,573,364,490,910,420
2021	February	42,886,929	6,304,379	1,291,750,305,775,230
2021	March	43,436,087	6,385,105	1,114,768,036,977,310
2021	April	43,845,575	6,445,300	991,280,993,019,760
2021	May	44,448,053	6,533,864	822,770,081,487,720
2021	June	45,130,239	6,634,145	650,902,698,289,656
2021	July	45,390,084	6,672,342	590,727,802,932,049
2021	August	45,886,192	6,745,270	483,943,224,555,578
2021	September	45,226,662	6,648,319	628,232,518,620,575
2021	October	45,268,948	6,654,535	618,417,233,762,516
2021	November	46,070,596	6,772,378	446,962,922,314,449
2021	December	44,478,538	6,538,345	814,660,274,756,673
2022	January	45,071,798	6,625,554	664,838,279,525,372
2022	February	44,983,889	6,612,632	686,079,007,324,527
2022	March	45,857,434	6,741,043	489,842,757,808,634
	<b>Average</b>	<b>50,618,575</b>	<b>7,440,930</b>	<b>1,075,305</b>

**Standard Deviation                      1,094,338**

The VAR of the position is taken as a measure of risks and is filtered by its calculation methodology.

Based on the above statements, the average deviation of the data series is calculated, yielding a value of \$1,094,338, which means that the averages of the average have an average gap for that value. It is also taken to stress the possible loss of the average.

As a result of the above, the potential impact on the income statement is calculated under a less favorable hypothesis that is the average value of the var of the data series, stressing it by adding the value of a standard deviation of that data series:

Potential impact on the results account negative hypothesis (Loss) =

$$-7,440,930 + -1,094,338 = -8,535,268$$

To measure the potential Impact on the Income Statement Positive Hypothesis, the average of the active position in the series is taken and multiplied by the value of the active rate of rediscount portfolio for the final month of March 2022, 8.68% EA, giving as the most favorable result a return of \$4,393,692.

Findeter as of March 31, 2022, records an investment in the Ashmore Colombia Infrastructure Fund, for \$45,857,434, which is equivalent to having a participation of 12.84% and having 1,124,302.01 units, out of the total of the Fund.

<b>Private Equity Fund - Ashmore</b>	<b>March 31, 2022</b>	<b>December 31, 2021</b>
Income from valuation	2,453,980	5,646,010
Valuation Expense	26,300	119,967
<b>Net Valuation</b>	<b>2,427,679</b>	<b>5,526,043</b>

As of March 31, 2022, the private equity fund generated a net profit from valuation of \$2,427,679.

<b>Private Equity Fund - Ashmore</b>	<b>Balance</b>
March 31, 2022	45,857,434
December 31, 2021	44,478,538
<b>Variation</b>	<b>1,378,895</b>

The variation between the valuation and the final balance of the investment as of March 31, 2022, corresponds to the redemption of capital made by the fund, of \$1,048,784. The valuation of the Fund is reported by an independent third party in accordance with the provisions of the Fund's regulations. The valuation variables are presented in the following table:

Type	Valuation technique	Significant information not observable	Interrelationship between significant unobservable information and fair value measurement
Contingent Consideration	The valuation of the companies that are part of the Ashmore Colombia FCP-I Infrastructure Fund is carried out through the Discounted Cash Flow and Asset Appraisal methodologies.	<p>The main non-observable significant information corresponds to:</p> <ol style="list-style-type: none"> <li>1. Estimated income for the valuation period.</li> <li>2. The pricing structure and costs of the companies</li> <li>3. The weighted average cost of capital used to discount future flows</li> <li>4. The level of administrative and sales expenses.</li> <li>5. The working capital management policies used in the projection.</li> <li>6. The balance structure used in the projection.</li> <li>7. The dividend policy of each of the companies.</li> </ol> <p>The information on the points mentioned above comes from the business plans that are generated within each company, which in turn are built on the basis of historical performance, specific growth objectives according to market information and business strategies.</p>	<p>The estimated unit value may increase or decrease if:</p> <ol style="list-style-type: none"> <li>1. Projected income assumptions are met</li> <li>2. If there is an effective control of costs and expenses in each company</li> <li>3. If increases or decreases in working capital requirements</li> <li>4. If the dividend policy is modified substantially.</li> <li>5. Whether the discount rate used to discount free cash flows increases or decreases.</li> </ol>

Financial assets and liabilities measured at fair value did not present value hierarchy transfers at the cut-off date of March 31, 2022 versus December 31, 2021.

- ii. **Measurement at fair value on a non-recurring basis:** As of March 31, 2022, there are assets or liabilities valued at fair value determined on a non-recurring basis.

The following is a breakdown of how financial assets and liabilities held for accounting purposes to maturity were measured and are measured at fair value solely for the purposes of this disclosure.

