MPA
MÉROVÉ-PIERRE
CABINET D'EXPERTS-COMPTABLES

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UNIBANK S.A.

Consolidated Financial Satements

September 30, 2021

(With Independent Auditors' Report thereon)

7, rue Lechaud, Bourdon, Port-au-Prince, Haïti • P.O. Box 13270, Delmas, Port-au-Prince, Haïti

UNIBANK S.A.
TABLE OF CONTENTS
SEPTEMBER 30, 2021

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Independent Auditors' Report

The Board of Directors
UNIBANK S.A.:

Opinion

We have audited the consolidated financial statements of UNIBANK S.A. and its subsidiaries ("The Group"), which comprise the consolidated balance sheets as at September 30, 2021, and the consolidated statements of income, of comprehensive income, of changes in shareholders' equity and of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated balance sheets of the Group as at September 30, 2021, as well as its consolidated financial performance and cash flows for the year then ended, in accordance with International Financial Reporting Standards (IFRS).

Our audit was made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The supplementary consolidated information included **in schedules I to V** is presented for purposes of additional analysis and is not a required part of the basic consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and is fairly stated, in all material respects, in relation to the basic consolidated financial statements taken as a whole.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants* (IESBA Code), as well as ethical standards applicable to the audit of financial statements in Haiti, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and those charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of the accounting estimates and related disclosures made by Management.

- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Mérové-Pierre - Cabinet D'Experts-Comptables

MÉROVÉ-PIERRE - CABINET D'EXPERTS-COMPTABLES
7, rue Lechaud Bourdon
Port-au-Prince, Haïti
February 21, 2022

UNIBANK S.A.
Consolidated Balance Sheets
September 30, 2021 and 2020
(Expressed in thousands of Haitian Gourdes)

	Notes		2021	2020
ASSETS				
CASH AND DUE FROM BANKS	5	G	93,797,766	58,477,484
TERM DEPOSITS WITH BANKS, NET	6		1,718,791	1,303,849
SECURITIES, NET	7		26,971,710	14,269,793
INVESTMENTS IN AFFILIATED COMPANIES	8		-	606,286
LOANS	9		47,006,785	36,708,015
Provision for expected credit losses			(1,344,108)	(1,195,999)
LOANS, NET			45,662,677	35,512,016
FIXED ASSETS, NET	10		3,266,515	3,057,709
RIGHT-OF-USE ASSETS, NET	11		928,657	1,233,901
OTHER				
Acceptances and letters of credit			433,506	198,765
Goodwill and other intangible assets	12		141,359	150,638
Investment properties	13		39,388	100,855
Properties held for sale	14		28,295	10,830
Other assets, net	15		2,632,314	2,295,428
			3,274,862	2,756,516
TOTAL ASSETS		G	175,620,978	117,217,554
LIABILITIES AND SHAREHLODERS' EQUITY				
DEPOSITS	16		144,521,710	94,323,691
BORROWED FUNDS	17		2,468,534	2,260,374
LEASE LIABILITIES	11		830,583	710,438
OTHER				
Commitments – acceptances and letters of credit			433,506	198,765
Other liabilities	18		12,491,937	7,784,878
			12,925,443	7,983,643
SUBORDINATED DEBT	19		1,364,849	935,527
TOTAL LIABILITIES			162,111,119	106,213,673
SHAREHOLDERS' EQUITY				
Paid-in capital, net	20		6,301,937	6,323,450
Retained earnings			4,841,677	2,587,334
Other reserves			2,366,245	1,834,769
Shareholders' equity of UNIBANK S.A.			13,509,859	10,745,553
Non-controlling interests	22		-	258,328
			13,509,859	11,003,881
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		G	175,620,978	117,217,554

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Consolidated Statements of Income
Years ended September 30, 2021 and 2020
(Expressed in thousands of Haitian Gourdes, except for net income per equivalent share)

	Notes		2021	2020
Continuing operations				
INTEREST INCOME				
Loans		G	4,811,108	5,457,883
Treasury bonds, investments and deposits			962,902	666,874
			5,774,010	6,124,757
INTEREST EXPENSE				
Deposits			505,106	780,287
Borrowed funds, debt and others			75,924	174,183
			581,030	954,470
NET INTEREST INCOME			5,192,980	5,170,287
Provision for credit losses	21		(334,760)	(598,970)
			4,858,220	4,571,317
OTHER INCOME (EXPENSES)				
Commissions			3,574,178	3,041,549
Foreign exchange gain			3,257,794	97,562
Insurance underwriting income, net of claims	27		293,268	388,127
Dividends and other investment income			63,043	9,061
Gain on securities	7		53,596	159,907
Underwritng commissions and other advisory fees			5,668	68,289
Income from real estate activities			2,851	1,887
Share of net income of non-consolidated affiliates, net of income taxes	8		-	89,572
Other			(22,564)	67,154
			7,227,834	3,923,108
NET INTEREST INCOME AND OTHER INCOME			12,086,054	8,494,425
OPERATING EXPENSES				
Salaries and other employee benefits	26		3,316,719	3,264,661
Premises and equipments			769,426	737,150
Lease charges	11		398,469	408,733
Depreciation and amortization	10, 12, 13		573,900	559,520
Other operating expenses			1,494,984	2,159,997
			6,553,498	7,130,061
INCOME BEFORE INCOME TAXES – CONTINUING OPÉRATIONS			5,532,556	1,364,364
Income taxes – continuing operations	23			
Current income taxes			1,434,875	502,857
Deferred income taxes			(26,500)	(8,592)
			1,408,375	494,265
NET INCOME FOR THE YEAR – CONTINUING OPERATIONS			4,124,181	870,099
Discontinued operations				
Loss before income taxes from discontinued operations			-	(88,450)
Tax benefit	23		-	(25,586)
NET LOSS FROM DISCONTINUED OPERATIONS	24		-	(62,864)
NET INCOME FOR THE YEAR – TOTAL			4,124,181	807,235
Net income attributable to shareholders of Unibank S.A.			4,124,181	776,481
Net income attributable to non-controlling interests			-	30,754
NET INCOME FOR THE YEAR – TOTAL		G	4,124,181	807,235
Total net income per equivalent share of paid-in capital attributable to shareholders of Unibank S.A.		G	8,180	1,520
Net income per equivalent share of paid-in capital from continuing operations		G	8,180	1,703

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Consolidated Statements of Comprehensive Income
Years ended September 30, 2021 and 2020
(Expressed in thousands of Haitian Gourdes, except for comprehensive income per equivalent share)

		2021	2020
CONTINUING OPERATIONS			
Net income for the year	G	**4,124,181**	870,099
Components of comprehensive income Foreign currency translation effect of foreign subsidiaries		**132,993**	(64,523)
Comprehensive income for the year – continuing operations		**4,257,174**	805,576
Total comprehensive income from continuing operations attributable to shareholders of UNIBANK S.A.		**4,257,174**	793,728
Total comprehensive income from continuing operations attributable to non - controlling interest		-	11,848
Comprehensive income for the year – continuing operations	G	**4,257,174**	805,576
Comprehensive income per share of paid-in capital from continuing operations	G	**8,444**	1,592
DISCONTINUED OPERATIONS			
Net loss for the year	G	-	(62,864)
Components of comprehensive income Foreign currency translation effect of foreign subsidiairies		-	(551,082)
Comprehensive results for the year – discontinued operations	G	-	(613,946)
Comprehensive income per equivalent share of paid-in capital from discontinued operations	G	-	(1,214)
TOTAL COMPRENSIVE INCOME	G	**4,257,174**	191,630

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Consolidated Statement of Shareholders' Equity
Year ended September 30, 2020
(Expressed in thousands of Haitian Gourdes)

