



KPMG S.A.S.  
Calle 90 No. 19C - 74 Bogotá D.C. -  
Colombia

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## STATUTORY AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

Dear Shareholders  
Financiera de Desarrollo Territorial S.A. Findeter:

### Introduction

I have reviewed the accompanying condensed interim financial information as of March 31, 2023 of Financiera de Desarrollo Territorial S.A. Findeter, which comprises:

- the condensed interim statement of financial position as of March 31, 2023;
- condensed interim statements of income and other comprehensive income for the three-month period ended March 31, 2023;
- the condensed interim statement of cash flows for the three-month period ended March 31, 2023; and
- the condensed interim statement of changes in equity for the three-month period ended March 31, 2023;
- the notes to the 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 Reporting 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 review

I have conducted my review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed 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 persons 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 performed in accordance with International Standards on Auditing accepted in Colombia and, therefore, does not allow me to obtain assurance that I am 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 come to my attention that causes me to believe that the accompanying condensed interim financial information as of March 31, 2023 has not been prepared, in all material respects, in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Reporting contained in the Accounting and Financial Reporting Standards accepted in Colombia.



Digitally signed by  
Hovana Catherine  
Capera Valbuena

Hovana Catherine Capera Valbuena  
Statutory Auditor of Financiera de Desarrollo Territorial S.A.  
Findeter  
PC 88093-T  
Member of KPMG S.A.S.

May 12, 2023



**KPMG S.A.S.**  
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## **REPORT OF THE TAX REVIEWER ON REPORTING IN eXTENSIBLE BUSINESS REPORTING LANGUAGE (XBRL)**

Dear Shareholders  
Financiera de Desarrollo Territorial S.A. Findeter:

### **Introduction**

I have reviewed the eXtensible Business Reporting Language (XBRL) report as of March 31, 2023 of Financiera de Desarrollo Territorial S.A. Findeter (the Financier), which incorporates interim financial information, which comprises:

- the statement of financial position as of March 31, 2023;
- the statements of income and other comprehensive income for the three-month period ended March 31, 2023;
- the statement of cash flows for the three-month period ended March 31, 2023; and
- the statement of changes in equity for the three-month period ended March 31, 2023;
- the notes to the interim financial information

Management is responsible for the preparation and presentation of this report in eXtensible Business Reporting Language (XBRL) that incorporates the 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, and for the presentation of the report in eXtensible Business Reporting Language (XBRL) as instructed by the Superintendency of Finance of Colombia. My responsibility is to express a conclusion on the eXtensible Business Reporting Language (XBRL) report that incorporates the interim financial information, based on my review.

### **Scope of review**

I have conducted my review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed 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 persons 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 performed in accordance with International Standards on Auditing accepted in Colombia and, therefore, does not allow me to obtain assurance that I am aware of all significant

matters that could have been identified in an audit. Therefore, I do not express an audit opinion.

### Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the report in eXtensible Business Reporting Language (XBRL), which incorporates the interim financial information of the Company as of March 31, 2023, has not been prepared, in all material respects, in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Reporting contained in the Accounting and Financial Reporting Standards accepted in Colombia and instructions of the Superintendency of Finance of Colombia.



Digitally signed by  
Hovana Catherine  
Capera Valbuena

Hovana Catherine Capera Valbuena  
Statutory Auditor of Financiera de Desarrollo Territorial S.A.  
Findeter  
PC 88093-T  
Member of KPMG S.A.S.

May 12, 2023

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. -FINDETER**  
**Condensed Interim Statement of Financial Position**  
**as of March 31, 2023**  
**(Amounts expressed in thousands of pesos)**

Statement of Financial Position	Note	March 31, 2023	December 31, 2022
<b>Assets</b>			
Cash and cash equivalents	10	\$ 902,650,513	1,033,518,547
Financial investment assets and derivatives	11	574,918,494	534,440,830
Loan portfolio and financial leasing transactions, net	12	11,017,320,346	11,161,477,854
Trade accounts receivable and other accounts receivable, net	13	103,881,682	100,515,111
Property and equipment, net	15	31,109,562	31,230,151
Rights-of-use asset, net	16	226,060	330,032
Investment properties		1,067,900	1,067,900
Intangible assets, net	17	2,447,724	2,449,655
Deferred tax assets, net	14	284,699,580	283,799,869
Other assets, net	18	3,429,998	4,494,386
<b>Total assets</b>		<b>\$ 12,921,751,859</b>	<b>13,153,324,335</b>
<b>Equity and liabilities</b>			
<b>Liabilities</b>			
Derivative financial instruments measured at fair value		\$ 82,497,042	14,795,606
Current income taxes, net	14	115,760,391	117,620,894
Trade accounts payable and other accounts payable		25,539,977	28,519,181
Term deposit certificates		6,577,448,887	6,780,523,885
Outstanding investment securities		1,601,661,293	1,582,021,770
Financial obligations		3,044,443,909	3,198,872,502
Lease liabilities		224,845	337,035
Employee benefits		18,241,335	12,655,067
Financial guarantees	19	29,486,678	31,922,347
Provisions	20	2,527,277	2,412,153
<b>Total liabilities</b>		<b>\$ 11,497,831,634</b>	<b>11,769,680,440</b>
 Subscribed and paid-in capital	21	1,154,222,237	1,154,222,237
Reserves		103,104,300	103,104,300
First-time adoption results		39,925,003	39,925,003
Other comprehensive income	22	4,651,160	202,498
Retained earnings		86,189,857	-
Profit for the period		35,827,668	86,189,857
<b>Shareholders' equity</b>		<b>\$ 1,423,920,225</b>	<b>1,383,643,895</b>
 <b>Total Equity and Liabilities</b>		<b>\$ 12,921,751,859</b>	<b>13,153,324,335</b>

See notes which form an integral part of the condensed interim financial statements.

INGRID CATALINA GIRALDO CARDONA  
 Digitally signed by INGRID CATALINA GIRALDO CARDONA Date: 2023.05.12 08:10:47 -05'00'

INGRID CATALINA GIRALDO CARDONA (\*)  
 Legal Representative

HOVANA CATHERINE  
 Digitally signed by HOVANA CATHERINE CAPERA VALBUENA  
 PC 31196-T

CAPERA VALBUENA Date: 2023,05,12 13:23:42 -05'00'

HOVANA CATHERINE CAPERA VALBUENA  
 Statutory Auditor  
 PC 88093-T  
 Member of KPMG S.A.S.  
 (See my report of May 12, 2023).

HOLLMAN JAVIER PUERTO BARRERA  
 Digitally signed by HOLLMAN JAVIER PUERTO BARRERA Date: 2023,05,12 07:01:20 -05'00'

HOLLMAN JAVIER PUERTO BARRERA(\*)  
 Accountant

(\*) We, the undersigned Legal Representative and Certified Public Accountant, certify that we have previously verified the statements contained in these condensed interim financial statements and that they have been faithfully taken from Findeter's auxiliary accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. -FINDETER**  
**Condensed Interim Statements of Income**  
**for the three-month periods ended March 31, 2023 and 2022 (Amounts**  
**expressed in thousands of Mexican pesos)**

	Note	For the three-month periods that ended	
		on March 31, 2023	on March 31, 2022
<b>Net ordinary operating income</b>			
Interest on loan portfolio	23	\$ 430,391,868	176,165,301
Gain on valuation of investments at fair value, net	24	58,514,849	13,041,383
Interest on investments at amortized cost, net		5,051,701	912,271
(Loss) on valuation of derivatives, net		(126,045,361)	(136,997,148)
<b>Operating expenses</b>			
Interest on term deposit certificates	25,1	(249,767,964)	(76,983,862)
Interest on outstanding investment securities		(41,890,775)	(31,590,718)
Interest on financial obligations	25,2	(45,502,754)	(9,389,643)
Foreign exchange gain, net		83,892,750	115,549,514
<b>Financial margin, net</b>		<b>\$ 114,644,314</b>	<b>50,707,098</b>
Impairment and recoveries for credit financial assets and accounts receivable, net	12	(1,613,856)	6,004,982
Impairment of other accounts receivable		(936,013)	(879,671)
<b>Financial margin, after impairment, net</b>		<b>\$ 112,094,445</b>	<b>55,832,409</b>
<b>Income and expenses from commissions and other services</b>			
Technical assistance income	26	9,045,081	16,969,877
Income from commissions and other services	26	1,095,966	1,332,717
Expenses for commissions and other services		(2,690,060)	(1,218,126)
<b>Fee and commission income and expenses and other services, net</b>		<b>\$ 7,450,987</b>	<b>17,084,468</b>
<b>Other income and expense</b>			
Other income	27	10,543,043	7,742,832
Other expenses	27	(67,840,938)	(54,563,041)
<b>Other income and expenses, net</b>		<b>\$ (57,297,895)</b>	<b>(46,820,210)</b>
<b>Income before income taxes</b>		<b>\$ 62,247,537</b>	<b>26,096,667</b>
Income tax expense		(26,419,869)	(7,095,007)
<b>Result for the period</b>		<b>\$ 35,827,668</b>	<b>19,001,660</b>

See notes which form an integral part of the condensed interim financial statements.

INGRID CATALINA  
Digitally signed by INGRID CATALINA  
GIRALDO CARDONA  
GIRALDO CARDONA Date: 2023.05.12 08:11:31 -05'00'  
**INGRID CATALINA GIRALDO CARDONA (\*)**  
Legal Representative

HOLLMAN JAVIER  
Digitally signed by HOLLMAN  
JAVIER PUERTO BARRERA  
PORT BARRERA Date: 2023.05.12 07:51:40 -05'00'  
**HOLLMAN JAVIER PUERTO BARRERA(\*)**  
Accountant

HOVANA  
Digitally signed by  
HOVANA CATHERINE  
**PC 31196-T**  
CATHERINE CAPERA CAPERA VALBUENA  
VALBUENA Date: 2023.05.12 13:16:28  
-05'00'

**HOVANA CATHERINE CAPERA VALBUENA**  
Statutory Auditor  
PC 88093-T  
Member of KPMG S.A.S.  
(See my report of May 12, 2023).