In accordance with the methodologies described below, which are used to re-experience assets and liabilities on a non-recurring basis, only the calculation is made for disclosure purposes, and classified in Hierarchies of fair value 2 and 3.

Findeter's accounts receivable and payable are recorded according to their transaction value, have no associated interest or payment flows except the principal and correspond to short-term figures.

For the determination of the fair value of the credit portfolio, financial assets of investment in securities at amortized cost, financial obligations, term deposit certificates and investment securities in circulation, the following methodologies and the necessary inputs for their calculation were determined:

- **Flow projection**

For each of the portfolios, the cash flows to be received and/or paid during the term of each of them are projected individually. For the respective projection, the interest rate of the current flow at the cut-off date is taken to determine the interest value that would have to be received and/or paid in the period immediately following the cut-off date of the calculation and the days at the expiration thereof are determined.

- **Determination of the Discount Rate**

The effective active or passive rate of each of the portfolios is determined as appropriate, on the cut-off date, according to the characteristics of each and the values caused on the cut-off date. This rate is Base 365/actual.



- **Calculation of time duration.**

With the above calculations, the present values and the individual durations are obtained which, when added (present values) and weighted (durations), result in the fair value of each of the portfolios by index and currency.

In the following breakdown, the book value and fair value of financial assets and liabilities are presented, on a non-recurring basis:

	<u>March 31, 2022</u>		<u>Dec. 31, 2021</u>		<u>Hierarchy</u>
	Book Value	Fair value	Book Value	Fair value	<u>Level</u>
<b>Assets</b>					
Credit Portfolio and finance lease transactions, net	\$ 10,129,911,573	10,674,822,939	9,573,929,584	9,889,510,172	3
Investment financial assets *	29,592,723	30,560,405	29,464,124	30,501,262	3
<b>Total financial assets</b>	<b>10,159,504,296</b>	<b>10,705,383,344</b>	<b>9,603,393,708</b>	<b>9,920,011,434</b>	
<b>Liabilities</b>					
Term Deposit Certificates	6,530,175,929	6,667,588,141	6,192,074,338	6,345,222,290	3
Outstanding investment securities	1,595,452,062	1,627,658,761	1,575,884,381	1,638,822,106	3
Financial Obligations	2,061,694,754	2,040,925,001	2,230,638,160	2,217,974,494	3
<b>Total liabilities</b>	<b>\$ 10,187,322,745</b>	<b>10,336,171,903</b>	<b>9,998,596,879</b>	<b>10,202,018,890</b>	

\* Investment financial assets correspond to securities remaining from the portfolio securitization process carried out by Findeter, which were acquired and are recorded at amortized cost.

## 10. Cash and cash equivalents

The following table corresponds to the Bank ratings of the financial institutions where Findeter holds the balance of cash and its equivalents, as of March 31, 2022 and December 31, 2021.

BANK	RISK RATING	MARCH 31, 2022	DECEMBER 31, 2021
Banco de Bogotá S.A.	AAA	\$ 407,158	\$ 1,395,730
Banco Popular S.A.	AAA	208,885,917	144,744,003
Bancolombia S.A.	AAA	5,932,670	8,008,197
Banco GNB Sudameris	AA+	137,455,313	210,754,308
BBVA Colombia S.A.	AAA	55,996,275	142,849,825
Banco Santander S.A.	AAA	13,775	40,416,633
Banco Itau S.A.	AAA	166,338,612	167,646,461
Banco de Occidente S.A.	AAA	63,277	97,294,546
Davivienda S.A.	AAA	2,766,244	4,032,273
Banco de la República	Country Risk	37,750,665	40,402,716
Banks-Foreign Currency	BBB	52,324,022	54,611,212
Petty cash	Unrated	26,004	23,640
Interbank (1)	AAA	166,219,282	190,746,266
Restricted cash (2)	AAA	(13,606,056)	10,561,946
		<b>\$847,785,270</b>	<b>1,113,487,756</b>

The decrease of \$265,702,486 is due to the natural development of the entity's operations (rediscount, investments, settlement of liabilities and payment of payroll, purchase of goods and services), mainly of the resources held in the accounts of BBVA, Sudameris and Occidente banks.

There is no restriction on its availability, except for the pledge over the resources of Colombia's Central Bank for \$37,750,665. See Note 30 number 1, Commitments and contingencies – Counter-guarantees the detail of the pledges.

(1) At March 31, 2022 and December 31, 2021, interbank funds were classified as cash equivalents, for \$166,219,282 and 190,746,266 respectively, which have maturity between 1 and 30 days according to policy.