						Other reserves							
		Paid-in capital	Treasury shares	Paid-in capital net	Retained earnings	Legal reserve	General reserve	Revaluation reserve-land	Valuation reserve investment properties and properties held for sale	Translation adjustment	Total reserves	Non-controlling interest (note 22)	Total
Balance as of September 30, 2019	**G**	**6,470,050**	**(65,350)**	**6,404,700**	**3,505,463**	**876,935**	-	**24,911**	**76,823**	**1,109,565**	**2,088,234**	**278,638**	**12,277,035**
Impact of classification of properties held for sale to investment properties		-	-	-	-	-	-	-	(8,996)	-	(8,996)	-	**(8,996)**
Balance as of September 30, 2019, adjusted	**G**	**6,470,050**	**(65,350)**	**6,404,700**	**3,505,463**	**876,935**	**-**	**24,911**	**67,827**	**1,109,565**	**2,079,238**	**278,638**	**12,268,039**
Components of comprehensive income:													
Net income for the year		-	-	-	776,481	-	-	-	-	-	-	30,754	**807,235**
Components of comprehensive income:													
Foreign currency translation effect for foreign subsidiaries		-	-	-	-	-	-	-	-	(596,699)	(596,699)	(18,906)	**(615,605)**
Total		-	-	-	776,481	-	-	-	-	(596,699)	(596,699)	11,848	**191,630**
Transfers from retained earnings													
Transfer to legal reserve		-	-	-	(184,032)	184,032	-	-	-	-	184,032	-	-
Transfer to valuation reserve-investment properties and properties held for sale		-	-	-	(18,066)	-	-	-	18,066	-	18,066	-	-
Transfer to the general reserve **(note 9c)**		-	-	-	(29,830)	-	29,830	-	-	-	29,830	-	-
Transfer to the general reserve - equity investment of local companies **(note 7d)**		-	-	-	(120,302)	-	120,302	-	-	-	120,302	-	-
Transactions with shareholders													
Dividends		-	-	-	(1,189,159)	-	-	-	-	-	-	(32,158)	**(1,221,317)**
Repurchases of shares		-	(85,000)	(85,000)	(158,251)	-	-	-	-	-	-	-	**(243,251)**
Sales of shares, net		3,750	-	3,750	5,030	-	-	-	-	-	-	-	**8,780**
Balance as of September 30, 2020	**G**	**6,473,800**	**(150,350)**	**6,323,450**	**2,587,334**	**1,060,967**	**150,132**	**24,911**	**85,893**	**512,866**	**1,834,769**	**258,328**	**11,003,881**

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Consolidated Statement of Shareholders' Equity
Year ended September 30, 2021
(Expressed in thousands of Haitian Gourdes)

	Paid-in capital	Treasury shares	Paid-in capital, net	Retained earnings	Autres réserves: Legal reserve	General reserve	Revaluation reserve land	Valuation reserve Investment properties and properties held for sale	Translation adjustment	Total reserves	Non-controlling interest (note 22)	Total
Balance as of September 30, 2020	**G 6,473,800**	**(150,350)**	**6,323,450**	**2,587,334**	**1,060,967**	**150,132**	**24,911**	**85,893**	**512,866**	**1,834,769**	**258,328**	**11,003,881**
Components of comprehensive income :												
Net income for the year	-	-	-	4,124,181	-	-	-	-	-	-	-	**4,124,181**
Components of comprehensive income :												
Translation effect of foreign subsidiaries	-	-	-	-	-	-	-	-	132,993	132,993	-	**132,993**
Foreign currency translation - effect of foreign subsidiaries	-	-	-	310,097	-	-	-	-	(310,097)	(310,097)	-	-
Total	-	-	-	**4,434,278**	-	-	-	-	**(177,104)**	**(177,104)**	-	**4,257,174**
Minority interest in discontinued foreign subsidiaries	-	-	-	-	-	-	-	-	-	-	(258,328)	**(258,328)**
Transfers (from) to retained earnings												
Transfer to legal reserve	-	-	-	(795,645)	795,645		-	-	-	795,645	-	-
Transfer of the reserve for loss of value on real estate investments	-	-	-	57,235	-	-	-	(57,235)	-	(57,235)	-	-
Trasfer of the general reserve **(note 9c)**	-	-	-	29,830	-	(29,830)	-	-	-	(29,830)	-	-
Transactions with shareholders:												
Dividends	-	-	-	(809,154)	-	-	-	-	-	-	-	**(809,154)**
Dividends in kind - distribution of securities	-	-	-	(646,493)	-	-	-	-	-	-	-	**(646,493)**
Repurchases of shares	-	(21,513)	(21,513)	(15,708)	-	-	-	-	-	-	-	**(37,221)**
Balance as of September 30, 2021	**G 6,473,800**	**(171,863)**	**6,301,937**	**4,841,677**	**1,856,612**	**120,302**	**24,911**	**28,658**	**335,762**	**2,366,245**	-	**13,509,859**

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Consolidated Statements of Cash Flows
Years ended September 30, 2021 and 2020
(Expressed in thousands of Haitian Gourdes)

	Notes		2021	2020
OPERATING ACTIVITIES				
Net income for the year		G	4,124,181	807,235
Adjustements to determine net cash flows provided by operating activities:				
Share of net income of non-consolidated affiliates	8		-	(89,572)
Depreciation of fixed assets	10		550,395	529,613
Amortization of other intangible assets	12 b		20,872	27,273
Amortization of investment properties	13		2,633	2,634
Amortization of right-of-use assets	11		362,367	383,373
Provision for credit losses	21		334,760	598,970
Gain on disposal of fixed assets			(6,144)	(13,115)
Write-off of assets – discontinued operations	24 ii		-	76,307
Interest on lease obligations			36,102	25,360
(Gain) loss on disposal of properties held for sale	14		(8,419)	516
Effect of revaluation of provision for expected credit losses in US dollars			268,258	(264,977)
Changes in other assets and liabilities resulting from operating activities:				
Increase (decrease) deposits			50,198,019	(11,379,881)
(Disbursements) reimbursements of loans, net			(10,690,160)	6,461,515
(Increase) decrease in investment securities			(12,701,917)	4,791,927
(Increase) decrease deposits with banks			(415,228)	447,400
Changes in other assets and liabilities			3,421,323	(2,621,511)
Net cash flows provided by (used in) operating activities			35,497,042	(216,933)
INVESTING ACTIVITIES				
Acquisitions of fixed assets	10		(893,688)	(811,618)
Acquisitions of intangible assets	12b		(22,925)	(23,289)
Proceeds from disposals of fixed assets			153,151	25,933
Proceeds from disposals of intangible assets- IMSA			-	1,199
Real estate investments	13		58,834	(103,489)
Net translation adjustments – fixed assets	10		(12,520)	19,812
Net translation adjustments – other intangible assets	12b		-	(38)
Translation adjustment in local currency			132,993	(596,699)
Translation adjustment attributable to non-controlling interest			-	(18,906)
Dividends received from affiliated companies			-	50,510
Decrease in investments – affiliated companies			606,286	136,156
Net cash flows provided by (used in) investing activities			22,131	(1,320,429)
FINANCING ACTIVITIES				
Cash dividends – shareholders of UNIBANK S.A.			(799,152)	(1,081,787)
Cash dividends – non controlling interest	22		-	(32,158)
Increase (decrease) of borrowed funds			208,160	(430,210)
Increase (decrease) in subordinated debt			429,322	(627,239)
Sales of shares			-	8,780
Repurchases of shares			(37,221)	(243,251)
Net cash flows used in financing activities			(198,891)	(2,405,865)
Net increase (decrease) in cash and cash equivalents			35,320,282	(3,943,227)
Cash and cash equivalents at beginning of year			39,571,409	75,395,441
Effect of exchange rate fluctuation			18,906,075	(12,974,730)
Cash and cash equivalents at end of year	5	G	93,797,766	58,477,484

The notes are an integral part of the consolidated financial statements. See the accompanying notes and schedules I to V for supplementary information in US dollars.

UNIBANK S.A.
Notes to Consolidated Financial Statements

1) ORGANIZATION

(a) General information

UNIBANK S.A. (www.unibankhaiti.com) is a commercial bank corporation, property of 418 investors from the Haitian private sector. Its main activities include banking, financing, credit, brokerage and foreign exchange, in Haiti and abroad, in compliance with the laws on banking. It was founded on November 20, 1992, received its official Bank License on January 18, 1993, and launched its public operations on July 19, 1993.