(\*) We, the undersigned Legal Representative and Certified Public Accountant, certify that we have previously verified the statements contained in these condensed interim financial statements and that they have been faithfully taken from Findeter's auxiliary accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. -FINDETER**  
**Condensed Interim Statement of Cash Flows**  
**for the three-month periods ended March 31, 2023 and 2022 (Amounts**  
**expressed in thousands of Mexican pesos)**

		on March 31, 2023	on March 31, 2022
	Notes		
<b>Profit for the period</b>		<b>\$ 35,827,668</b>	<b>19,001,660</b>
<b>Adjustments to reconcile net income to net cash used in operating activities:</b>			
Depreciation of property and equipment	15	157,853	101,610
Depreciation for right of use	16	103,972	332,404
Amortization of intangible assets	17	427,421	418,578
Depreciation and amortization of other assets	18	1,218,591	1,040,333
Impairment (recoverability) for credit financial assets and accounts receivable, net	12	1,613,856	(6,004,983)
Impairment of other accounts receivable, net	13	936,013	879,671
Income tax expense for the period		26,419,869	7,095,007
Reimbursement for provision of financial guarantees	19	(2,435,669)	(319,097)
Difference in exchange rate of banks in foreign currency		681,528	3,243,454
Net gain from valuation of investments		(63,566,550)	(13,953,654)
Valuation loss on derivatives, net		126,045,361	136,997,148
Interest on loan portfolio	23	(430,391,868)	(176,165,301)
Interest expenses		337,161,493	117,964,223
Employee benefits expense that does not generate cash outflows		11,183,658	7,965,211
<b>Changes in operating assets and liabilities:</b>			
Negotiable investments		29,298,998	48,299,336
Loan portfolio and financial leasing transactions, net		238,277,473	(446,266,884)
Accounts receivable		(4,302,583)	(30,533,488)
Other assets		(154,203)	(158,073)
Derivative financial instruments		(58,343,925)	(58,967,839)
Net current income taxes		(18,863,746)	(10,098,972)
Term deposit certificates		(201,744,573)	332,267,000
Financial obligations		(82,721,739)	(124,292,769)
Lease liabilities		4,472	17,684
Employee benefits		(5,597,390)	(2,167,013)
Provisions	20	115,124	97,931
Accounts payable and other liabilities		(2,979,207)	(3,564,105)
Income tax paid		(12,077,786)	(635,348)
Lease interest payments	16	(4,472)	(17,684)
Interest paid		(331,313,616)	(91,734,662)
Interest collected		334,658,044	72,455,178
<b>Net cash used in investing activities</b>		<b>\$ (70,365,932)</b>	<b>(216,703,444)</b>
Additions to property and equipment	15	(37,264)	188,256
Additions of other intangible assets	17	(425,490)	(136,946)
<b>Net cash (used in) provided by (used in) investing activities</b>		<b>\$ (462,754)</b>	<b>51,310</b>
Payments of bank loans and other financial obligations		(59,245,630)	(45,477,927)
Capital lease payments	16	(112,190)	(328,972)
<b>Net cash used in financing activities</b>		<b>\$ (59,357,820)</b>	<b>(45,806,899)</b>
Cash and cash equivalents before exchange rate impact		(130,186,506)	(262,459,032)
Exchange difference on cash		(681,528)	(3,243,454)
<b>Net decrease in cash and cash equivalents</b>		<b>\$ (130,868,034)</b>	<b>(265,702,486)</b>
Cash and cash equivalents at beginning of period	10	1,033,518,547	1,113,487,756
<b>Cash and cash equivalents at the end of the period</b>	10	<b>\$ 902,650,513</b>	<b>847,785,270</b>
Available Restricted	10	(1,266,337)	(13,606,056)
<b>Cash and cash equivalents at end of period excluding restricted cash</b>		<b>\$ 901,384,176</b>	<b>834,179,214</b>

See notes which form an integral part of the condensed interim financial statements.

INGRID CATALINA GONZALEZ CARDONA

HOVANA CATHERINE CAPERA VALBUENA

GIRALDO CARDONA Date: 2023,05,12 08:12:23 -0500

CAPERA VALBUENA Date: 2023,05,12 13:16:51 -0500

INGRID CATALINA GIRALDO CARDONA (\*)  
Legal Representative

HOVANA CATHERINE CAPERA VALBUENA  
Statutory Auditor  
PC 88093-T  
Member of KPMG S.A.S.  
(See my report of May 12, 2023).

HOLLMAN  
JAVIER PUERTO  
BARRERA  
Digitally signed by  
HOLLMAN JAVIER PUERTO  
BARRERA  
Date: 2023,05,12 07:01:57  
-0500

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

(\*) The undersigned Legal Representative and Certified Public Accountant certify that we have previously verified the statements contained in these financial statements and that they have been faithfully taken from Findeter's auxiliary accounting books.

**FINANCIERA DE DESARROLLO TERRITORIAL S.A. -FINDETER**  
**Condensed Interim Statement of Changes in Stockholders' Equity**  
**for the three-month periods ended March 31, 2023 and 2022 (Thousands**  
**of Colombian pesos)**

		Subscribed and paid-in capital	Reserves		Results First Time Adoption	Other results integrals ORI	Accrued Earnings	Profit for the period	Total equity of the shareholders
			Legal reserv e	Occasional reserves			Accrued Earnings		
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 earnings		-	-	-	-	-	77,178,879	(77,178,879)	-
Profit for the period		-	-	-	-	-		19,001,660	19,001,660
Other comprehensive income		-	-	-	-	(4,376,678)			(4,376,678)
Total changes in equity		-	-	-	-	(4,376,678)	77,178,879	(58,177,219)	14,624,982
Ending balance as of March 31, 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>
Balance as of January 1, 2023	\$	1,154,222,237	80,139,945	22,964,355	39,925,003	202,498	-	86,189,857	1,383,643,895
Changes in equity: Capitalization of earnings	21	-	-	-	-	-	86,189,857	(86,189,857)	-
Profit for the period		-	-	-	-	-		35,827,668	35,827,668
Other comprehensive income		-	-	-	-	4,448,662			4,448,662
Total changes in equity		-	-	-	-	4,448,662	86,189,857	(50,362,189)	40,276,330
Ending balance as of March 31, 2023	\$	<u>1,154,222,237</u>	<u>80,139,945</u>	<u>22,964,355</u>	<u>39,925,003</u>	<u>4,651,160</u>	<u>86,189,857</u>	<u>35,827,668</u>	<u>1,423,920,225</u>

See notes which form an integral part of the condensed interim financial statements. condensed financial statements

INGRID CATALINA  
GIRALDO CARDONA

Digitally signed by INGRID  
CATALINA GIRALDO GONZALEZ  
CARDONA

Date: 2023.05.12 08:13:05 -05'00'

INGRID CATALINA GIRALDO CARDONA (\*)  
Legal Representative

HOLLMAN  
JAVIER PUERTO

Digitally signed by  
HOLLMAN JAVIER PUERTO  
BARRERA

BARRERA

Date: 2023.05.12 07:02:14  
-05'00'

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

HOVANA CATERINE  
CAPERA VALBUENA

Digitally signed by HOVANA  
CATERINE CAPERA VALBUENA  
Date: 2023.05.12 13:17:59

-05'00'

HOVANA CATERINE CAPERA VALBUENA  
Statutory Auditor  
PC 88093-T  
Member of KPMG S.A.S.  
(See my report of May 12, 2023).

(\*) We, the undersigned Legal Representative and Certified Public Accountant, certify that we have previously verified the statements contained in these condensed interim financial statements and that they have been faithfully taken from Findeter's auxiliary accounting books.



**FINANCIERA DE DESARROLLO TERRITORIAL S.A. -FINDETER**  
**Condensed Interim Statements of Other Comprehensive Income for**  
**the three-month periods ended March 31, 2023 and 2022**  
**(Amounts expressed in thousands of pesos)**

		For the three-month periods that ended on March 31, 2023	on March 31, 2022
Profit for the year	\$	35,827,668	19,001,660
<b>Items that will not be reclassified to income for the year Items that will be reclassified to income for the year</b>			
Valuation of available for sale financial instruments	22	6,210,112	(6,029,968)
Recognition of deferred income tax	22	(1,761,450)	1,653,290
<b>Total other comprehensive income for the year, net of taxes</b>		<b>4,448,662</b>	<b>(4,376,678)</b>
<b>Comprehensive income for the period</b>	<b>\$</b>	<b><u>40,276,330</u></b>	<b><u>14,624,982</u></b>

See notes which form an integral part of the condensed interim financial statements.

**INGRID CATALINA GIRALDO CARDONA**  
 Digitally signed by INGRID CATALINA GIRALDO CARDONA  
 Date: 2023.05.12 08:14:31 -05'00'

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

**HOLLMAN JAVIER PUERTO BARRERA**  
 Digitally signed by HOLLMAN JAVIER PUERTO BARRERA  
 Date: 2023.05.12 07:02:29 -05'00'

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

**HOVANA CATHERINE CAPERA VALBUENA**  
 Digitally signed by HOVANA CATHERINE CAPERA VALBUENA  
 Date: 2023.05.12 13:18:29 -05'00'

**HOVANA CATHERINE CAPERA VALBUENA**  
 Statutory Auditor  
 PC 88093-T  
 Member of KPMG S.A.S.  
 (See my report of May 12, 2023).

(\*) We, the undersigned Legal Representative and Certified Public Accountant, certify that we have previously verified the statements contained in these condensed interim financial statements and that they have been faithfully taken from Findeter's auxiliary accounting books.