Information as of March 31, 2022

Entity	Rate	value	Due Date	Grade	Rating agency
Corficolombiana	3.88 %	36,203,89 9	04/1/2022	AAA	Standard and Poors and Fitch Ratings Colombia
JP Morgan	4.26 %	130,015,38 3	04/1/2022	AAA	Standard and Poors and Fitch Ratings Colombia

**Total 166,219,282**

**Information at December 31, 2021**

<b>Entity</b>	<b>Rate</b>	<b>value</b>	<b>Due Date</b>	<b>Grade</b>	<b>Rating agency</b>
Corficolombiana	2.91%	60,712,628	3/01/2022	AAA	Standard and Poors and Fitch Ratings Colombia
JP Morgan	3.11%	130,033,638	3/01/2022	AAA	Standard and Poors and Fitch Ratings Colombia

**Total 190,746,266**

(2) Corresponds to the cash balances as of March 31, 2022 and December 31, 2021, recorded in the Mandate Contract with the National Guarantee Fund for \$13,503,418 and \$10,459,811, and Pre-Investment Fund for \$102,638 and \$102,135, respectively, for a total of \$13,606,056 and \$10,561,946.

The cash and equivalents of these funds are restricted, due to the fact that they have exclusive allocations for their purpose, as is the case of the Mandate Contract with the National Guarantee Fund that must cover the claims of housing credits of social interest, in the case of the Pre-investment Fund these have a system to meet the needs of technical studies of prefeasibility of infrastructure requirements of territorial entities.

As of March 31, 2022, there were no reconciling items, as of December 31, 2021, there were 2 reconciling items for a total value of \$19,685.

## **11. Investment financial assets and derivatives**

The following table shows the balances and ratings of the counterparties of the securities that make up the Findeter portfolio, with cuts as of March 31, 2022 and December 31, 2021:

<b>Issuer</b>	<b>March 31, 2022</b>	<b>Grade</b>
National Guarantee Fund	34,716,719	NO RECORD
Banco de la Republica	69,680,709	AAA
BBVA S.A. bank	3,010,650	AAA
Titularizadora Colombiana S.A.	1,334,333	AAA
Banco de Bogotá S.A.	24,945,704	AAA
Banco Occidente S.A.	14,448,890	AAA
Banco Corpbanca S.A.	9,843,300	AAA
Banco Popular S.A.	4,937,890	AAA
Bancolombia S.A.	4,999,750	AAA

Issuer	March 31, 2022	Grade
Bancóldex S.A.	3,025,920	AAA
Compañía Energética del Tolima S.A. ESP.	100	NO RECORD
Davivienda S.A.	15,329,125	AAA
Ecopetrol S.A.	100	AAA
Colombia Ashmore Infrastructure Fund -FCP	45,857,434	NO RECORD
Fondo de Inversión Colectiva Abierto Fidubogota S.A.	18,141,067	AAA
Ministry of Finance and Public Credit	160,836,433	NO RECORD
Corficolombiana S.A.	7,028,700	AAA
Forward operations (*)	418,070	NO RECORD
Futures Operations	105,120	NO RECORD
Titularizadora Colombiana S.A.	29,592,723	AAA
	<b>448,252,737</b>	

(\*) The counterparties with which Findeter has Forward transactions are: (Banco BBVA, Banco Colpatria, Banco Itau Corpbanca, Davivienda, Bogota, Occidente, Popular, Bancolombia and Corficolombiana). And future operations with associated brokers.

Issuer	December 31, 2021	Grade
National Guarantee Fund	36,161,978	NO RECORD
Corficolombiana S.A.	6,986,000	AAA
Bancóldex S.A.	3,032,910	AAA
Banco de la Republica	70,818,670	AAA
Titularizadora Colombiana S.A.	1,569,861	AAA
Banco de Occidente S.A.	14,675,150	AAA
Banco de Bogotá S.A.	24,008,410	AAA
Banco Popular S.A.	5,030,930	AAA
Bancolombia S.A.	7,096,320	AAA
Banco Corpbanca S.A.	9,915,050	AAA
Itaú CorpBanca Colombia S.A.	3,807	AAA
Davivienda S.A.	14,558,013	AAA
Ecopetrol S.A.	100	AAA
Fondo de Inversión Colectiva Abierto Fidubogota S.A.	19,235,337	AAA
Titularizadora Colombiana S.A.	29,464,124	AAA
Forward operations	62,193,936	AAA
Colombia Ashmore Infrastructure Fund -FCP	44,478,538	NO RECORD
Ministry of Finance and Public Credit	139,399,153	NO RECORD
Compañía Energética del Tolima S.A. ESP.	100	NO RECORD
	<b>488,628,387</b>	

## **FINANCIERA DE DESARROLLO TERRITORIAL S.A**

### **Notes to the Condensed Financial Statements**

Findeter's investment portfolio is classified into:

	31 March, 2022	Dec 31, 2021
Negotiable Investments	309,917,788	283,057,706
Investments held to maturity	29,592,723	29,464,124
Available-for-sale investments	108,219,036	113,912,622
Derivative Instruments	<u>523,190</u>	<u>62,193,935</u>
	<b><u>448,252,737</u></b>	<b><u>488,628,387</u></b>

Currently there is no restriction on the Findeter portfolio, the investments of the National Guarantee Fund and the pre-investment fund, are managed and managed in the funds for the ordinary turn of the same.