In Haiti as well as in foreign countries, UNIBANK S.A., directly or through its subsidiaries **(note 22)**, offers banking and financial services to its individual, commercial and institutional clients, using its national and international networks of:

- branches, agencies, service kiosks, offices and authorized paying agents;
- automatic teller machines (ATM);
- electronic point-of-sale terminals (POS);
- correspondent banks and international money transfer companies operating globally.

UNIBANK S.A. is present across the Haitian territory and also offers online banking services (UNIBANK Online). The most important lines of business UNIBANK S.A. and its subsidiaries are involved in are the following:

- Commercial and investment bank services related to all segments of the Haitian population, urban or rural, as well as of the Haitian Diaspora:

  - commercial (micro-businesses; small to middle businesses (SMEs); middle-market commercial and industrial firms; big corporations);
  - institutions (Non-Government Organizations [NGOs]; churches; credit unions; embassies; pension funds; etc);
  - retail (individuals and families).

- Insurance (property-casualty insurance; life-insurance; micro-insurance).

- Private equity investments (real estate, commercial and industrial sectors).

(Continued)

1) ORGANIZATION (CONTINUED)

(a) General information (continued)

FONDATION UNIBANK, a non-profit philanthropic organization, created on April 6, 2006 by the shareholders of UNIBANK S.A., is not consolidated in these financial statements. At its creation, it received, as a donation, a permanent and unrecoverable endowment of 100 million gourdes ($US 2.5 Million) from UNIBANK S.A. It is financed by the investment earnings from its endowment, and by the annual contributions received from UNIBANK S.A.

The main goal of FONDATION UNIBANK is to implement the corporate social responsibility policy of UNIBANK S.A., by participating in the promotion of Education; Research; Arts and Culture; Health; Sports; the Protection of the Environment; the Preservation of National Heritage; Entrepreneurship; and the Rule of Law and Civics in Haiti. The by-laws of the Foundation were published in the Official Journal of Haiti, *Le Moniteur*, number 36 of April 17, 2008.

(b) Legal information

The act of incorporation, the Bank License and the original by-laws of UNIBANK S.A. (The Bank) were published in the Official Journal of Haiti, *Le Moniteur*, number 19 of March 8, 1993. Thereafter, the authorized capital and the by-laws were modified several times by the shareholders (*Le Moniteur*, number 103 of December 28, 1994; number 74 of September 18, 1995; number 13 of February 17, 1997; number 43 of June 3, 2002; number 6 of January 24, 2005; number 63 of June 18, 2009; number 137 of October 4, 2011; number 62 of April 1, 2016; and number 183 of November 23, 2017).

The Head Office and legal domicile of the Bank is at 157, Faubert street, Petion-Ville, Haiti. The fiscal identification number of UNIBANK is 000-014-095-8.

(c) Supervision and Regulation

Pursuant to laws dated August 17, 1979 creating Banque de la République d'Haïti (The Bank of the Republic of Haiti - BRH) (Le Moniteur, number 72 of September 11, 1979), and May 14, 2012 bearing on banks and other financial organizations (Le Moniteur, number 4 - Special Edition of July 20, 2012), UNIBANK S.A. is regulated and supervised by the Central Bank (www.brh.net).

Regarding the fight against money laundering and the financing of terrorism (AML/CFT), UNIBANK S.A. reports to the Bank of the Republic of Haiti (BRH) and Unité Centrale de Renseignements Financiers (Central Unit for Financial Intelligence - UCREF), pursuant to the laws of November 11, 2013 sanctioning money laundering and the financing of terrorism (*Le Moniteur*, number 212 of November 14, 2013), of September 28, 2016 amending the law of November 11, 2013 (L*e Moniteur* no. 15 - Special issue of October 13, 2016), and of February 21, 2001 bearing on the laundering of money from illegal drug trafficking and other serious violations (*Le Moniteur*, number 97 of December 3, 2001). UNIBANK S.A. is registered in the United States of America in compliance with the requirements of the ''USA Patriot Act'' and the ''Foreign Account Tax Compliance Act (FATCA)''.

(Continued)

1) ORGANIZATION (CONTINUED)

(c) Supervision and Regulation (continued)

In reference to the fight against corruption, UNIBANK S.A., in addition to adhering to its principles of corporate governance and its Code of Ethics, complies with the information requests of the Unité de Lutte Contre la Corruption (Anti-Corruption Unit – ULCC) created by the decree of September 8, 2004 (*Le Moniteur,* number 61-Supplement of September 13, 2004) and is governed by:

- the law of March 12, 2014 on the prevention and punishment of corruption (*Le Moniteur*, number 87 of June 9, 2014);
- the Inter-American Convention against Corruption of January 1, 2000, ratified by the decree of December 19, 2000 (*Le Moniteur*, number 57 of July 10, 2002); and
- the United Nations Convention against Corruption of October 31, 2003, ratified by the decree of May 14, 2007 (*Le Moniteur*, number 2- Special issue of June 13, 2007).

Untransfer S.A (Haiti) is regulated and supervised by the BRH in Haiti.

Until they ceased operations in January 2020 **(note 24)** and turned in their Money Transmitter licenses, Unitransfer's foreign subsidiaries were regulated by:

- the BRH in Haiti;
- the US Treasury Department (FinCEN, OFAC and IRS) and the Consumer Financial Protection Bureau (Dodd-Frank Act) at the federal level in the United States of America;
- the Banking Departments of the 11 States where UniTransfer held a Banking License as ''Money Transmitter'' (Florida, New York, Massachusetts, New Jersey, Connecticut, Georgia, Illinois, Louisiana, Maryland, Pennsylvania, Rhode Island);
- the Ministry of Finance of Canada (FINTRAC) at the federal level, and by the Province of Quebec Autorité des Marchés Financiers (Financial Market Authority – AMF).

In addition to regular inspections by the aforementioned regulatory bodies, UNIBANK S.A., UniTransfer S.A., UniTransfer USA, Inc., and UniTransfer Canada, Inc. retain the services of qualified international auditors to conduct independent audits of its compliance programs against money laundering and the financing of terrorism.

(d) Scope of Consolidation

Subsidiaries of UNIBANK S.A. consolidated in these financial statements are presented in **note 22**. The principles of consolidation are presented in **note 2b.**

(Continued)

1) ORGANIZATION (CONTINUED)

(d) Scope of Consolidation (continued)

Pursuant to a resolution of the General Assembly of March 27, 2018 and the resolution of the Board of Directors of August 29, 2019 setting the terms of this transfer, the Group's ownership interest in Haiti Agro Processors Holding Ltd., IMSA, and Corail was distributed to the shareholders. The shares of these companies that the Group held through GFN S.A. were distributed. All assets, liabilities and equity items related to these securities were removed from the consolidation perimeter as of October 1, 2020 by distributions to shareholders in proportion to their holdings as of September 30, 2020. These holdings, from October 1, 2020, are held by the shareholders through National Investors Ltd., an affiliated company in which the shareholders participate in proportion to their ownership interest in UNIBANK.

2) BASIS FOR FINANCIAL STATEMENTS PREPARATION

(a) Accounting framework

The consolidated financial statements of UNIBANK S.A. and subsidiaries (the Group) were prepared in conformity with International Financial Reporting Standards (IFRS) published by the International Accounting Standards Board (IASB).

The consolidated financial statements were approved by the Board of Directors on February 24, 2022.

Comparative figures

The main accounting policies described below have been applied consistently to all periods presented in the accompanying consolidated financial statements.

(b) Basis of consolidation

The consolidated financial statements include the assets and liabilities as well as the results of the operations and the cash flows of UNIBANK S.A. and its subsidiaries.