***Financiera de Desarrollo Territorial S. A. - Findeter***

*Condensed interim financial information under Colombian Accepted Financial Reporting Accounting Standards (FRS) at March 31, 2023*

*(Amounts expressed in thousands of pesos except for the number of shares)*

## **1. Reporting entity**

Financiera de Desarrollo Territorial S. A., hereinafter Findeter, was incorporated by public deed number one thousand five hundred and seventy (1570) dated May 14, 1990, with operating authorization issued by the Financial Superintendency of Colombia by Resolution No. 3354 of September 17, 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. 103, Bogotá, Colombia. 19 - 20, organized as a credit institution, linked to Grupo Bicentenario SAS, subject to the control and surveillance of the Superintendencia Financiera de Colombia. Its main shareholder is Grupo Bicentenario SAS with a 92.55% interest, which has its principal place of business in Bogotá, Colombia. It currently has five regional offices and one zone, for a total of six offices in the country. Its term is indefinite, Findeter has a total of 621 employees as of March 31, 2023 (613 in March 2022).

Findeter's corporate purpose is to promote regional and urban development by financing and advising mainly the municipalities and departments of Colombia with respect 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, transportation routes, schools, sports facilities, hospitals and health services, etc. Also the execution of those activities assigned by law or those assigned by the National Government, including the administration of funds and special accounts, derived from inter-administrative contracts signed with government entities for the development of activities associated with technical assistance and administration of resources.

The development of its corporate purpose is defined by Decree 663 of 1993, Findeter acts as a second-tier development bank to grant loans to state entities, territorial entities or individuals engaged in developing construction projects, expansion and replacement of infrastructure and technical assistance to adequately advance 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 the market, which are financed with resources obtained from multilateral organizations, raising funds from the public through term certificates of deposit, placement of bonds in domestic and international markets and own resources.

Within the framework of supporting the Government's economic policies, it was granted powers through Presidential Decrees Nos. 468 of March 23, 2020 and 581 of April 15, 2020, for the granting of credits under the modality of direct credit to public service providers on the occasion of the Covid-19 pandemic.

At the Board of Directors' meeting held on April 25 of this year, according to minute No. 411 the financial management as of March 31, 2023 was presented.

## **2. Statement of Compliance with Financial Reporting Accounting Standards Accepted in Colombia Accepted in Colombia**

The condensed interim financial information has been prepared in accordance with the International Accounting Standard Interim Financial Reporting (IAS 34) contained in the Accounting and Financial Reporting Standards Accepted in Colombia (NCIF), established in Law 1314 of 2009, regulated by the Sole Regulatory Decree 2420 of 2015 as amended by Decrees 2496 of 2015, 2131 of 2016, 2170 of 2017, 2483 of 2018, 2270 of 2019, 1432 of 2020, decrees 938 and 1670 of 2021 and 1611 of 2022. The NCIF applicable in 2023 are based on the International Financial Reporting Standards (IFRS), together with their interpretations, issued by the International Accounting Standards Board (IASB); the base 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 last annual financial statements report, emphasizing the new activities, facts and circumstances that occurred during the interim reporting period, 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 together with the annual financial statements as of December 31, 2022.

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

The application of IFRS 9, regarding the treatment of the portfolio and its impairment and the classification and valuation of investments; for these cases, the requirements of the Basic Accounting and Financial Circular of the Financial Superintendency of Colombia (SFC) continue to apply.

### 3. Significant accounting policies

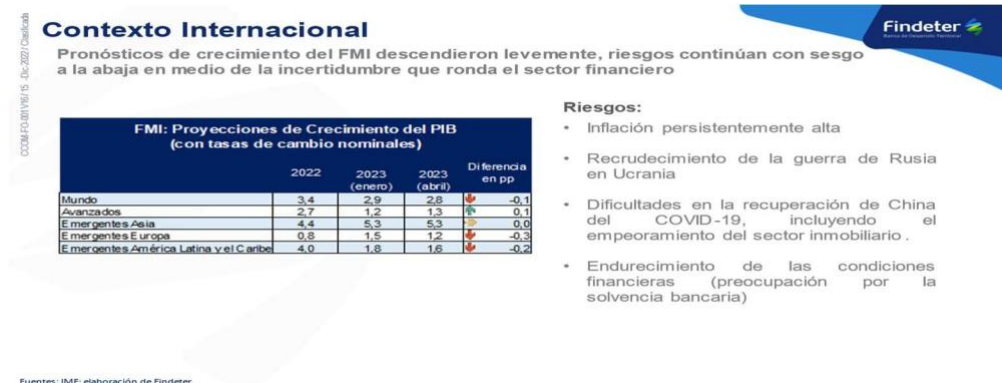
The accounting policies applied in these condensed financial statements of Financiera de Desarrollo Territorial S.A. FINDETER are the same as those applied in the financial statements as of December 31, 2022.

### 4. Relevant facts

The financial results and business dynamics as of March 31, 2023 were influenced by the macroeconomic environment conditions described below:

The war between Russia and Ukraine continues to alter the dynamism of the production and marketing of fossil fuels worldwide, which added to the sanctions imposed by the U.S., has led to an increase in the production of fossil fuels. The price of these commodities has been driven down by the US and the European Union. Likewise, Russia, being one of the main exporters of urea, a fertilizer whose raw material is natural gas, the higher price of this commodity has led to an increase in the price of this input and therefore has increased the cost of some products such as potatoes, wheat, corn, among others, which has had an impact on the increase in inflation.

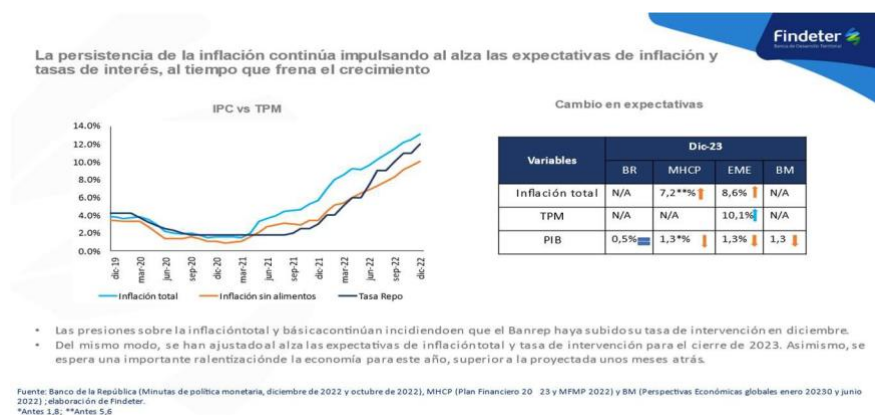
As a result, the central banks of several countries have continued to increase their monetary policy rates in order to control inflation, a situation that has increased the probability of an economic recession:



Focusing on Latin America, a reduction is estimated and particularly for Colombia, the growth forecast is reduced by 1 bp, reaching levels of 1% in GDP growth:

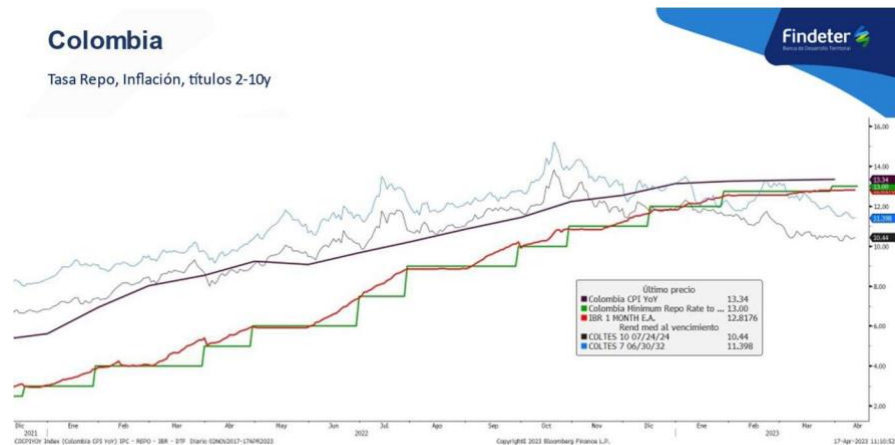


Locally, economic sanctions against Russia and rate increases in developed economies bring some benefits and disadvantages to the domestic economy. On the one hand, economic growth has been strong and, according to the Medium-Term Fiscal Framework (MTFF), GDP growth was projected for 2022 at 6,5%; however, the figures exceeded expectations, closing at 7,5%. At the same time, the pressure on inflation, especially in the food component due to the external factors described above (see chart below) and internal events such as the winter season, which has discouraged supply, have led to the monetary policy adopted by the issuer in its most recent decision to increase the interest rate by 25 bp to 13%.

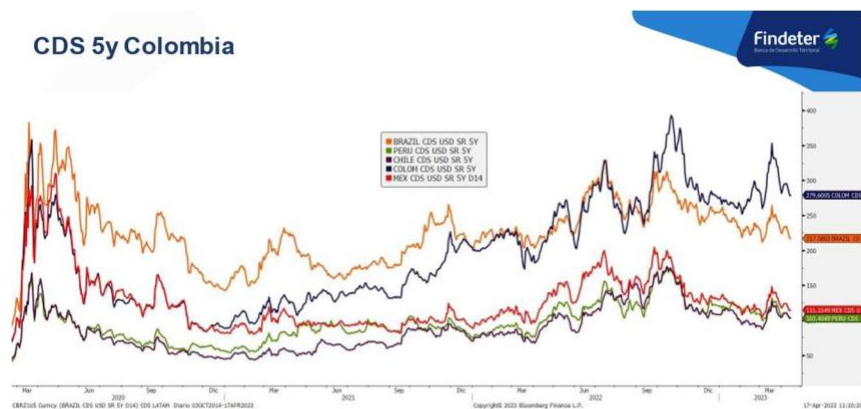


The increase in the Repo rate has been transmitted to the different rates of the economy, among them IBR and DTF on which Findeter's assets and liabilities are indexed, this situation translates into a direct impact on the Entity's income and expenses. In terms of income, a benefit has been generated at the end of March 2023, since the rates of the portfolio indexed in IBR, which represents 80% of the total portfolio (\$8.6 trillion), have increased on average by 930 bps with respect to 2022 and in IPC, which represents

13% of the portfolio (\$1.42 trillion) in 2023, increased by 938 bps, leading to an increase in income as a result of this effect.