## 12. Credit portfolio and finance lease transactions, net

The account of financial assets by credit portfolio in the balance sheet is classified by commercial portfolio, housing and consumption, taking into account that this is the classification adopted by the Financial Superintendence in the Single Catalog of Financial Information "CUIF", the balances of the portfolio are presented according to the modalities in the following classification detail:

	31 March, 2022	Dec 31, 2021
Ordinary loans	\$8,755,679,143	8,296,318,097
Direct Credit Loans	1,312,921,534	1,251,480,355
Housing portfolio (employees and former employees)	59,766,493	56,378,425
Credits to employees (consumption)	3,947,489	4,065,083
Credits to former employees (consumption)	469,729	515,606
Accounts receivable - interest	54,406,160	28,455,976
Subtotal	<b><u>10,187,190,548</u></b>	<b><u>9,637,213,542</u></b>
Impairment*	57,278,975	63,283,958
<b>Total</b>	<b><u>\$10,129,911,573</u></b>	<b><u>9,573,929,584</u></b>

(\*) The decrease of \$6,004,983 mainly corresponds to the recovery of provisions, due to the improvement in the rating of the risk profile of financial intermediaries.

<b>Portfolio Impairment Movement - Expense</b>	<b>March 31, 2022</b>	<b>Mar 31, 2021</b>
Capital recoveries	10,213,947	2,425,249
Capital Charges	(4,126,206)	(3,438,530)
Interest recoveries	60,261	36,315
Charges, Interests	<u>(143,019)</u>	<u>(112,612)</u>
<b>Net recovery of impairment of portfolio</b>	<b><u>(6,004,983)</u></b>	<b><u>(1,089,578)</u></b>

### **13. Trade accounts receivable and other accounts receivable, net**

The accounts receivable as of March 31, 2022 and December 31, 2021 were, \$100,660,818 and \$71,007,001, for an increase of \$29,653,817, derived from the recognition of the account receivable for the compensated rate interest subscribed with the Ministry of Finance and Public Credit in \$35,840,507, which are payable by the Ministry on a quarterly basis, on the other hand there was a decrease in the accounts receivable for technical assistance services of (\$7,150,386), the accounts receivable of commitment commissions of the quarter for \$553,291 and the variation of other accounts receivable \$410,405.

### **14. Income Tax**

Income tax expense is recognized based on management's best estimate of both current income tax and deferred income tax. The effective tax rate of Findeter S.A., with respect to continuous operations for the three-month period ended March 31, 2022 was 27.2% (Three-month period ended March 31, 2021, 70.4%).

The decrease in the effective tax rate of -43.2 percentage points from one period to another is mainly due to the following factors:

For the quarter ended March 31, 2022, Findeter generated a non-taxed income due to the differential of rates considered in the constitution of its deferred taxes versus the nominal rate of 38%; while, for the same quarter of 2021, a non-deductible expense was generated when evaluating the rates used in the constitution of its deferred taxes against the nominal rate of 34%. This situation resulted in a decrease in the effective comparative rate of 46.2 percentage points.

For the first quarter of 2022, the tax discount of the non-deferred trade and industry tax is higher compared to the first quarter of 2021, which generates an increase in the effective comparative rate of 3.3 percentage points.

## 15. Property and equipment, net

The following is the movement of property and equipment:

	Net balance in Books at Dec. 31, 2021	Addenda as of March 31, 2022	Write-offs and adjustments at March 31, 2022	Depreciation divestitures at March 31, 2022	Depreciation at March 31, 2022	Net balance in Books at March 31, 2022
Lands	\$6,847,500	-	-	-	-	\$ 6,847,500
Buildings & constructions	20,002,446	-	-	-	(65,356)	19,937,090
Furniture, fixtures and office equipment	260,613	-	(189,618)	185,000	(31,063)	224,932
IT Equipment	51,536	3,989	2,627	2,627	(5,191)	50,334
	<b>\$ 27,162,095</b>	<b>3,989</b>	<b>(192,245)</b>	<b>187,627</b>	<b>(101,610)</b>	<b>\$27,059,856</b>

## 16. Assets from rights of use and liabilities from lease, net

The changes in Findeter's right-of-use assets and lease liabilities at 31 March 2022 and 31 December 2021, arising from the application of IFRS 16, are as follows:

	March 31, 2022	December 31, 2021
<b>Movement of Assets by right of use</b>		
Assets for right of use - Buildings	5,460,076	5,027,082
Adjustment of recalculation of rights of use	441,865	432,994
Right-of-use linear depreciation	( 5,042,312)	( 4,709,908)
<b>Balance of right of use</b>	<b>859,629</b>	<b>750,168</b>
<b>Changes in lease liabilities</b>	<b>March 31, 2022</b>	<b>December 31, 2021</b>
Lease liabilities	5,456,935	5,027,082
Adjustment for recalculation of lease liabilities	441,865	429,853
Capital Liability Payments	( 5,020,190)	( 4,691,218)
<b>Balance of lease liabilities</b>	<b>878,610</b>	<b>765,717</b>
Expense from Depreciation of right of use	332,404	1,596,593
Payment for Interest during each Term	17,684	78,060
Capital Payments	(328,972)	1,653,440

## 17. Intangible assets, net

The following is the change in the cost of intangible assets, with a cut at 31 March 2022:

	Balance at 31, December 2021	Acquisition/ Additions	Amortization charged to expense	Balance at 31, March 2022
Programs and applications Computer	\$ 2,234,388	136,946	418,578	\$ 1,952,756
<b>Intangible assets, net</b>	<b>\$ 2,234,388</b>	<b>136,946</b>	<b>418,578</b>	<b>\$ 1,952,756</b>

## 18. Other assets, net

The following is a breakdown of other assets, with a cut-off date of March 31, 2022:

	Balance at 31, December 2021	Acquisition/ Additions	Amortization charged to the expense	Balance at 31, March 2022
Insurance	\$ 3,255,234	27,379	909,640	\$ 2,372,973
Other	\$ 2,100	-	-	\$ 2,100
<b>Other assets, net</b>	<b>\$ 3,257,334</b>	<b>27,379</b>	<b>909,640</b>	<b>\$ 2,375,073</b>

The total expense for other assets amounts to \$1,040,333, of which \$909,640 corresponds to amortization and \$130,693 corresponds to payments charged directly to the expense due to the nature of the item.

## 19. Derivative financial instruments measured at fair value

The derivative financial instruments liabilities, as of March 31, 2022 and December 31, 2021, were \$80,534,812 and \$2,505,503 respectively, presenting an increase of \$78,029,309, since the balance of derivative liabilities as of March 31, 2022 amounted to 510,334,259 USD, while in December 2021 it was 88,050,000 USD.

As of March 31, 2022, there were 37 forward Peso/Dollar contracts for a Nominal of USD \$508,202,549.00 contracted at an average forward rate of 4.63% , a spot price at the average hire date of \$3,886.92 and an average forward rate of \$3,927.71. Of those contracts, 36 were in a losing position, with a nominal value in USD \$493,702,549.00, put a fair exchange price (projected financial settlement on that date), for \$-79,045,326,896 and only one in winning position for a nominal in USD



\$14,500.00.oo, with a fair exchange price of \$418,281,234. The TRM for that date was \$3,756.03.

Contrasting with the situation at December 31, 2021, we have that there were 41 contracts for a nominal value of in USD for \$518,923,482.00, contracted at an average forward rate of

\$3,862.42, an average spot price of \$3,819.49, and a forward devaluation of 2.95%. Of those contracts, 8 were only in a losing position for a nominal value of USD \$88,500,000.oo and with a fair exchange price of -2,506,162,946.00, while 33 contracts for a nominal value of USD \$430,873,482.00 and a fair exchange price of \$62,286,261,672.00 were in the winning position. The TRM for that date was \$3,981.16.

As can be seen, this change is due to the volatility of the financial underlying, in this case the dollar and the values of the devaluations that passed in that period from an average of 2.95% to 4.63%, presented an increase of 163 bp.

## 20. Term Deposit certificates

The term certificates of deposit as of March 31, 2022 and December 31, 2021, were \$6,530,175,929 and \$6,192,074,338, for an increase of \$338,101,591, derived from issues and renewals of securities, classified in maturities between 12 and 18 months.

## 21. Financial Obligations

The balance of the financial obligations as of March 31, 2022 and December 31, 2021, were \$2,061,694,754 and \$2,230,638,160, for a decrease of \$168,943,406, generated by the payment of the installments of the IDB 3392, 3596.2314 and CABEL credits for \$54,512,593, in addition to the effect of the re-expression of the liability for the variation of TRM between December 2021 and March 31, 2022, of (\$225.13)

## 22. Financial guarantees

The following is the change in financial guarantees:

	<u>Balance at 31, december 2021</u>	<u>Recoveries</u>	<u>Balance at 31, march 2022</u>
FNG Technical provision	24,652,691	319,097	24,333,595
Water Bond Reserve	<u>14,694,128</u>	<u>-</u>	<u>14,694,128</u>
<b>Balance as of March 31, 2022</b>	<b><u>39,346,819</u></b>	<b><u>319,097</u></b>	<b><u>39,027,722</u></b>

- The coverage of the technical estimate of the National Guarantee Fund, on the loans granted called social housing, showed a decrease of \$319,097, in accordance with the application of the reserve calculation model on the guarantees granted established in the Fund.