Subsidiaries are entities controlled by the Group. An entity is controlled by the Group when it has the power to govern the financial and operating policies of the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control has been effectively transferred to the Group. All intercompany balances and transactions are eliminated. The equity and net income attributable to minority interest in subsidiaries up to September 30, 2020 are shown separately in the consolidated financial statements.

(Continued)

2) BASIS FOR FINANCIAL STATEMENTS PREPARATION (CONTINUED)

(c) Basis of measurement

The consolidated financial statements are presented on a historical cost basis, with the exception of investments measured at fair value through consolidated results **(note 7)**, land **(note 10)**, which are presented at fair value, and equity securities **(note 8)** at September 30, 2020, which are presented on the equity basis.

The methods used to measure the fair value are described in the corresponding **notes 3 (d), (e), (f) and (g).**

(d) Discontinued operations

On June 7, 2019, UNITRANSFER U.S.A. INC. entered into an agent referral agreement with RIA Télécommunication of Canada Inc. and Continental Exchange Solutions Inc. (collectively "Ria'). The Group cedes its network of agents under agreement providing money transmission services in the United States and Canada. By this transfer, the Group ceased in January 2020 its activities of direct collection and payments in the North American market and maintains those on the local market **(note 24).**

In 2020, the Group also discontinued the sale of communications services through UNICOM, a company previously consolidated in GFNAH.

(e) Functional and presentation currency

The consolidated financial statements are presented in Haitian Gourdes which is the Group's functional currency. The financial information reported has been rounded to the nearest thousand.

(f) Use of estimates and judgment

In preparing these consolidated financial statements in conformity with International Financial Reporting Standards, Management must make estimates and assumptions that affect the application of accounting policies and the reported amounts of recorded and contingent assets and liabilities, and also of income and expenses of the year. Actual results may differ from these estimates.

(Continued)

2) BASIS FOR FINANCIAL STATEMENTS PREPARATION (CONTINUED)

(f) Use of estimates and judgment (continued)

The estimates made by Management are based on historical data and other assumptions deemed reasonable. The main uncertainties affecting the estimates include: the determination of fair value of financial instruments, cumulative expected credit loss provisions; income taxes; the recoverable value and the book value of cash generating units in connection to the depreciation test of goodwill and other intangible assets; provisions and contingent liabilities for instance in the case of a law suit or restructuration plans.

Estimates and underlying assumptions are reviewed periodically. Revisions to accounting estimates are recognized in the period in which estimates are revised and in any future period affected.

Consequently, actual results could be different from those estimates, which could have an impact on future consolidated financial statements of the Group. See relevant accounting principles in **note 3** for further information on the use of estimates and assumptions.

(g) Critical judgment

In preparing these consolidated financial statements in agreement with International Financial Reporting Standards, Management must exercise significant judgement with an impact on the valuation of amounts recognized in the consolidated financial statements included in the following notes:

Notes 3 (a) and 9	Loans – provision for expected credit losses
Note 3 (o)	General reserve – valuation
Note 7	Securities – fair value
Note 8	Investments in affiliated companies – fair value
Note 10	Fixed assets – depreciation and valuation
Note 11	Right-of-use assets – lease obligations – amortization and valuation
Note 12	Goodwill - valuation
Note 13	Real estate investments – depreciation and valuation
Note 14	Properties held for sale - valuation
Note 15	Financial assets – provisions for expected credit losses
Note 18	Other liabilities – accrued expenses and provisions.

(Continued)

2) BASIS FOR FINANCIAL STATEMENTS PREPARATION (CONTINUED)

(g) Critical judgment (continued)

According to Management, the consolidated financial statements were prepared on an adequate basis using fair judgment in all material respects and in accordance with the accounting policies summarized below.

(e) Covid-19

On March 11, 2020, the World Health Organization declared that Covid-19 had reached the global pandemic stage. Due to the increased uncertainty resulting from the unprecedented nature of the pandemic during this period some accompanying measures have been taken by the regulator, the Central Bank, the most important of which is to grant, to any debtor of the system that makes the request, moratoriums up to:

- September 30, 2020 for loans granted to individuals (circular 115-1)
- December 31, 2020 for loans granted to companies (circular 115-1).

Additional moratoriums:

- For loans granted under its incentive program on free zones and Real Estate Development Promotions (PDI): up to June 30, 2021.

- On current and phase 2 loans (according to the classification of the Central Bank as of June 30, 2021) : up to January 31, 2022.

Management believes it has taken the appropriate measures during this period to mitigate the risks associated with Covid-19, and exercised adequate judgment in terms of credit management, cash, assets and liabilities of the Bank as well as related operational risks.

The measurement of expected credit losses at each reporting period reflects reasonable and justifiable information about past events, current circumstances and forecasts of events and economic conditions.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES

(a) Financial instruments

Classification and valuation of assets (IFRS 9)

On initial recognition, all financial assets are measured at fair value in the consolidated balance sheet. Subsequent to initial recognition, financial assets of the Group are measured: at amortized cost or at fair value through profit and loss, or fair value through other comprehensive income.

The Group determines the classification of debt instruments based on the characteristics of the contractual cash flows of financial assets as well as the economic model under which these assets are managed, as described below. Equity instruments are measured at fair value through profit and loss except if, at the time of initial recognition, the Group chooses to irrevocably designate an equity instrument held for purposes other than trading as measured at fair value through other comprehensive income.

At September 30, the Groupe did not designate any financial instruments at fair value through other comprehensive income.

Characteristics of contractual cash flows

To classify a debt instrument, the Group must determine if the contractual cashflows associated with the instrument represent solely the payment of principal and interest on the outstanding principal. The principal generally represents the fair value of the financial instrument at initial recognition. Interest is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs as well as profit margin. If the Group determines that the contractual cash flows associated with a debt instrument do not represent solely the payment of principal and interest, the financial instrument is classified as measured at fair value through consolidated profit and loss.

Business Model Assessment

The Group makes an assessment of the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to Management. The information considered includes:

- Management’s stated policies and objectives for the portfolio and the application of those policies in practice;

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Business Model Assessment (continued)

- The main risks which affect the performance of the business model and the strategy for managing those risks;
- How the performance of the portfolio is evaluated and reported to the Group's Management;
- The frequency, volume and timing of sales in prior periods, the reasons for such sales and expectations about future sales activities.

A portfolio of financial assets is held within a ''Hold-to-collect'' model when Management's main objective is to hold the financial assets in order to collect contractual cash flows and not to sell them. A portfolio of financial instruments may be held within a model whose objective is both to collect contractual cash flows and to sell the financial assets; such a model is a "Hold-to-collect and sell''. The perception and sale of instruments are both essential component of Management's objectives in holding this portfolio.

Financial assets at fair value through consolidated net income

Financial assets are measured at fair value through profit and loss if they are neither held in a business model of the type "Hold-to-collect" or of the type "Hold-to-collect and sell''.

The securities instruments at fair value through consolidated profit and loss include:

i) Debt securities which are neither of the type "hold-to-collect" or of the type "hold-to-collect and sell";

ii) Debt securities which contractual cashflows do not represent solely the payment of principal and interest on the outstanding balance;

iii) Debt securities designated as at fair value through consolidated profit and loss;

iv) Equity securities held for trading; and

v) Equity securities other than those designated at fair value through other comprehensive income.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

The Group's portfolio of financial instruments includes solely equity instruments held for trading and debt instruments other than those held to collect and sell.

Financial instruments at fair value through consolidated profit and loss are initially recorded at fair value in the consolidated balance sheet at origination date. Transaction costs and other fees associated with the financial instruments at fair value through profit and loss are recorded in expenses as incurred. Subsequently, these financial instruments are measured at fair value and the profit and losses realized and unrealized are recorded in the consolidated statement of income within financial income. Amortization of premiums and discounts, calculated based on the effective interest method, as well as interest revenue and income from dividends are recorded within interest income in the consolidated statement of income.