On the other hand, the increase in FED rates implicitly leads to an increase in sovereign credit risk, as can be seen in the increase in the levels of Credit Default Swaps, which for Colombia in the year 2023 continues to be the highest of its peers in Latin America and is 62 bp above Brazil, which has a direct impact on the cost of debt, which has direct repercussions on the cost of obtaining the resources to settle operations, a situation to which Findeter has not been unaware, as can be seen in the behavior of financial expenses. It can be observed that the risk premium for Colombia exceeded those of comparable economies in the region:



Finally, Banco de la República is expected to moderate its monetary normalization process in 2023, and current expectations foresee a decrease in monetary intervention policy levels in the second half of 2023.

## **5. Business in progress**

The condensed financial statements were prepared on a going concern basis. It was determined that there is no uncertainty about facts, events or conditions that could cast significant doubt on the possibility that Findeter will continue to operate normally during the next 12 months.

## **6. Judgments and estimates**

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

Findeter makes estimates and assumptions that affect the amounts recognized in the financial statements and the carrying amounts 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 that are believed to be reasonable.

Findeter also makes certain judgments other than those involving estimates in the process of applying accounting policies. The judgments that have the most significant effects on the amounts recognized in the financial statements and estimates that may cause an adjustment to the carrying amounts of assets and liabilities in the following year include the following:

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

#### **1. Provision for loan portfolio**

For the rediscount portfolio, calculating the impairment of an intermediary is a process whose objective is to mitigate losses in the event of a possible default of the intermediary. 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 S.A. carries out operations with several types of intermediaries (Family Compensation Funds, Savings and Credit Cooperatives, Employee Funds, etc.),



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.

2. As of March 31, 2023, the critical judgment was identified, related to the determination of the customer's risk level, carried out in accordance with the regulations issued by the Financial Superintendency of Colombia in Annex 3 of Chapter II of Basic Accounting Circular 100, which is reviewed by credit analysts.

The application of this judgment is oriented to the analysis of the direct credit portfolio, where this verification is performed.

## **ii. Estimate for legal proceedings**

Estimates and records a provision for legal proceedings, in order to cover possible losses for labor cases, civil and administrative lawsuits or others, according to the circumstances that, based on the opinion of Findeter's Legal Department and the legal defense committee, supported by external legal counsel's concepts 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 cases to make an accurate forecast or quantify a loss amount in a reasonable manner; therefore, differences between the actual amount of disbursements actually incurred and the amounts initially estimated and provisioned are recognized in the period in which they are identified.

## **iii. Deferred income tax**

For purposes of calculating the deferred tax, the estimate is based on the disposal or payment of assets denominated in foreign currency or settlement and total payment of liabilities denominated in foreign currency, whose materialization will have tax effects on the exchange difference that is made according to the projected dates of each of the active or passive obligations that FINDETER has; For the purpose of estimating the deferred tax for the difference in exchange caused, the total of the active and passive portfolio expressed in foreign currency is taken, estimating in an annualized manner the capital to be collected or paid, as the case may be, and this weighting is multiplied by the difference in exchange that is pending to be realized.

#### **iv. Calculation of the technical reserve of water bonds.**

For financial guarantees, the measurement of the reserve associated with the guarantee issued by Findeter to the Intermediaries participating in the debt substitution operation of the "Water Bonds" with the FINDETER CREDITS ET - WATER TRUST is based on the analysis of the risk factors present in the life of the loans. The following risk factors are the focus and object of analysis and study:

- The decrease in interest due to a probable restructuring of the municipality's debts within the framework of Law 550.
- The sensitivity of cash flows to changes in the interest rate on loans, consumer price index CPI.
- The sensitivity of revenues due to changes in the allocation of the budget of the General System of Participation SGP in the areas of potable water and basic sanitation.
- Negative impact on the scheme as a result of possible legal contingencies tending to disregard the existence or legality of the credits acquired by the municipalities.

The analysis of each of these risk factors determines a level of expected losses based on available information.

#### **v. Calculation of the technical reserve of the National Guarantee Fund.**

The calculation of the technical reserves of the National Guarantee Fund is based on the estimation of expected losses for the different products retro-guaranteed by Findeter. For VIS products, an expected loss of 5.71% was estimated for a horizon of 8,5 years. This horizon is the maximum possible time that a loan can be guaranteed, considering that the mandate guarantees loans during the first 7 years and that a claim can be made on a guarantee that is 18 months in arrears at the most.

The expected loss percentage is the result of the estimate made on a historical basis of VIS real estate loans recovered and sold by banks, as well as the design of estimated loss settlement tables in which losses are estimated for loans with different terms between 5 and 20 years, with different proportions between the loan value and the value of the real estate (Loan to Value or LTV) and scenarios on the year in which the loss may occur.

## 7. Operating segments

Findeter defined for the rendering of services two operating segments of business lines; Financial Services and Technical Assistance, for the effect it was established the direct allocation of revenues, expenses, assets, and liabilities, according to the allocation of the cost centers of the areas of Findeter, for the reporting period, the same segments remain defined as for the last annual financial statements as of December 31, 2022. The following figures relate to income and expenses for the three-month periods ended March 31, 2023 and 2022:

Miles de pesos  
Segmento sobre los que debe informarse

	<u>Servicios Financieros</u>		<u>Asistencia Técnica</u>		<u>Por los periodos de tres meses que terminaron</u>	
	<u>31 de marzo 2023</u>	<u>31 de marzo 2022</u>	<u>31 de marzo 2023</u>	<u>31 de marzo 2022</u>	<u>31 de marzo 2023</u>	<u>31 de marzo 2021</u>
<b>Ingresos netos operacionales ordinarios</b>						
Intereses cartera de créditos	430,391,868	176,165,301	-	-	430,391,868	176,165,301
Utilidad por valoración de inversiones, neto	58,514,849	13,041,383	-	-	58,514,849	13,041,383
Intereses de inversiones a costo amortizado, neto	5,051,701	912,271	-	-	5,051,701	912,271
Pérdida y utilidad por valoración derivados, neto	(126,045,360)	(136,997,148)	-	-	(126,045,360)	(136,997,148)
<b>Gastos operacionales</b>						
Gastos Financieros	(337,161,493)	(117,964,223)	-	-	(337,161,493)	(117,964,223)
Utilidad y pérdida por diferencia en cambio, neto	83,892,750	115,549,514	-	-	83,892,750	115,549,514
<b>Margen financiero, neto</b>	<b>114,644,314</b>	<b>50,707,098</b>	<b>-</b>	<b>-</b>	<b>114,644,314</b>	<b>50,707,098</b>
Deterioro para cartera de crédito, neto	(1,613,856)	6,004,982	-	-	(1,613,856)	6,004,982
Deterioro para cuentas por cobrar, neto	-	-	(936,013)	(879,671)	(936,013)	(879,671)
<b>Margen financiero, después de deterioro, neto</b>	<b>113,030,458</b>	<b>56,712,080</b>	<b>(936,013)</b>	<b>(879,671)</b>	<b>112,094,445</b>	<b>55,832,410</b>
<b>Ingresos y gastos por comisiones y otros servicios</b>						
Ingresos de asistencia técnica	-	-	9,045,081	16,969,877	9,045,081	16,969,877
Ingresos por comisiones y otros servicios	1,095,966	1,332,717	-	-	1,095,966	1,332,717
Gastos por comisiones y otros servicios	(2,515,105)	(1,125,972)	(174,955)	(92,153)	(2,690,060)	(1,218,126)
<b>Ingresos y gastos por comisiones y otros servicios, netos</b>	<b>(1,419,139)</b>	<b>206,744</b>	<b>8,870,126</b>	<b>16,877,723</b>	<b>7,450,987</b>	<b>17,084,468</b>
<b>Otros ingresos y gastos</b>						
Otros ingresos	10,543,043	7,742,832	-	-	10,543,043	7,742,832
Otros gastos	(46,492,701)	(34,947,333)	(21,348,237)	(19,615,708)	(67,840,938)	(54,563,041)
<b>Otros ingresos, neto</b>	<b>(35,949,658)</b>	<b>(27,204,502)</b>	<b>(21,348,237)</b>	<b>(19,615,708)</b>	<b>(57,297,895)</b>	<b>(46,820,210)</b>
<b>Utilidad antes de impuestos a las ganancias</b>	<b>75,661,661</b>	<b>29,714,322</b>	<b>(13,414,124)</b>	<b>(3,617,656)</b>	<b>62,247,537</b>	<b>26,096,668</b>
Gasto por impuestos a las ganancias	(32,113,257)	(8,078,554)	5,693,388	983,547	(26,419,869)	(7,095,007)
<b>Utilidad del periodo</b>	<b>43,548,404</b>	<b>21,635,768</b>	<b>(7,720,736)</b>	<b>(2,634,109)</b>	<b>35,827,668</b>	<b>19,001,660</b>

	<u>SERVICIOS FINANCIEROS</u>		<u>ASISTENCIA TÉCNICA</u>		<u>TOTAL</u>	
	<u>31 de marzo 2023</u>	<u>31 de diciembre 2022</u>	<u>31 de marzo 2023</u>	<u>31 de diciembre 2022</u>	<u>31 de marzo 2023</u>	<u>31 de diciembre 2022</u>
<b>Activos</b>	<b>12,880,496,798</b>	<b>13,110,611,698</b>	<b>41,255,061</b>	<b>42,712,637</b>	<b>12,921,751,859</b>	<b>13,153,324,336</b>
<b>Pasivos</b>	<b>11,451,097,099</b>	<b>11,725,666,556</b>	<b>46,734,535</b>	<b>44,013,884</b>	<b>11,497,831,634</b>	<b>11,769,680,440</b>

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

Findeter does not present seasonality in its operations; 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 in an active market with available and sufficient information at the valuation date, by means of price information published by the official price provider endorsed by the Financial Superintendence of Colombia (PRECIA S.A.). In this way, 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 property and land and buildings is determined by independent experts using technical appraisals.