### 23. **Provisions**

The following are the changes for provisions:

	<b>Legal proceedings, fines, sanctions and indemnities</b>
<b>Balance as at December 31, 2020</b>	<b>6,835,965</b>
Recoveries	(4,702,897)
<b>Balance as of December 31, 2021</b>	<b>2,133,068</b>
Fees	97,931
<b>Balance at March 31, 2022</b>	<b><u>\$2,230,999</u></b>

The provisions for legal proceedings correspond to: 1 labor process; for which it is not possible to determine a disbursement schedule due to the instance, at the end of the period there are 143 proceedings against Findeter (76 administrative, 31 civil and 36 labor), of which according to the instance and in front of the provision policy, only 1 is provisioned, for a total amount of \$2,230,999, qualified according to IAS 37 as probable, which presented an increase in relation to the balance recorded as of December 31, 2021, for \$97,931, generated by the recalculation of the claims of legal proceedings.

As of March 31, 2022, there are no fines, penalties or compensation payable.

### 24. **Shareholders' equity**

#### **Share capital**

The common shares authorized, issued and outstanding of Findeter have a nominal value of \$100,000 for each, are represented as follows:

	<b>31 March 2022</b>	<b>31 December of</b>
Number of subscribed and paid-up Shares	10,846,707	10,846,707
Subscribed and paid-up capital	\$1,084,670,700	\$1,084,670,700

Dividends declared	-	<u>1,148</u>	<u>1,148</u>
		<b>\$1,084,671,848</b>	<b>\$1,084,671,848</b>

During the General Shareholders' Meeting of March 30, 2022, the surplus application project was approved, where the capitalization was ordered in the amount of \$69,550,390. The legal process will take effect in May 2022. Findeter has no preferred stock issued.

APPLICATION OF FINANCIAL SURPLUSES	
I. 2021 FINANCIAL YEAR SURPLUSES	(\$)
<b>TOTAL INCOME</b>	2,107,000,600
<b>TOTAL EXPENSES</b>	2,015,409,448
Provision for income and complementary taxes.	14,412,272
<b>TOTAL NET PROFIT FOR THE YEAR.</b>	<b>77,178,879</b>
<b>IMPLEMENTATION PROJECT:</b>	
1. Legal reserve.	7,717,888
<b>SURPLUS BALANCE OF 2021 TO ALLOCATE</b>	<b>69,460,992</b>
II. OCCASIONAL RESERVES	
<i>(According to the Commercial Code, it is the Assembly's power to reallocate the occasional reserves already established)</i>	
<b>OCCASIONAL RESERVES COMMITTED</b>	2,192,068
1) Compensated Education Rate	
2) Compensated Rate Adjustment Line Fiscal Sanitation	5,147,728
3) Committed Earnings from previous years.	34,117
4) Technical Assistance	679,841
5) Pre-investment reserve	15,000,000
<b>BALANCE OF OCCASIONAL RESERVES AS OF 2021</b>	<b>23,053,754</b>
USES OF OCCASIONAL RESERVES IN 2021	
1) Amount used in Compensated rate Fiscal consolidation	44,493
2) Amount used in Technical Assistance	44,906
<b>TOTAL</b>	<b>89,398</b>
<b>It is recommended that the General Shareholders' Meeting:</b>	
1) Capitalization of 2021 Surpluses in the amount of :	69,460,992
3) Capitalization of the Occasional Reserves used in the year 2021.	89,398
<b>TOTAL APPLICATION OF SURPLUSES AND CHANGE OF RESERVES</b>	<b>\$69,550,390.</b>

Findeter is a public limited company of the national order, constituted with exclusive participation of public entities and in accordance with Article 30 of Law 1328 of July 15, 2009, which modifies Article 271 of the Organic Statute of the Financial System, "will not be subject to forced investments and will not distribute profits in cash among its partners".

**25. Other comprehensive results**

As of March 31, 2022 and December 31, 2021, (\$10,862,364) and (\$6,485,686), presenting a decrease of \$4,376,678, generated by the effect of the valuation of investments classified as available for sale with changes in the ORI for (\$6,029,968) and the effect of the application of deferred tax charged to equity for \$1,653,290.

**26. Portfolio income**

As of March 31, 2022 and 2021, the income balances derived from the credit portfolio were \$176,165,301 and \$121,366,809 respectively, presenting a variation of \$54,798,492, which originates from the increase in the average placement rate by 346 basis points, going from 5.22% in 2021 to 8.68% in 2022.

**27. Profit or loss from valuation of investments and interest on investments at fair value and amortized cost, net**

As of March 31, 2022 and 2021, the balance of the valuation of investments was \$13,953,654 and (\$212,813) respectively, presenting an increase in profit worth \$14,166,468, mainly generated by the valuation of the portfolio of debt instruments, especially those indexed to IBR, UVR and IPC.