Financial instruments at amortized cost

Financial instruments at amortized cost include debt securities, the contractual terms of which give rise to cash flows which correspond only to principal repayments and interest payments on the principal remaining due, and which are included in an economic model of the "Hold-to-collect and sell" type. Financial instruments at amortized cost are initially recognized at fair value on the consolidated balance sheet on the settlement date, including direct marginal transaction costs. Thereafter, they are valued at amortized cost using the effective interest rate method, after deduction of value adjustments for expected credit losses. Interest income is recognized in the consolidated statement of income using the effective interest method, including the amortization of transaction costs and premiums or discounts over the expected life of the financial instrument.

Loans, Treasury bonds, term deposits and other assets are financial instruments at amortized cost held by the Group.

Classification and measurement of financial liabilities (IFRS 9)

Upon initial recognition, all financial liabilities are recorded in the consolidated balance sheet at fair value included applicable transaction costs. Subsequently, financial liabilities are measured at amortized costs or at fair value through profit and loss. The financial liabilities of the Group are measured at amortized cost.

Financial liabilities at amortized cost include deposits, borrowed funds, acceptances, subordinated debts and other liabilities.

Interests on financial liabilities at amortized costs are recorded in the consolidated statement of income using the effective interest method.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Reclassifications of financial assets and liabilities (IFRS 9)

Financial assets and liabilities are not reclassified subsequent to their initial recognition, except in the period after when the Group changes its business model for managing the financial instruments. The reclassification is accounted for prospectively from the reclassification date which is the first day of the first reporting period following the change in business model. Such changes in business model and reclassifications should be rare.

Impairment of financial assets (IFRS 9)

At the end of each reporting period, the Group applies an impairment model in **three phases** to assess the expected credit losses on all financial assets measured at amortised cost: loans, credit engagements, financial guarantees, Treasury obligations and term deposits which are not presented at fair value. The expected credit losses model incorporates forward looking information. The assessment of expected credit losses at each reporting period takes into consideration information which is reasonable and objective based on past events, actual circumstances, future forecasts and the future economic outlook. The estimates and use of prospective information require the exercise of significant judgment.

With respect to receivables reflected in other assets which are generally short term, the Group applies a simplified method which does not follow the evolution of credit risk, but records a cumulative specific provision on the basis of expected credit losses on the life of the financial instruments at each reporting date from their origination dates. The expected credit loss provision determined using the three-phase approach for the loan portfolio are not reassessed based on subsequent events which occur during the period of assessment ending at the date of approval of the consolidated financial statements as reflected in **note 2 (a).**

Specific provisions applicable to financial instruments other than loans and the financial instruments at fair value, are reassessed on the basis of subsequent events which occur during the period of assessment.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Assessment of phases

The method of depreciation in **three phases** used to assess expected credit loss is based on the deterioration of the credit quality of a financial instrument since initial recognition.

Phase 1. If at the reporting date, the credit risk associated with financial instruments which is not credit impaired has not increased significantly from the date of initial recording, these instruments are classified at Phase 1 and an expected credit loss provision is measured and recorded at each reporting date at an amount equal to expected credit loss over the next 12 months.

Phase 2. If the credit risk associated with a financial instrument has increased significantly from the date of initial recording, the financial instruments will be classified at phase 2 and will be considered impaired. In this case, a provision for expected credit loss is assessed and recorded at each reporting date at an amount equal to the expected credit loss over the life of the financial instrument.

In subsequent periods, if the credit risk associated with the financial instrument decreases such that there is no longer a significant increase in credit risk in comparison to the credit risk at initial recording, the expected credit loss model requires that the cumulative expected credit loss provision be decreased to phase 1, equivalent to 12-month expected credit loss.

Phase 3. When one or more events with a negative impact on the future estimated cashflow from the financial instrument occur after initial recognition, the impaired financial asset is classified at phase 3 and will be considered as an asset in default. A provision equal to expected credit loss over the life of the asset continues to be recorded or the asset is written-off.

Interest income is calculated on the gross book value of financial assets classified in phases 1 and 2, and on the net book value of financial assets in phase 3.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Assessment of significant increase in credit risk

In order to determine whether there has been a significant increase in credit risk, the Bank uses an internal credit notation system and notation of credit risks recommended by the Central Bank. To measure an important increase in credit risk of a financial instrument, the Probability of Default (PD) for the next 12 months from the reporting date is compared to the Probability of Default over 12 months from the date of initial recognition. The Group includes absolute and relative values in the definition of a significant increase in credit risk and a security margin when contractual payments are in arrears more than 30 days. All financial instruments for which payments are in arrears more than 30 days are classified at **phase 2** even if other indicators do not warrant a significant increase in credit risk. The assessment of an important increase in credit risk requires the exercise of significant judgment.

Assessment of expected credit loss

Expected Credit Loss **(ECL)** corresponds to a weighted average probability of the present value of cash shortfalls expected over the remaining life of a financial instrument. A cash shortfall is the difference between the expected contractual cashflow at origination and the cashflow the Group expects to collect.

The key inputs into the measurement of ECL are the term structure of the following variables:

- Probability of Default (PD)
- Loss Given Default (LGD); and
- Exposure at Default (EAD).

The measurement of ECL per IFRS 9 is based, as applicable, on the parameters of the risk model used by the Bank for the measurement of cumulative provisions based on IAS 39, namely the PD, LGD and EAD.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Assessment of expected credit loss (continued)

These risk parameters are adjusted based on prospective macroeconomic factors such as interest rates, expected unemployment rates, projections of Gross Domestic Product and inflation index.

The Group has the necessary credit expertise and adjusts the results from the model of expected credit loss when it becomes evident that the notation and model of credit risk do not appropriately represent the risk and other information known or forecasted.

Expected credit losses for all financial instruments are taken in to account to establish the "Provision for credit losses" in the consolidated statement of income and the cumulative provision is presented in "Provision for expected credit losses", a contra account of the financial instruments at amortized cost. The cumulative allowance for ECL related to the credit risk on off balance sheet instruments is included in other liabilities in the consolidated balance sheet.

Credit-impaired financial assets on initial recognition

Upon initial recognition, the Group determines if a financial asset is credit-impaired. For financial assets which are credit impaired on initial recognition, the Group records in cumulative ''provision for expected credit losses'' the changes in the expected credit loss over the life of the asset. The Group records the changes in expected credit loss over the life of the asset in "Provision for credit losses" in the consolidated statement of income, even if the expected credit loss over the life of the asset is less than the expected cashflow estimated at initial recognition. As of September 30, the Group did not hold any credit impaired financial asset on initial recognition.

Default

The definition of default used by the Group to assess expected credit losses and to transfer financial instruments from one phase to another is consistent with the definition used for internal credit risk management purposes. The Group considers that a financial instrument is in default when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred or that contractual payments are past due more than 90 days.

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Write-offs

Loans and debt securities are written off either partially or in full when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. The financial asset in default is written off against the cumulative "Provision for Expected Credit Losses" related thereto when attempts to realize guarantees and other recourse have not been conclusive or the borrower is involved in bankruptcy or liquidation procedures and it is improbable that the balances due to the Group will be collected. With respect to credit card and micro finance loans, loans are written-off when they are over 180 days in arrear. The Bank write-off when loans are in arrear more than 360 days.

Restructured financial assets

The terms of a financial asset may be renegotiated or modified resulting in contractual terms which have an impact on the expected cashflow from the financial asset. The accounting treatment of such modifications depend on the nature and extent of those modifications. A modification resulting from the credit risk of the borrower, such as in the case of restructuration of the debt of a financially stressed borrower, is generally treated as a modification of the original financial asset and does not result in derecognition. Advantageous conditions may include a deferral of payment, an extension of the amortization period, a reduction in interest rate, forgiveness of part of principal, debt consolidation, relief and other measures, and are intended to avoid repossession of the guarantee.

A modification for reasons other than the credit risk associated with the borrower is considered an extinction of the right to initial cash flows; consequently, the modification results in derecognition of the original financial asset and recognition of a new financial asset based on new contractual terms.