Fair value hierarchy has the following levels:

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

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

### **i. Fair value measurements on a recurring basis**

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

For the determination of fair value hierarchy levels, an assessment is made of the methodologies used by the official price provider, with knowledge of the

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

On the other hand, and in accordance with the methodologies not objected by the Financial Superintendence of Colombia, the price provider (PRECIA) 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 as follows:

- **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 an exit price for each reference traded. 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 such as reference curves and spreads or margins with respect to recent quotations of the asset or liability in question or similar are used. This methodology, equivalent to a level 2 hierarchy, is generally used for investments in debt securities of financial institutions and corporate debt in the local market of low recurrent issuers and with low amounts outstanding.

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

In the case of collective investment funds, the valuation of the unit of participation in force for the day and applicable for the transactions realizable on this date will be given by the value of the pre-closing 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 unit of the Collective Investment Fund will determine the number of units corresponding to the investors. The value of the unit of each type of unit of the Collective Investment Fund in effect for the day and applicable for transactions realizable on this date will be given by the pre-closing value of each

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

- In the case of the investment classified in fair value hierarchy 3, which corresponds to the investment in the Ashmore Colombia Infrastructure Private Equity Fund, the valuation of the participation unit held, is obtained from the value of the Fund at the close of the previous day (Equity Value) plus the results of the day in which the Fund is being valued ((+) Contributions (-) Withdrawals (+) Income (-) Expenses), divided by the number of Participation Units issued by the Fund at the close 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 participation unit that is reported to investors in accordance with the provisions of the Regulations.

Additionally, the recognition of equity investments, which do not have a market and are measured according to the variation in equity of the entity where the investment is held. According to the recognition and measurement instructions of the Financial Superintendency of Colombia, Chapter I-1 of the Basic Accounting and Financial Circular 100, which are classified in hierarchy level 3.

Financial assets and liabilities measured at fair value are as follows:

Assets	Fair value March 31, 2023			Fair value December 31, 2022.		
	Hierarchy level			Level of hierarchy		
	1	2	3	1	2	3
<b>Negotiable Investments</b>						
Debt securities of other financial institutions	179,433,281	-	179,433,281	151,590,506	-	151,590,506
Government debt securities	197,069,323	197,069,323	-	125,824,324	125,824,324	-
Private Equity Fund - Ashmore	42,573,455	-	42,573,455	43,123,228	-	43,123,228
Mutual Funds	19,801,858	-	19,801,858	18,990,598	-	18,990,598
<b>Available for sale</b>						
Government debt securities	70,190,752	70,190,752	-	65,515,154	65,515,154 - 327 4713	-
FNG Shares	37,666,270	-	37,666,270	35,605,826	-	35,605,826
Currency forwards	4,772,147	-	4,772,147	65,489,650	-	65,489,650
<b>Total Investments</b>	<b>551,507,086</b>	<b>267,260,075</b>	<b>204,007,286</b>	<b>80,239,725</b>	<b>506,139,286</b>	<b>191,339,478</b>
<b>Liabilities</b>						
Currency forwards	82,497,042	-	82,497,042	14,795,606	-	14,795,606
Financial Guarantees	29,486,678	-	29,486,678	31,922,347	-	31,922,347
<b>Total liabilities</b>	<b>111,983,719</b>	<b>-</b>	<b>82,497,042</b>	<b>29,486,678</b>	<b>46,717,953</b>	<b>-</b>

For purposes of establishing the disclosure values of the Private Equity Fund as a Level 3 Asset, the historical series of the investment position for the last 41 months was established, as well as the Value at Risk for each of the months and reported to the SFC. The results were as follows:

Year	Month	Position value	Max Var.	Standard Deviation
2019	November	52,416,386	7,705,209	206,342,561,699,155
2019	December	61,938,007	9,104,887	3,437,047,966.459,010
2020	January	62,140,980	9,134,724	3,548,569,731,157,530
2020	February	61,945,818	9,106,035	3,441,306,357,092,200
2020	March	61,571,143	9,050,958	3,239,995,089,353,460
2020	April	60,798,252	8,937,343	2,843,889,931,378,150
2020	May	61,006,830	8,968,004	2,948,242,243,499,630
2020	June	49,337,750	7,252,649	2,855,753,780
2020	July	55,314,386	8,131,215	774,849,531,966,188
2020	August	56,183,549	8,258,982	1,016,109,142,811,700
2020	September	57,898,861	8,511,133	1,588,036,712,988,630
2020	October	57,335,698	8,428,348	1,386,243,204,516,940
2020	November	57,898,661	8,511,103	1,587,962,615,663,720
2020	December	42,085,661	6,186,592	1,132,877,374,941,540
2021	January	42,085,661	6,186,592	1,132,877,374,941,540
2021	February	42,886,929	6,304,379	896,015,197,907,021
2021	March	43,436,087	6,385,105	749,704,217,276,758
2021	April	43,845,575	6,445,300	649,087,726,582,103
2021	May	44,448,053	6,533,864	514,226,102,240,689
2021	June	45,130,239	6,634,145	380,459,839,123,988
2021	July	45,390,084	6,672,342	334,797,683,757,055
2021	August	45,886,192	6,745,270	255,721,501,822,025
2021	September	45,226,662	6,648,319	363,175,040,330,957
2021	October	45,268,948	6,654,535	355,721,520,469,876
2021	November	46,070,596	6,772,378	229,040,455,811,554
2021	December	44,478,538	6,538,345	507,818,975,582,066
2022	January	45,071,798	6,625,554	391,131,431,912,584
2022	February	44,983,889	6,612,632	407,462,277,519,937
2022	March	45,857,434	6,741,043	260,014,868,726,761
2022	April	46,594,007	6,849,319	161,314,900,134,431
2022	May	47,412,820	6,969,685	79,115,504,712,575
2022	June	48,165,733	7,080,363	29,103,181,485,004
2022	July	48,756,112	7,167,148	7,024,265,734,836
2022	August	49,442,322	7,268,021	291,109,900,676
2022	September	50,253,048	7,387,198	18,560,994,122,293
2022	October	44,352,250	6,519,781	534,622,214,133,302
2022	November	44,994,773	6,614,232	405,422,113,828,099
2022	December	43,123,227	6,339,114	831,461,171,676,175
2023	January	43,871,658	6,449,134	642,924,327,214,047
2023	February	44,898,343	6,600,056	423,674,587,883,326
2023	March	42,573,454	6,258,298	985,377,084,298,160
<b>Average</b>		<b>49,326,254</b>	<b>7,250,959</b>	<b>971,517</b>
<b>Standard Deviation</b>			983,586	
Average deviation			971,517	
Check			12,069	

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

Based on the above statements, the deviation of the data series is calculated, yielding a value of \$983,586, which means that the average means have an average gap of that value, which is also taken to stress the possible loss to that extent.

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

Potential impact on income statement negative hypothesis (loss) =

$$\$-7,250,959 - \$983,586 = \$ -8,234,545$$

To measure the potential impact on the income statement Positive Assumption, the average of the active position in the series is taken and multiplied by the value of the active rediscount portfolio rate for the final month of March 2023, 17,62% EA, giving a yield of \$8,691,286 as the most favorable result.

As of March 31, 2023, Findeter has an investment in the Ashmore Colombia Infrastructure Fund of \$42,573,455, which is equivalent to a 12,84% participation and 1,035,492 units of the Fund's total.

<b>Ashmore Private Equity Fund - investment</b>	<b>Balance</b>
March 31, 2023	\$ 42,573,455
December 31, 2022	\$ 43,123,228
<b>Variation</b>	<b>\$ (549,773)</b>

As of March 31, 2023, the private equity fund generated a net valuation gain of \$1,349,975.

<b>Private Equity Fund Ashmore</b>	<b>March 31, 2023,</b>	<b>December 31, 2022.</b>
Valuation Income	\$ 3,131,137	\$10,265,553
Valuation expense	1,781,162	1,492,321
<b>Net Valuation</b>	<b>\$ 1,349,975</b>	<b>\$ 8,773,232</b>



The variation between the valuation and the final balance of the investment as of March 31, 2023, corresponds to the redemption of capital made by the fund of Ps. 1,899,748, The valuation of the Fund is reported by an independent third party in accordance with the Fund's regulations. The valuation variables are presented in the following table:

Type	Valuation technique	Significant unobservable information	Interrelationship between significant unobservable inputs and the fair value measurement
Contingent consideration	The valuation of the companies that are part of the Ashmore Colombia Infrastructure Fund FCP-I is carried out through the Discounted Cash Flow and Asset Appraisal methodologies.	<p>The main significant unobservable information corresponds to:</p> <ol style="list-style-type: none"> <li>1. Estimated income for the valuation period.</li> <li>2. The pricing and cost structure of companies</li> <li>3. The weighted average cost of capital used to discount future cash flows</li> <li>4. The level of administrative and selling expenses.</li> <li>5. The working capital management policies used in the projection.</li> <li>6. The balance sheet structure used in the projection.</li> <li>7. The dividend policy of each company.</li> </ol> <p>The information for the aforementioned points comes from the business plans generated within each company, which in turn are built based on 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 cost and expense control in each company</li> <li>3. If the working capital requirements are increased or decreased</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 any transfers of hierarchy of value as of March 31, 2023 compared to December 31, 2022.

- ii. **Fair value measurement on a non-recurring basis:** As of March 31, 2023, there are assets or liabilities measured at fair value determined on a non-recurring basis.

The following is a detail of how financial assets and liabilities managed for accounting purposes through maturity were valued and are measured at fair value solely for purposes of this disclosure.

In accordance with the methodologies described below, which are used to restate assets and liabilities on a non-recurring basis, the calculation is made solely for disclosure purposes and classified in Fair Value Hierarchies 2 and 3.