**28. Loss, Profit from valuation of derivatives, net**

As of March 31, 2022 and 2021, the net balance from valuation of derivatives was (\$136,997,148) and \$115,746,118 respectively, presenting a variation of (\$252,743,267), which is due to the change in the position of the derivatives constituted, in addition to the differential between the Representative Trading Market Rate and the Representative Market Rate with which the constituted derivatives are being valued.

As of March 31, 2022, there were 37 forward Peso/Dollar contracts for a Nominal of USD \$508,202,549 contracted at an average forward rate of 4.63%, a spot price at the average hire date of \$3,886.92 and an average forward rate of \$3,927.71. Of those contracts, 36 were in a losing position, with a nominal value in USD \$493,702,549, for a fair exchange price (projected financial settlement on that date), for (\$79,045,327), and only one in winning position for a USD nominal of \$14,500.00, with a fair exchange price of \$418,281. The TRM on that date was \$3,756.03.

## **29. Operational expenses - interest**

### **29-1 Interest on term deposit certificate**

As of March 31, 2022 and 2021, the balance of interest on certificates of term deposits and investment securities in circulation was \$76,983,862 and \$52,080,204 respectively, which present an increase of \$24,903,658, mainly generated by the increase in liabilities by \$338,101,591 and the CPI and IBR rates.

### **29-2 Interest on investment securities outstanding**

As of March 31, 2022 and 2021, the balance of interest on bonds issued was \$31,590,718 and \$25,710,777, undergoing a variation of \$5,879,941, derived from the increase in the CPI, a rate at which sustainable and subordinated bonds issued in 2019 are indexed.

## **30. Interest from Financial Obligations**

As of March 31, 2022 and 2021, the interest balances of financial obligations were \$9,389,643 and \$10,274,412 respectively, decreasing the expense by \$884,769 as a result of a variation in favor of Findeter, of the interest rates on the Inter-American Development Bank loans, which were at an average variable rate of 2.11%, being at a new average fixed rate of 1.56%, derived from the negotiation carried out by Findeter with the multilateral bank in the month of October 2020.

## **31. Profit (Loss) from exchange difference, net**

As of March 31, 2022 and 2021, the balance of the exchange difference loss was \$115,549,514 and (\$124,503,869) respectively, generated mainly by the decrease in the expense of the restatement of financial obligations, due to the decrease in the balance of the liability due from 573,579,954 USD in 2021 to 548,902,632 USD in 2022, for a decrease of 24,677,322 USD.

Additionally, the variation in TRM between December 2021 and March 2022 decreased (\$225.13), generating income from the restatement of liabilities of \$124,879,608, contrasted with the variation in TRM between December 31, 2020 and March 31, 2021, which was \$304.41, which generated a loss due to restatement.

### 32. Income from technical assistance, commissions and other services

As of March 31, 2022 and 2021, income recognized for technical assistance, commissions and other services, presented a variation of (\$4,122,408), going from \$22,425,003 to \$18,302,594, which is detailed below in accordance with the service provided:

<b>TECHNICAL ASSISTANCE (1)</b>	<b>At March 31, 2022</b>	<b>At March 31, 2021</b>
Housing	4,410,443	9,450,233
Water	2,894,188	3,210,215
Infrastructure	8,536,494	5,508,237
Consulting	514,715	15,410
Investment Banking	614,037	1,886,272
	<u>16,969,877</u>	<u>20,070,367</u>

<b>COMMISSIONS AND OTHER SERVICES</b>	<b>At March 31, 2022</b>	<b>At March 31, 2021</b>
Guarantees Water Bonds	717,629	908,618
Commissions from the National Guarantee Fund	124,614	93,010
Commissions Availability (2)	486,024	1,348,580
Insfopal Commission	4,450	4,428
	<u>1,332,717</u>	<u>2,354,636</u>
	<u>18,302,594</u>	<u>22,425,003</u>

**1-**The decrease of **(\$3,100,490)** in the cause of the technical assistance income, going from (\$20,070,367 in 2021 to \$16,969,877 in 2022), as a result of the lower income generated by the housing management in (\$5,039,790) San Andrés contract and providence, the (\$1,287,272) of the Contract with the Territory's Renewal Agency, offset by the increase in the income of the infrastructure management for \$3,226,572 of the new contracts signed (Civil Aeronautics, Ministry of Technologies, Ministry of Culture among others).

**2-** The income from availability commissions presented a decrease of **(\$862,556)** going from (\$1,348,580 in 2021 to \$486,024 in 2022), due to the decrease in the balance of approved and undisbursed credits (\$369,466,974 in 2021 compared to \$146,472,975 in 2022), resources rotated for the 4G Neiva Girardot and north connection projects.

### 33. Other income and other expenses

As of March 31, 2022 and 2021, other income recorded a balance of \$7,742,832 and 10,707,775, respectively, presenting a decrease of (\$2,964,943), mainly generated by the decrease in the recovery of litigation provisions, which were presented in 2021.