If the Bank determines that a modification does not result in derecognition, the financial asset continues to be subject to the same evaluation of a significant increase in credit risk since initial recognition as previously described. The expected cash flows arising from the modified financial asset are included in calculating the cash shortfall from the existing asset. For financial assets modified when they were measured on the basis of expected credit losses over their lives, they can revert to 12 month expected credit losses if the financial situation of the borrower is improved and the improvement can objectively be attributed to an event which occurred after the recognition of the initial impairment.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Financial instruments (continued)

Restructured financial assets (continued)

If the modification results in derecognition of the initial financial asset and recognition of a new financial asset, the new financial asset is classified at **phase 1** unless it is determined that the new financial asset is impaired at the time of renegotiation. For purpose of assessing a significant increase in credit risk, the date of initial recognition of the new financial asset is the date of modification.

Derecognition of financial assets

A financial asset is derecognized when rights to the contractual cashflows from the financial instrument expire or the rights to receive contractual cash flows is transferred in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred to a third party. On derecognition of a financial asset, a gain or loss is recognized in the consolidated statement of income for the difference between the carrying amount of the asset and the consideration received.

(b) Conversion of foreign currencies

Monetary assets and liabilities stated in foreign currencies are translated in Haitian Gourdes at exchange rates prevailing at year end. Gains and losses resulting from this translation are included in the consolidated statement of income.

Transactions in foreign currencies are translated at the exchange rate in effect at the transaction date. Gains and losses related to foreign exchange operations are recorded in the consolidated statement of income.

The consolidated financial statements presented in **schedules I to V** are translated in US dollars in accordance with IAS 21. Thus, assets and liabilities are translated at the official year-end exchange rate. Shareholders' equity is translated at the exchange rates prevailing at the balance sheet date, the income and expenses are converted at the average rate for the year. The resulting translation adjustments are separately reflected in the consolidated statement of changes of shareholders' equity.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(b) Conversion of foreign currencies (continued)

The financial statements of foreign subsidiaries, Unitransfer International, GFN Assets International Ltd., 2021 and 2020, GFN American Holdings LLC. (previously GFN Real Estate Ltd.), GFN Real Estate (LLC), International Sunrise Partners LLC (ISP), GFN Restaurant II LLC, and SNI Minoterie LP (2020), expressed in US dollars, are presented in the presentation currency of the consolidated financial statements. All assets and liabilities are translated into local currency at the closing rate, and income and expenses are translated at the average rate for the year approximating the effective rates at the dates of the transactions. Exchange differences resulting from the conversion of these consolidated financial statemetns were recored in the ''Translation adjustment'' account in shareholders' equity and in the consolidated statement of comprehensive income. Because these subsidiaries are no longer consolidated following dissolution (GFN Real Estate Ltd., LLC, ISP and Restaurant II) or distribution (SNI Minoterie LP), the translation effects were transferred to the consolidated retained earnings.

(c) Cash and due from banks

Cash and term deposits with banks are short-term highly liquid investments which are readily convertible into known amounts of cash without notice and which are within three months of maturity when acquired. These are reflected at cost.

(d) Securities

Securities are composed of foreign and local securities.

Foreign securities are composed mainly of US Treasury Bills, US Federal Agency Bonds, corporate bonds from US companies, bonds of emerging countries and OECD countries and from Supra National Institutions (SNAT).

Local securities are composed of equity investments and corporate bonds from local private companies, and Treasury bonds.

Securities, according to IFRS, are classified and measured as follows:

Amortized cost instruments

Amortized cost investments are non derivative instruments with fixed and determined payments, with fixed maturity that the Bank holds for the purpose of collecting contractual cash flows. They are recorded at amortized cost, based on the effective net interest rate method and net of a provision for expected credit losses, if required. Amortized cost investments consist of term deposits, which are categorized "Term deposits with banks" in the consolidated balance sheet and Haitian Treasury bonds presented in "Securities, net" in the consolidated balance sheet.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Securities (continued)

Fair value instruments through consolidated earnings

These investments are those other than amortized cost instruments. They are recorded at their fair value based upon market quotations or based on available fair value information. The changes in fair value of this portfolio are recorded in the consolidated statement of income.

The Group applies the requirements of IFRS 13 on fair value hierarchy of financial instruments, as follows:

- **Level 1** input applicable to securities available for sale are quoted prices in active markets for identical assets that the entity can access at the measurement date.

- **Level 2** input applicable to local investments are inputs other than quoted prices included within level 1 that are observable for the assets either directly or indirectly. They include quoted prices for similar assets in active markets and quoted prices for identical or similar assets in markets that are not active.

- **Level 3** input applicable to long-term corporate investments are unobservable inputs for the asset at valuation date.

(e) Investment in affiliated companies

Investments in affiliated companies represent long-term investments in various companies. **Affiliated companies** are those over which the Group maintains significant influence but does not control their financial and operational policies. A significant influence exists if the Group controls between 20% to 50% of the voting rights of an entity.

Investments in affiliated companies are initially recorded at cost and are subsequently measured using the equity method. This method consists in recording the investment at cost, recognizing its share of income or loss as it is earned, and reducing the investment by dividends declared or paid.

Gains and losses realized on sales of corporate investments, as well as other than temporary declines in original value, are included in the determination of consolidated income of the year in which they occur.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Fixed assets

Fixed assets are recorded at cost, except for land which has been revalued and stated at fair value in accordance with International Financial Reporting Standard no. 16. Except for land, leasehold improvements and investments in progress, depreciation is calculated based on the estimated useful life using the straight-line method. Leasehold improvements are amortized over the lease terms using the straight-line method. Investments in progress will be depreciated over their estimated useful life from the time they are ready for usage.

Fair value of land has been determined based on appraisals made by independent real estate appraisers. The book value has been adjusted to the average appraised market value. The revaluation surplus has been recorded, net of deferred income taxes, in the revaluation reserve-land, a separate account of shareholders' equity **(note 3p).** Management is unable to obtain fair value information on an ongoing basis in the absence of a reliable active market. Therefore, Management decided to consider the last estimated value as deemed cost of land.

Depreciation rates applied to the main categories of fixed assets are as follows:

Buildings	2.5% - 5.0%
Furniture and equipment	20%
Computer equipment	20%
Leasehold improvements	10% - 20%
Vehicles	25%

Depreciation methods, useful life and residual value of the various categories of fixed assets are reviewed periodically.

Major expenses for improvements and reconditioning are capitalized, and expenses for maintenance and repairs are charged to expenses.

Gains or losses realized on disposal of fixed assets are recognized in the consolidated statement of income. When revalued land and buildings are sold, the related surplus, reflected in the revaluation reserve, is transferred to retained earnings.

(Continued)

3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Properties held for sale

Properties held for sale, reflected in other assets, consist of land and buildings obtained in settlement of unpaid loans or repossessed. They are reflected at the lower of their estimated fair value or cost which is equivalent to the balance of the unpaid loans plus interest receivable at the time of default, plus recovery fees incurred by the Bank.

These properties are actively marketed for sale in their current state in a period usually not exceeding one year, unless there are circumstances beyond the control of the Bank. The properties that do not meet those criteria are reclassified to investment properties.

The carrying value of these assets is reviewed at each balance sheet date to determine whether there is any indication of impairment. In case of impairment, the carrying value is adjusted to the net realizable value which is equivalent to the estimated selling price in the normal course of business.

Fair value is estimated based on appraisals from independent real estate appraisers or sale agreements.

In accordance with banking regulations, a reserve of 20% is required on properties held for sale. This reserve is established by direct transfer from retained earnings to "valuation reserve – investment properties and properties held for sale'', a sub-account of shareholders' equity. This reserve is not subject to distribution.

(h) Investment properties

Real estate investments represent land and buildings held by the Bank for an indefinite period and use, in anticipation that they will experience an increase in value compared to their original book value. In accordance with an alternative treatment permitted by IAS 40, these properties are reflected at amortized cost. They are amortized on a straight-line basis at the depreciation rate of 5% of the buildings held by the Bank.