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

To determine the fair value of the loan portfolio, investment financial assets at amortized cost, financial obligations, term deposit certificates and outstanding investment securities, 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 portfolio are projected individually. For the respective projection, the interest rate of the current cash flow at the cutoff date is used to determine the value of interest that would have to be received and/or paid in the period immediately following the cutoff date of the calculation and the days to maturity of the same are determined.

- **Determination of the discount rate**

The effective asset or liability rate of each of the portfolios is determined, as appropriate, on the cutoff date, according to the facial characteristics of each portfolio and the values accrued on the cutoff date. This rate is Base 365/real.

- **Calculation of duration.**

With the above calculations, the present values and 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.

The following table shows the carrying value and fair value of financial assets and liabilities on a non-recurring basis:

	<u>March 31, 2023</u>		<u>December 31, 2022</u>		<u>Hierarchy level</u>
	Book value	Fair value	Carrying value	Fair value	
<b>Assets</b>					
Loan portfolio and financial leasing transactions, net	\$ 11,017,320,346	11,180,166,902	11,161,477,854	11,425,405,478	3
Financial investment assets	23,411,408	24,226,959	28,301,544	30,861,520	3
<b>Total, financial assets</b>	<b>11,040,731,754</b>	<b>11,204,393,861</b>	<b>11,189,779,398</b>	<b>11,456,266,998</b>	
<b>Liabilities</b>					
Term Certificates of Deposit	6,577,448,887	6,831,094,684	6,780,523,885	6,969,798,077	3
Outstanding investment securities	1,601,661,293	1,603,087,398	1,582,021,770	1,585,179,200	3
Financial obligations	3,044,443,909	2,876,712,947	3,198,872,502	3,020,423,658	3
<b>Total liabilities</b>	<b>\$ 11,223,554,089</b>	<b>11,310,895,029</b>	<b>11,561,418,157</b>	<b>11,575,400,935</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 cash equivalents as of March 31, 2023 and December 31, 2022.

BANK	RISK RATING	MARCH 31, 2023	DECEMBER 31, 2022
Banco de Bogotá S.A.	AAA	\$ 3,270,860	\$ 3,187,603
Banco Popular S.A.	AAA	271,449,469	364,841,053
Bancolombia S.A.	AAA	5,361,374	8,889,030
Banco GNB Sudameris	AA+	167,728	99,908
BBVA Colombia S.A.	AAA	161,842,460	791,712
Banco Santander S.A.	AAA	364,772	357,450
Banco Itau S.A.	AAA	121,495	117,859
Banco de Occidente S.A.	AAA	644,050	757,001
Davivienda S.A.	AAA	3,554,170	5,463,790
Banco Caja Social S.A.	AAA	71,586	46,887,076
Banco Av Villas S.A.	AAA	16,274	192,027,575
Banco Scotiabank Colpatría S.A.	AAA	294,552,637	85,043,177
Corficolombiana	AAA	29,656,131	188,340,277
Banco de la República	Country Risk	49,454,717	69,720,571
Banks Foreign currency	BBB	26,710,834	51,840,014
Petty Cash	No qualification	27,553	23,297
Interbank (1)	AAA	54,118,066	13,615,491
Restricted Cash (2)	AAA	1,266,337	1,515,663
		<b>\$ 902,650,513</b>	<b>\$ 1,033,518,547</b>

There are no restrictions on its availability, except for the pledge on the resources of Banco de la República for \$49,454,717. See Note 28 paragraph 1, Commitments, and contingencies - Counter-guarantees for details of pledges; however, there is no restriction on their use.

- (1) As of March 31, 2023 and December 31, 2022, interbank funds were classified as cash equivalents for \$54,118,066 and \$13,615,491, respectively, which have maturities between 1 and 30 days according to policy.

Information as of March 31, 2023

Entity	Rate	value	Expiration Date	Grade	Qualifying
Corficolombiana	12,02%	\$ 54,118,066	3/04/2023	AAA	Standard and Poors and Fitch Ratings Colombia

Total **\$ 54,118,066**

Information as of December 31, 2022

Entity	Rate	value	Expiration Date	Grade	Qualifying
Corficolombiana	11,14%	\$ 13,615,491	2/01/2023	AAA	Standard and Poors and Fitch Ratings Colombia

Total **\$ 13,615,491**

- (2) Corresponds to cash balances as of March 31, 2023 and December 31, 2022, recorded in the Mandate Contract with the National Guarantee Fund for \$1,109,192 and \$1,360,163, and the Pre-Investment Fund for \$157,145 and \$155,500, respectively, for a total of \$1,266,337 and \$1,515,663.

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, which must cover the claims of social interest housing loans; in the case of the Pre-investment Fund, these have an order to meet the needs of technical studies of pre-feasibility of infrastructure requirements of territorial entities.

#### 11. Financial investment assets and derivatives

The following table shows the balances and ratings of the counterparties of the securities comprising Findeter's portfolio as of March 31, 2023 and December 31, 2022:

Issuer	March 31, 2023,	December 31, 2022.	Grade
Banco De Comercio Exterior S.A.	\$ 4,074,420	\$ 3,920,580	NO RECORD
Banco De Bogotá S.A.	46,840,890	35,224,910	AAA
Banco Bilbao Vizcaya Argentaria Colombia S.A.	27,299,385	37,745,474	AAA
Banco Popular S.A.	12,737,100	12,834,281	AAA
BANCO DAVIVIENDA S.A.	11,686,225	21,783,180	AAA
Banco Colpatría Red Multibanca S. A	5,169,291	21,236,340	AAA
Banco Comercial Av Villas S.A.	2,057,960	941,530	AAA
Banco De Occidente S.A.	10,490,258	19,240,936	AAA
Corficolombiana S.A.	21,527,380	23,315,088	AAA
Bancolombia S.A.	27,265,588	32,588,280	AAA
Ministry of Finance and Public Credit	267,260,075	191,339,479	AAA
CMR Falabella S.A.	2,004,370	1,884,970	AAA
Collective Investment Fund Fiduprevisora	19,801,858	18,990,597	AAA
FCP Fondo Inf Col Ashmore I-S1	42,573,454	43,123,227	AAA
Titularizadora Colombia S.A.	24,153,549	29,151,984	AAA
Enertolima S.A. E.S.P.	100	100	AAA
Fondo Nacional De Garantías S. A	37,666,070	35,605,626	NO RECORD
Ecopetrol S.A.	100	100	NO RECORD
Itaú CorpBanca Colombia S.A.	474,996	5,514,148	NO RECORD
Banco CorpBanca S.A.	1,638,825	-	AAA
Banco De La Republica	10,196,600	-	COUNTRY RISK
	<b>\$ 574,918,494</b>	<b>\$ 534,440,830</b>	

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

Findeter's investment portfolio is classified as follows:

	March 31, 2023	March 31, 2023	December 31, 2022
Negotiable Investments	\$ 438,877,916		\$ 339,528,656
Maturity Investments	23,411,408		28,301,544
Investments Available for sale	107,857,023		101,120,980
Derivative instruments	4,772,147		65,489,650
	<b>\$ 574,918,494</b>		<b>\$ 534,440,830</b>

There is currently no restriction on Findeter's portfolio; the investments of the National Guarantee Fund and the pre-investment fund are administered and managed in the funds for their ordinary operations.

## 12. Loan portfolio and financial leasing operations, net

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

	March 31, 2023,	December 31, 2022
Ordinary loans	\$8,667,019,740	\$8,972,574,310
Direct Credit Loans	2,197,911,307	2,057,206,172
Housing portfolio (employees and former employees)	69,599,907	68,640,525
Loans to employees (consumer)	6,174,678	5,375,323
Loans to former employees (consumer)	785,107	713,164
Interests from accounts receivable	143,141,199	122,666,108
Subtotal	<b>\$ 11,084,631,938</b>	<b>\$ 11,227,175,602</b>
Impairment	(67,311,592)	(65,697,748)
<b>Total</b>	<b>\$11,017,320,346</b>	<b>\$11,161,477,854</b>

<b>Movement Impairment Portfolio - Expense</b>	<b>March 31, 2023.</b>	<b>March 31, 2022</b>
Recoveries Capital	\$ 2,355,366	\$ 10,213,946
Capital Charges	(3,299,672)	(4,126,206)
Recoveries Interest	261,996	60,261
Charges Interest	(931,546)	(143,019)
<b>Net portfolio impairment</b>	<b>\$ (1,613,856)</b>	<b>\$ 6,004,982</b>

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

Accounts receivable as of March 31, 2023 and December 31, 2022 were \$103,881,682 and \$100,515,111, for an increase of \$3,366,571, derived from the variation of the account receivable for compensated rate interest subscribed with the Ministry of Finance and Public Credit, Social Protection, education, among others, by \$3,881,409,881,409, on the other hand, there was a decrease in accounts receivable for technical assistance services of (\$1,600,194) and the variation of other accounts for \$1,084,992.

The following is a table showing the movement in the impairment of accounts receivable:

	Balance as of December 2021	Charges March 31, 2022	Recoveries	Balance as of	Balance as of December 31, 2022	Charges	Balance as of March 31 , 2023
Other	\$ 70,882	-	-	70,882	\$ 62,919	-	\$ 62,919
Technical assistance	1,166,143	879,671	-	2,045,814	2,100,131	936,013	3,036,144
	<b>\$ 1,237,025</b>	<b>\$ 879,671</b>	<b>-</b>	<b>\$ 2,116,696</b>	<b>\$ 2,163,050</b>	<b>\$ 936,013</b>	<b>\$ 3,099,063</b>
Net Impairment				<b>\$ (879,671)</b>			<b>\$ (936,013)</b>

### 14. Taxes on earnings

Income tax expense is recognized based on management's best estimate of both current and deferred income taxes. Findeter S.A.'s effective tax rate for continuing operations for the three-month period ended March 31, 2023 was 42,4% (three-month period ended March 31, 2022, 27,2%).

The increase in the effective tax rate of 15,2 percentage points from one period to the next is mainly due to the following factors:

For the quarter ended March 31, 2023, the Finance Company did not generate tax discounts, while for the same quarter of 2022, it did generate a tax discount. This situation generated a comparative effective rate increase of 6,03 percentage points.