The other expenses displayed an increase of \$10,648,208, generated mainly by the variation of the following items: personnel expenses of \$7,448,025, Non-income taxes of \$477,527, lease expenses of \$478,756, as well as the increase in the expense of fees of \$848,755, the expense of contributions of \$603,363, travel expenses of \$520,477, among others.

The increase in personal expenses is derived from the 2022 salary increase of 10.07%, in addition to the increase in staff payroll from 246 workers at December 31, 2021 to 613 at March 31, 2022, due to the incorporation of personnel who were hired through the temporary services company, which were onboarded to the entity by approval of the Board of Directors, generating an increase in the benefit and conventional burden.

### 34. Agreements and contingencies

The commitments and contingencies correspond to:

	<u>March 31,</u> <u>2022</u>	<u>Dec 31,</u> <u>2021</u>
Pledge of IDB loans (1)	37,750,665	40,402,716
For litigation (claims) (2)	86,607,970	81,222,944
Approved and undisbursed credits (3)	1,779,387,732	1,735,618,600
Interest on suspended loans (4)	872,602	1,163,594
	<u>\$1,904,618,969</u>	<u>1,858,407,854</u>

#### (1) Pledge of IDB loans

Findeter signed the Loan Agreements with the IDB, credit 1967 of 2008, 2314 of 2010, 2768 of 2012, 3392 of 2015, 3596 of 2016 and 3842 of 2019, on which counter-guarantees contracts were constituted in favor of the Nation, in which the income received by FINDETER is pledged for the rediscount portfolio collection paid directly into the Deposit Account No.65812166 from Colombia's Central Bank, such as

income must cover 120% of the value of the half-yearly service of the debt of the Borrowing Agreement.

<b>CUD account balance 31-March-22</b>	<b>Value to be covered COP 31-March-22</b>	<b>Coverage 120%</b>
37,750,665	31,278,037	120.69%

- (2) It corresponds to the claims of the legal processes filed against Findeter that at March 31, 2021 total 143 processes, among which there are labor and administrative processes, and whose loss assessment is considered of medium and low risk, which is revealed with the value of the indexed claims of the plaintiffs, which really supports the possible contingency.
- (3) The commitments derived from the undisbursed approved credits are the product of the contracts with customers, in this sense it is determined that the unused outstanding credit balances do not necessarily represent future cash requirements because said quotas may expire and not be used in whole or in part, but they are recognized in the contingent accounts as possible capital requirements.

In the following list, the value of the approved credits is reported to the different financial institutions and which have not been disbursed by Findeter:

<b>Bank Entity</b>	<b>March 31, 2022</b>	<b>31 December</b>
Rediscount credits	146,472,975	161,472,975
Approved Credits Direct Credit	1,632,914,757	1,574,145,625
	<b>1,779,387,732</b>	<b>1,735,618,600</b>

(4) Suspended Interest:

They correspond to interest on credits granted to former officials of the entity, as well as a first floor credit, which have not serviced the debt on the acquired obligations. As of March 31, 2022, there are 25 (25 in 2021) credits generating these interests, of which 15 are in the housing modality (15 in 2021), 9 consumption (9 in 2021) and 1 commercial credit.



- Findeter within the analysis of the implications of Decree 492 of 2020 issued by the Ministry of Finance and Public Credit, through which instructions are given to Findeter, to make capital contributions of \$100,000,000 for the National Guarantee Fund, in order to strengthen the process of granting credit guarantees, an understanding process is being advanced, for the recognition of this operation, for which a request was extended to the Ministry of Finance and Public Credit in order to determine the way forward at the time of making this disbursement. As of March 31, 2022, we have not received any response.

### 35. Transactions with related parties

#### Transactions with related parties:

Findeter may enter into transactions, agreements or contracts with related parties, on the understanding that any such transactions will be carried out at fair values, taking into account market conditions and rates.

At present, Findeter does not record transactions with the maximum shareholder Grupo Bicentenario S.A.S.

Between Findeter and its related parties are presented:

1. As a result of the activities of the Board of Directors, fees were paid to its members for attendance at meetings of the Board of Directors and Committees, and remuneration with key Findeter personnel, the sum of:

	<b>31 March 2022</b>	<b>31 December</b>
Board of Directors Fees	\$211,399	948,087
Total key management personnel remuneration	867,289	10,759,873

2. As of March 31, 2022 and December 31, 2021, Findeter records balances of the loan portfolio with Findeter's key personnel, as follows:

	<b>March 31, 2022</b>	<b>31-Dec, 2021</b>
Credit Portfolio	\$5,719,594	\$4,296,902

All operations and disbursements were carried out under the conditions described in the collective bargaining agreement.

**36. Subsequent events**

Between March 31, 2022 and May 13, 2022, the date of the opinion of the KPMG Tax Auditor, there are no facts that impact the interim financial statements that must be disclosed, or that may affect the financial situation, the prospects of Findeter or that cast doubt on the continuity of this.