In accordance with the provisions of the Banking Law of 14 May 2012, these properties are subject to a 20% reserve established from retained earnings. The difference between the annual depreciation calculated at the rate of 5% and the annual regulatory reserve at the rate of 20% is reflected in a sub-account of shareholders' equity entitled "Valuation Reserve - investment properties and properties held for sale".

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(i) Goodwill and other intangible assets

Goodwill represents the excess of cost of acquisition over the fair value of the net assets acquired. Goodwill presented in other assets is not amortized and is evaluated every year end in order to identify any impairment in value. Goodwill is subject to an annual impairment test or more frequently if events or changes in circumstances indicate an impairment. Goodwill is presented at cost less impairment. Management believes that there is no significant decrease in the book value of goodwill as of the date of these consolidated financial statements.

Goodwill is established for each acquisition and is presented in other assets if the purchase price is higher than the fair value of the net assets acquired. If the purchase price is lower than the fair value of the net assets acquired, a negative goodwill is established and is accounted for as income in the consolidated results of the year.

Softwares included in other intangible assets are amortized on a straight-line basis at rates between 20% and 100%.

(j) Acceptances and letters of credit

The Bank's potential liability with respect to trade acceptances and letters of credit is reflected as a liability on the consolidated balance sheet. The Bank's recourse against its customers in the case of a call on these commitments is reported as an asset for the same amount.

(k) Deposits and subordinated debt

Deposits and subordinated debt are recorded at cost. The estimated fair value of these liabilities is assumed to be equal to their carrying value since the interest rates are in line with the current market rates.

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(l) Paid-in capital

Paid-in capital reported in shareholders' equity is composed of common shares. Incremental costs that are directly attributable to the issue of an equity instrument are deducted from the initial measurement of the equity instruments. Dividends are recorded against retained earnings when approved by the General Assembly of Shareholders.

(m) Paid-in surplus

The excess over par value received or paid by the Bank in capital stock transactions, is recorded in paid-in surplus. Paid-in surplus is decreased when treasury shares are repurchased, for the excess of the repurchase price over the nominal value of these shares. This excess is charged to retained earnings after the paid-in surplus becomes nil.

(n) Legal reserve

In agreement with the law on financial institutions, an amount of 10% of income before income taxes, reduced by prior years' losses, if any, is transferred every year in a reserve account in order to constitute the legal reserve, until such reserve reaches a maximum of 50% of the paid-in capital.

(o) General reserve

The general reserve is created by direct transfer from retained earnings and includes as applicable the excess of the provision required by the Central Bank to cover potential losses on assets and the general provision for loan losses over the assessment of expected credit losses based on International Financial Reporting Standards, IFRS 9. This reserve is not subject to distribution.

(p) Revaluation reserve-land

The revaluation surplus on land is reflected in the revaluation reserve-land, a component of shareholders' equity. This surplus will be transferred to retained earnings upon disposal of the land. All revaluation losses will be recorded directly as expenses in the consolidated statement of income unless they relate to an existing revaluation surplus for the same land, in which case the revaluation loss will first be applied to the revaluation reserve-land.

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(q) Revenue from contracts with customers

Revenue from contracts with customers are recognized when the Group transfers control over the services offered to customers for amounts which correspond to the counterpart expected to be received for the services offered. Revenue related to services provided is recorded on the basis of performance obligations met at the end of the reporting period. The determination of the timing in which performance obligations are met and allocation of transaction price to performance obligations require the exercise of judgment.

(r) Interest revenue

Interest revenue is accounted for using the effective interest method for all "amortized cost" financial instruments and financial instruments at "fair value through profit and loss". The effective interest method is the basis of calculation of the amortized cost of an asset and of revenue recognition in the period affected.

Per IFRS 9, the effective interest rate is the rate used for discounting the estimated future cash payments or receipts through the expected life of a financial instrument to obtain its gross carrying amount. When calculating the effective interest rate, the Group estimates future cash flows considering all contractual terms of the financial instrument, except for ECL. The calculation takes into account transaction costs and fees as well as premiums and discounts.

For financial instruments which are not considered credit impaired (phase), interest revenue is calculated based on the gross carrying amount of the financial instruments. For financial instruments which are credit impaired (phases 2 and 3), revenue is calculated by applying the effective interest rate to the amortized cost which represents the gross carrying amount less provision for expected credit loss.

(s) Commissions

Commissions that are material to the effective interest rate of a financial asset or liability are included in the measurement of the effective interest rate.

Commission income and expenses which are assimilated to service fees are recognized as income when the services are rendered.

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(t) Lease contracts

The Group is a lessee under a number of contracts covering its head office, branches (Unibank, Micro Crédit National and Unitransfer) and other operations.

The Bank recognizes a right-of-use asset and a lease liability for all leases with a term exceeding 12 months.

The lease liability is originally measured at the present value of future lease payments, using the Bank's incremental borrowing rate, which is the borrowing rate available to the Bank to finance similar assets in a similar economic environment and under the same terms and conditions. To determine the incremental borrowing rate, the Group uses the average historical borrowing rate of BRH of 4% in dollars, and the average rates used on the interbank market, including the discount rate used for BRH bonds, of 18% in gourdes.

Each rental payment over the term of the contract is allocated between the amortization of the lease obligation and finance charges. The lease liability is subsequently revalued to reflect any changes in the contract terms.

The lease term is the irrevocable period of the lease plus the periods covered by extension options that the lessee is reasonably certain to exercise.

The right-of-use asset is initially measured at cost, which includes:

- The amount of the lease liability,
- Payments made at the beginning of the contract,
- The associated direct costs, and
- Restructuring costs, if any.

Subsequently, the right-of-use asset is measured at cost less accumulated amortization and impairment, if any. It is also adjusted for any revaluation of the lease liability resulting from changes in the lease agreement.

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(t) Lease contracts (continued)

The right-of-use asset is depreciated over the lesser of the life of the asset and the lease term on a straight-line basis. The amortization period used by the Group is between 4 and 20 years.

Expenses associated with short-term rentals and contracts of insignificant value are recognized directly in the consolidated statement of income.

(u) Income taxes

Income taxes are calculated on the consolidated income before income taxes for the year and comprise current and deferred income taxes. Current income taxes are taxes payable on the taxable income for the year using statutory tax rates and other adjustments that may affect income taxes payable. Deferred income taxes resulting from timing differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for tax purposes are reflected in other assets or liabilities, as need be. The Bank recorded in other assets the tax benefit resulting from the 2017 taxable loss. In accordance with the Income Tax Act, these losses may be carried forward in future years over a period of five years.

Income tax expense is recognized in the consolidated statement of income except to the extent that it relates to items of comprehensive income, in which case it is recorded therein. Items of comprehensive income are reflected net of income taxes, except for the effect of translation of foreign subsidiaries which is not subject to income taxes, because it is unlikely that the temporary difference will reverse in the foreseeable future.

The Group recognizes in other assets or liabilities, where applicable, the deferred tax resulting from the difference between the rental expense recognized for tax purposes on a straight-line basis over the life of the lease and the result from the application of IFRS 16.

Up to September 30, 2020, the Group recognized the income tax related to the share of income of unconsolidated affiliates as a deferred tax in other liabilities. This deferred tax was increased annually by the income tax expense calculated on basis of 20% of the share of net income of these affiliates and decreased by the withholding taxes paid on dividends or upon reinvestment of earnings for an increase of capital stock. The deferred tax asset at September 30, 2020 has been recorded as income tax expense in 2021 since the shares were distributed to the shareholders.

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(u) Income taxes (continued)

The Group has recorded in other liabilities deferred income taxes resulting from land revaluation. The related amounts will be reversed upon the sale of the land.

(v) Regulatory reserve for deposits and other liabilities

According to the reserve requirements of the Central Bank, as of September 30, 2021 and 2020, 40% of liabilities in local currency, and 51% of liabilities in foreign currency respectively must be held in deposits at the Central Bank. Up to 12.5% of the reserves calculated on liabilities in foreign currencies is maintained in gourdes. The reserve requirement on deposits of non financial public enterprises is 100%.