The Finance Company for the first quarter of the year 2023, considered a higher non-deductible expense for industry and commerce, compared to the same quarter of the year 2022. This situation generated a comparative effective rate increase of 4,87 percentage points.

For the first quarter of 2023, the behavior of the effective rate by rate differential used in the constitution of deferred taxes versus the nominal rate of the taxable year was lower compared to the same quarter of 2022. This situation generated a comparative effective rate increase of 4,06 percentage points.

#### 15. Property and equipment, net

The following is the movement in property and equipment:

	Net book balance as of December 31, 2022	Additions 2023 March	Depreciation as of 2023	Net book balance as of March 31, 2023
Land (revalued)	\$ 7,992,600	-	-	\$ 7,992,600
Buildings and constructions (revalued)	22,518,678	-	(75,081)	22,443,597
Furniture, fixtures, and office equipment	194,576	2,687	(24,406)	172,857
Vehicles	740	-	(72)	668
Computer equipment	523,557	34,577	(58,294)	499,840
	<b>\$ 31,230,151</b>	<b>\$37,264</b>	<b>\$(157,853)</b>	<b>\$ 31,109,562</b>

	Net book balance as of December 31, 2021	Additions 2022	Withdrawals and adjustments 2022	Depreciation write-offs as of March 2022	Depreciation as of March 2022	Net book balance as of March 31, 2022
Land (revalued)	\$ 6,847,500	-	-	-	-	\$ 6,847,500
Buildings and structures (revalued)	20,002,446	-	-	-	(65,356)	19,937,090
Furniture, fixtures, and office equipment	260,613	-	(189,618)	184,999	(31,063)	224,931
Computer equipment	51,536	3,989	(2,627)	2,627	(5,191)	50,335
	<b>\$ 27,162,095</b>	<b>\$3,989</b>	<b>\$ (192,245)</b>	<b>\$ 187,626</b>	<b>\$ (101,610)</b>	<b>\$ 27,059,856</b>



## 16. Rights-of-use asset and lease liability, net

Below is the movement of assets for rights of use and lease liabilities of Findeter as of March 31, 2023 and December 31, 2022, derived from the application of IFRS 16:

	March 31 of 2023	December 31 of 2022
<b>Movement in right-of-use assets</b>		
Right-of-use assets -Buildings	\$ 6,345,004	\$ 5,460,076
Adjustment for recalculation of use rights	-	884,928
Straight-line depreciation right of use	(6,118,944)	(6,014,972)
<b>Balance Right of use</b>	<b>\$ 226,060</b>	<b>\$ 330,032</b>

	March 31, 2023	December 31, 2022
<b>Movement in lease liabilities</b>		
Lease liabilities	\$ 6,341,863	\$ 5,456,935
Adjustment recalculation Liabilities Leases	-	884,928
Capital Liability Payments	( 6,117,018)	( 6,004,828)
<b>Balance Lease liability</b>	<b>\$ 224,845</b>	<b>\$ 337,035</b>

## 17. Intangible assets, net

The following is the movement in the cost of intangible assets as of March 31, 2023 and 2022:

	December 31, 2022	Acquisition/ Additions	Amortization charged to expense	Balance as of March 31, 2023
Computer programs and applications	\$ 2,449,655	425,490	(427,421)	\$ 2,447,724
<b>Intangible assets Net</b>	<b>\$ 2,449,655</b>	<b>\$425,490</b>	<b>\$(427,421)</b>	<b>\$ 2,447,724</b>

	December 31, 2021	Acquisition/ Additions	Amortization charged to expenditure	Balance as of March 31 of 2022
Computer programs and applications				

	\$	2,234,388	136,945	(418,578)	\$	1,952,755
Net intangible assets	\$	<b>2,234,388</b>	<b>\$ 136,945</b>	<b>\$ (418,578)</b>	<b>\$</b>	<b>1,952,755</b>

## 18. Other assets, net

The following is the detail of other assets as of March 31, 2023 and 2022:

	December 31, 2022.	Acquisition/ Additions	Amortization charged to expense	Balance as of March 31 , 2023
Insurance	\$ 4,492,286	136,350	(1,200,738)	\$ 3,427,898
Other	\$ 2,100	-	-	\$ 2,100
<b>Other Net Assets</b>	<b>\$ 4,494,386</b>	<b>\$136,350</b>	<b>\$(1,200,738)</b>	<b>\$ 3,429,998</b>

	December 31, 2021	Acquisition/ Additions	Amortization charged to expenditure	Balance as of March 31 2022
Insurance	\$ 3,255,235	27,380	- 909,641	\$ 2,372,974
Other	\$ 2,100	-	-	\$ 2,100
<b>Other Net Assets</b>	<b>\$ 3,257,335</b>	<b>\$27,380</b>	<b>- \$909,641</b>	<b>\$ 2,375,074</b>

The total expense for other assets as of March 31, 2023, amounts to \$1,218,591, of which \$1,200,738 corresponds to amortization and \$17,853 corresponds to payments charged directly to expense due to the nature of the item.

## 19. Financial Guarantees

The following is the movement of financial guarantees:

	Balance as of 31 December 2022	Recoveries	Balance as of March 31 of 2023
Technical Reserve FNG	\$ 20,971,238	(2,435,669)	\$ 18,535,569
Water Bond Reserve	10,951,109	-	10,951,109
<b>Balance as of March 31, 2023</b>	<b>\$ 31,922,347</b>	<b>\$ (2,435,669)</b>	<b>\$ 29,486,678</b>

	Balance as of 31 December 2021	Recoveries	Balance as of March 31 2022
Technical reserve FNG	\$ 24,652,691	(319,096)	\$ 24,333,595
Water Bond Reserve	14,694,128	-	14,694,128
<b>Balance as of March 31 2022</b>	<b>\$ 39,346,819</b>	<b>\$ (319,097)</b>	<b>\$ 39,027,722</b>

- The coverage of the technical estimate of the National Guaranty Fund, on loans granted for low-income housing, showed a decrease of \$2,435,669, according to the application of the model for calculating reserves on guarantees granted established in the Fund.

## 20. Provisions

The following is the movement of provisions:

	Legal proceedings, fines, penalties, and indemnifications
Balance as of December 31, 2021	\$2,133,068
Charges	279,086
Balance as of December 31, 2022	2,412,153
Charges	115,124
Balance as of March 31, 2023	\$2,527,277

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 136 processes against Findeter (93 administrative, 3 civil and 40 labor), of which according to the instance and against the provisions policy, only 1 is provisioned, for a total value of \$2,527,277, classified according to IAS 37 as probable, which presented an increase in relation to the balance recorded as of December 31, 2022, for \$115,124, generated by the recalculation of the claims of judicial processes.

As of March 31, 2023, there are no fines, penalties and indemnities payable.

## 21. Shareholders' equity

The authorized, issued, and outstanding shares of common stock of the Company have a par value of \$100,000 each and are represented as follows:

	March 31, 2023.	December 31, 2022.
Number of shares subscribed and paid	11,542,212	11,542,212
Subscribed and fully paid up share capital	\$ 1,154,221,200	\$
1,154,221,200 Dividends declared	1,037	1,037
	<b>\$ 1,154,222,237</b>	<b>\$ 1,154,222,237</b>

During the General Shareholders' Meeting held on March 30, 2023, the surplus application project was approved, where the capitalization was ordered in the amount of \$78,165,354, The legal process will take effect in May 2023. Findeter has not issued any preferred shares.

APPLICATION OF SURPLUSES YEAR 2022	
CONCEPTS	VALUE \$
TOTAL PROFIT FOR THE YEAR	86,189,857
Legal Reserve	8,618,986
AVAILABLE PROFIT 2022	77,570,871
It is recommended to the General Shareholders' Meeting of:	
1) Capitalization of the Occasional Reserves used in the year 2022.	594,483
2) Creation of the Occasional Reserve - Fund for Financial Inclusion	10,000,000
3) Capitalization of the 2022 Surpluses	67,570,871
4) Reassignment of Occasional Reserves Compounded Rate Education	-2,192,068
5) Reallocation of Occasional Reserves Compensated Rate Adjustment Line Fiscal Sanitation	-5,103,235
6) Reallocation of Occasional Preinvestment Reserves	-14,000,000
7) Occasional Reserve Allocation Transforming Regions Fund	21,295,303
TOTAL APPLICATION OF SURPLUS AND MOVEMENT OF RESERVES	78,165,354

Findeter is a national corporation, constituted with exclusive participation of public entities and according to Article 30 of Law 1328 of July 15, 2009, which amends 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".

## 22. Other comprehensive income- ORI

As of March 31, 2023 and December 31, 2022, \$4,651,160 and \$202,498, presenting a variation of \$4,448,662, generated by the effect of the valuation of investments classified as available for sale with changes in ORI of \$6,210,112, the effect of the application of deferred tax charged to equity of (\$1,761,450).

## 23. Portfolio income

As of March 31, 2023 and 2022, the balances of income derived from the loan portfolio were \$430,391,868 and \$176,165,301 respectively, presenting a variation of \$254,226,567, which is originated by the increase in the average placement rate by 894 basis points, from 8.68% in 2022 to 17.62% in 2023, applicable to the commercial loan billboard rates.

**24. Gain from valuation of investments and interest on investments at fair value and amortized cost, net amortized cost, net**

As of March 31, 2023 and 2022, the balance of the valuation of investments was \$58,514,849 and \$13,041,383 respectively, presenting an increase in income in the amount of \$45,473,466, generated mainly by the valuation of the portfolio of debt instruments, especially those indexed to: Reference Banking Indicator, Real Value Unit and Consumer Price Index; with average rates of 23,64%.

**25. Operating expenses interest**

**25-1 Interest on term deposit certificates**

As of March 31, 2023 and 2022, the balance of interest on term deposit certificates was \$249,767,964 and \$76,983,862, respectively, which increased by \$172,784,102, mainly due to the increase in interest rates from 6,64% in 2022 to 17,12% in 2023.

**25-2 Interest on financial obligations**

As of March 31, 2023 and 2022, the balance of interest on financial obligations was \$45,502,754 and \$9,389,643, suffering a variation of \$36,113.111, mainly generated by the increase in the Libor rate by 82 basis points on average, affecting the AFD and KFW28318 loans, in addition to the interest on the new loans: (JP Morgan bank, for \$623,700,000, IDB loan 3842 and 3596 for \$655,977,437).

**26. Revenues from technical assistance, commissions, and other services**

As of March 31, 2023 and 2022, revenues recognized for technical assistance, commissions, and other services, presented a variation of (\$8,161,547), going from \$18,302,594 to \$10,141,047, which is detailed below according to the service rendered:

TECHNICAL ASSISTANCE (1)	As of March 31, 2023	As of March 31, 2022
Housing	\$ 2,243,153	\$ 4,410,443
Waters	2,623,607	2,894,188
Infrastructure	3,922,159	8,536,494
Consultancy services	28,986	514,715
Investment banking	227,176	614,037
	<b>\$ 9,045,081</b>	<b>\$ 16,969,877</b>

COMMISSIONS AND OTHER SERVICES	As of March 31, 2023	As of March 31, 2022
Guarantees Water bonds	\$ 529,053	\$ 717,629
Commissions National Guarantee Fund	59,428	124,614
Commissions Availability	503,134	486,024
Insfopal Commission	4,351	4,450
	<b>\$ 1,095,966</b>	<b>\$ 1,332,717</b>
	<b>\$ 10,141,047</b>	<b>\$ 18,302,594</b>

- 1- The decrease of (\$7,924,796) in technical assistance revenues, from (\$16,969,877 in 2022 to \$9,045,081 in 2023), as a result of the lower revenues generated by the housing management in (\$2,167,290) San Andres y Providencia contract, the (\$485,728) of the (\$485,728) of the Consulting Contracts to territorial entities, (\$270,581) of the water management, of the infrastructure management for (\$4,614,336) of the contracts (Civil Aeronautics, Ministry of Technologies, Ministry of Culture, Ministry of Sports, among others).

## 27. Other income and other expenses

As of March 31, 2023 and 2022, other income recorded a balance of \$10,543,043 and \$7,742,832, respectively, presenting an increase of \$2,800,211, generated mainly by the recovery of the technical reserve of the guarantee of the Mandate with the National Guarantee Fund for \$2,116,572, in addition to the recovery of the interest rate benefit on credit for \$683,639,

Other expenses increased by \$13,277,896, mainly due to the variation in the following items: personnel expenses (plant and temporary) for \$8,193,196, industry and commerce taxes and taxes on financial movements for \$6,045,124, as well as the decrease in fees and other expenses for (\$960,424).

The increase in personnel expenses is derived from the 16% salary increase in 2023, as well as a higher industry and commerce tax expense derived from the increase in the tax base.

## 28. Commitments and contingencies

Commitments and contingencies correspond to:

	March 31, 2023	December 31, 2022
Pledging IDB loans (1)	\$ 49,454,717	\$ 69,720,571
Due to litigation (claims) ( 2)	32,237,797	96,538,507
Approved and undisbursed loans (3)	1,251,996,605	1,290,965,590
Interest on suspended loans (4)	1,111,680	1,038,004
	<b><u>\$1,334,800,799</u></b>	<b><u>\$ 1,458,262,672</u></b>

### (1) Pledging IDB loans

Findeter signed 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-guarantee contracts were constituted in favor of the Nation, pledging the income received by FINDETER from the collection of the rediscount portfolio paid directly to the Deposit Account No.65812166 of Banco de la República, such income must cover 120% of the value of the semiannual debt service of the Borrowing Contract.

CUD account balance	Value to be covered COP	120% coverage
March 31, 2023,	March 31, 2022,	
\$ 49,454,717	\$ 41,112,224	120%

- (2) Corresponds to the claims of the legal proceedings filed against Findeter, which as of March 31, 2023 total 136 proceedings, among which there are labor and administrative proceedings, and whose loss assessment is considered medium and low risk, which is revealed with the value of the indexed claims of the plaintiffs, which really supports the possible contingency.



- (3) Commitments arising from approved undisbursed loans are the result of contracts with customers, in such sense, it is determined that unused outstanding loan balances do not necessarily represent future cash requirements because such quotas may expire and not be used in whole or in part, but are recognized in the contingent accounts as possible capital requirements.

The following list shows the value of the loans approved to the different financial entities and which have not been disbursed by Findeter:

<b>Bank Entity 2023</b>	<b>March 31,</b>	<b>December 31, 2022</b>
Bancolombia S.A.	\$ 142,000,000	\$ 142,000,000
Approved loans Direct credit	1,109,996,605	1,148,965,590
	<b><u>\$1,251,996,605</u></b>	<b><u>\$ 1,290,965,590</u></b>

- (4) Suspended Interest:

Correspond to interest on loans granted to former employees of the entity, as well as a second floor loan, which have not met the debt service on the obligations acquired. As of March 31, 2023, there are 17 (24 in 2022) loans generating this interest, of which 9 are housing loans (15 in 2022), 8 consumer loans (9 in 2022).

- 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 in the amount of \$100,000,000 for the National Guarantee Fund, in order to strengthen the process of granting credit guarantees, a process of understanding is being carried out 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 path to follow at the time of making this disbursement. As of March 31, 2023, we have not received any response.

## 29. Related party transactions

### Transactions with related parties:

Findeter may enter into transactions, agreements, or contracts with related parties, with 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 have any operations with the major shareholder Grupo Bicentenario S.A.S.

Between Findeter and its related parties :

1. For purposes of the activities of the Board of Directors, fees were paid to its members for attendance to meetings of the Board of Directors and Committees, and remuneration to key personnel of Findeter, in the amount of

	<b>March 31, 2023</b>	<b>March 31, 2022</b>
Board of Directors' fees	\$ 111,639	\$211,399
Key Management Personnel Compensation	893,527	867,289
	<b>\$1,005,165</b>	<b>\$ 1,078,688</b>

2. As of March 31, 2023 and 2022, Findeter records loan portfolio balances with key Findeter personnel as follows:

	<b><u>March 31, 2023.</u></b>	<b><u>March 31, 2022.</u></b>
Loan Portfolio	\$3,986,590	\$ 5,719,594

All transactions and disbursements were made under the conditions described in the collective bargaining agreement.

3. In compliance with the provisions of IAS 24 Related Parties, paragraph 25 Government Related Entities, Findeter discloses what is indicated in paragraph 26, considering that the Colombian Government has joint control or significant influence in each of the companies that make up the Bicentennial Group, through its participation in the boards of directors.

In view of the above, as of March 31, 2023 and 2022, the transactions recorded by Findeter in its financial statements with the entities of the Bicentennial Group are detailed, identifying their type:

BALANCES AS OF MARCH 31, 2023									
CONCEPT	BANCO AGRARIO	FINANCIERA DE DESARROLLO NACIONAL	FONDO NACIONAL DEL AHORRO	FONDO NACIONAL DE GARANTIAS	POSITIVA	FINAGRO	NATIONAL COMPANY FOR THE PROMOTION OF TERRITORIAL DEVELOPMENT	FIDUCIARIA LA PREVISORA	TOTAL TRANSACTIONS
BANKS	-	-	-	1,109,192	-	-	-	157,145	1,266,337
INVESTMENTS	-	-	-	146,872,265	-	-	-	1,980,186	148,852,451
PORTFOLIO	21,465,978	358,179,171	-	-	-	-	-	-	379,645,148
ACCOUNTS RECEIVABLE	409,141	10,689,723	-	894,365	-	-	-	-	11,993,230
SECURITIES ISSUED	-	-	55,000,000	90,000,000	20,000,000	97,835,000	-	10,000,000	272,835,000
ACCOUNTS PAYABLE	-	-	204,218	19,931,038	-	-	-	7,345,313	27,480,569
INCOME	695,660	13,112,448	-	10,366,407	-	-	-	-	24,174,515
EXPENSES	-	-	-	3,029,912	333,290	-	-	-	3,363,201

BALANCES AS OF MARCH 31, 2022									
CONCEPT	BANCO AGRARIO	FINANCIERA DE DESARROLLO NACIONAL	FONDO NACIONAL DEL AHORRO	FONDO NACIONAL DE GARANTIAS	POSITIVA	FINAGRO	EMPRESA NACIONAL PROMOTORA DEL DESARROLLO TERRITORIAL	FIDUCIARIA LA PREVISORA	TOTAL TRANSACTIONS
BANKS	-	-	-	13,503,418	-	-	-	-	13,503,418
INVESTMENTS	-	-	-	124,760,326	-	-	-	-	124,760,326
PORTFOLIO	29,490,704	412,277,344	-	-	-	-	-	-	441,768,048
ACCOUNTS RECEIVABLE	242,429	5,566,991	-	484,273	-	-	-	-	6,293,693
SECURITIES ISSUED	-	20,000,000	50,000,000	98,000,000	-	119,735,000	24,400,000	1,000,000	313,135,000
ACCOUNTS PAYABLE	-	-	174,934	24,767,564	-	-	-	-	24,942,498
INCOME	422,633	6,135,711	-	4,440,340	-	-	-	-	10,998,684
EXPENSES	-	-	-	4,665,874	262,091	-	-	-	4,927,964

### 30. Subsequent events

Between March 31, 2023 and May 12, 2023, the date of KPMG's Statutory Auditor's opinion, there are no events impacting the condensed interim financial statements that should be disclosed, or that may affect the financial position or prospects of Findeter or that may call into question its continuity.

The condensed interim information and accompanying notes were approved by management on May 12, 2023. The financial results were presented to the Board of Directors and the Legal Representative, in accordance with Minute No. 411, dated April 25, 2023.

THIS IS A TRUE AND FAITHFUL TRANSLATION OF A DOCUMENT WRITTEN IN THE SPANISH LANGUAGE

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