(w) Net income per equivalent share of paid-in capital

Net income per equivalent share of paid-in capital is calculated by dividing net income for the year attributable to shareholders of the Bank by the weighted average of equivalent common shares outstanding during the year.

(x) Insurance

Insurance premiums are recognized as revenue proportionally over the period of coverage. As of the balance sheet date, unearned insurance premium is reported in liabilities which represent the portion of premium received on contracts in force that relate to periods after the balance sheet date. A single premium is charged to the customers at inception. The consideration received is deferred as a liability and recognized over the life of the contract on a straight-line basis. Revenue generated by insurance premiums is presented separately from commissions and net of related taxes and other charges levied on the premiums.

(Continued)

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(x) Insurance (continued)

Claims and loss adjustment expenses are charged to income as incurred based on the estimated liability for compensation owed to contract holders or third parties damaged by the contract holders. They include direct and indirect claims settlement costs and arise from events that have occurred up to the end of the reporting period, even if reported subsequently to the Group within the reporting deadline. The Group reserves the right to reject claims if not reported within the contractual deadline. The Group does not discount its liabilities for unpaid claims since they are generally short-term.

(y) Provisions

Provisions are recorded when the Group has an obligation (legal or implied) resulting from past events and that it is probable that a future cash outflow will be necessary to meet this obligation and that it can be reliably estimated. The timing or amount of cash outflow may be uncertain. A current obligation may be legal or implied resulting from past events, such as claims or similar past events. The provisions are not discounted valued since Management estimates that they will be honored or reversed in 12 months or less.

The amount recorded as provisions is revalued at each reporting date and must represent the best estimate based on the most reliable indicators considering the risks and uncertainties surrounding the obligation.

When it is assessed that it is unlikely that economic resources will be used to settle an obligation, no liability is recognized.

(z) Standards, amendments and interpretations not yet adopted

As of the date of these financial statements, some standards, modifications and interpretations have been issued but not yet in effect as of September 30, 2021. These standards have not been taken into account in the preparation of the consolidated financial statements of UNIBANK. They are as follows:

UNIBANK S.A.
Notes to Consolidated Financial Statements

(3) SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(z) Standards, amendments and interpretations not yet adopted (continued)

IFRS 17 – Insurance contract	Effective for years beginning on or after January 1st, 2023. IFRS 17 sets the requirements on accounting, valuation and disclosures with respect to insurance and re-insurance contracts. It brings changes in accounting and actuarial approach. The Group is assessing the impact of these new requirements on its insurance contracts.
Amendments to IFRS 10 and IAS 28 Consolidated financial statements and investments in associates and joint ventures	No effective date is determined yet by ISAB for this change that concerns the sale or contribution of assets between an investor and its associate or joint ventures.
Amendment to IAS 1	Effective for years beginning on or after January 1st, 2023. The amendment provides specific guidance on the classification of liabilities as current and non-current.
Amendment to IFRS – 3 Business combination	Effective for the years beginning on or after January 1st, 2022 in replacement of the prior conceptual framework (2018).
Amendment to IAS 16 Fixed assets	Effective for the year beginning on or after January 1st, 2022. It prohibits deducting from the cost of an item the proceeds of sales before the asset is available for use.
Amendment to IAS 37 Provision, contingent liabilities and contingent assets	Effective for the year beginning on or after January 1st, 2022. The amendment provides guidance on the treatment of onerous contracts.

Except for IFRS 17, Management does not expect that the adoption of the standards listed above will have a material impact on the consolidated financial statements of the Bank in future periods.

(Continued)

(4) RISK MANAGEMENT

(a) Risk management framework

Effective risk management is fundamental to the general strategy of the Group. In all the business segments and markets in which the Group operates, Management aims to maintain a strong and disciplined risk management culture. The Directors and employees of the Group are invested with the responsibility to continuously reinforce this corporate culture based on effective risk management.

Within the Group, risks are assessed and managed according to the following four categories:

1) Financial risk, which includes credit risk, liquidity and market risk;

2) Operational risk encompassing the risk, of loss resulting from processes, human resources, and inadequate or faulty internal control systems, or from external events such as natural catastrophes or terrorist attacks;

3) Insolvency risk resulting from management of capital;

4) Other risks: strategic risk, reputational risk, insurance risk and environmental risk.

The Board of Directors and the Group Senior Management team have the responsibility and oversight of the risk management framework as well as the associated governance structure. The Group applies the three lines of defense recommended by the Basel Committee on Banking Control and Supervision namely: 1) managing the lines/segments/units of activities; 2) managing the operational risk at corporate level; 3) internal and external audit reviews.

Risk management policies of the Group are established to identify and analyze the risk to which the group is exposed, to set appropriate risk limits and controls. Risk management policies are reassessed based on market conditions and products and services offered. The Group, through its Code of Ethics and training programs, aims to develop and maintain a control environment in which all employees are aware of their roles and responsibilities.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

(b) Governance structure and risk governance

The Board of Directors has the ultimate responsibility to establish and oversee the Bank's risk management framework. Its Executive Committee, assisted with the Management Team, oversees closely the financial and non financial risks to which the bank is exposed.

The Board has established the following committees which are responsible for monitoring the Bank's risk management policies in their respective areas:

- ***Credit Committee:*** The Credit Committee has the authority and responsibility to approve and reject credit requests, modify credit terms and approve the limits and the credit commitments. This committee defines the Bank's credit policies, ensures credit risk management and monitors the quality of the credit portfolio.

- ***Loan Review Committee:*** This committee has the authority to evaluate the degree of inherent risk and decide on the rating of credit facilities, the strategy, the frequency of credit account reviews, write-offs, sign-offs, and on all actions to undertake in order to protect the Bank against the risk of credit loss.

- ***Asset-Liability Management Committee (ALCO):*** This Committee has put in place a prudent policy for managing liquidity, foreign exchange and interest rate risks. Within this committee, key Management personnel meets weekly to discuss the Bank's financial position and decide on interest rates, foreign exchange and investments.

- ***Investment Committee:*** This committee supervises the Treasury function to ensure that the investment policy established by the Board of directors is adhered to. This committee approves all investment decisions as well as the nature and maturity of financial instruments to be acquired.

- ***Audit Committee***: UNIBANK S.A.'s Audit Committee is responsible for monitoring the process of preparing financial information, overseeing the efficiency of the internal control system, the internal audit and the risk management policies, and supervising annual reporting on a consolidated basis.

- ***Compliance Committee:*** The Compliance Committee oversees that the Bank's policies and procedures are in adherence to the laws, the Bank's Code of Ethics and other regulations. It is also responsible to oversee that UNIBANK S.A. is in compliance with the laws and ensures that appropriate anti-money laundering and anti-terrorism policies and procedures are implemented and followed.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

(c) Capital Management

An adequate capital ratio is of foremost strategic importance against risks of insolvency of a financial institution. Adequacy of capital constitutes the first and most important line of defense of UNIBANK in managing the risk of insolvency. In addition to invested capital, the Bank uses some instruments of quasi-capital such as subordinated long-term debt and other regulatory capital allowed in the capital ratios. Within its policies and strategies, the Bank regularly assesses its capital adequacy as well as its capacity to continue to develop and sustain an adequate capital ratios so as to maintain the confidence of depositors, investors and other market constituents.

The capital adequacy of Haitian banks is regulated in accordance with the Central Bank's capital requirements (amended Circular no. 88-1 (2021) and Circular 88 (2020). The Bank is compliant, as at September 30, 2021 and 2020, with the Central Bank's requirements with respect to sufficiency of capital. Every banking institution must comply with the following two capital adequacy standards:

- **Ratio of assets/capital** - A maximum multiple of 20 times between total assets and some qualifying off-balance sheet assets, and regulatory capital.
- **Ratio of capital/risk-weighted assets** – The ratio of capital to risk-weighted assets should not be less than 12%. Risk weighted assets comprise balance sheet and some off-balance sheet assets to which specific risk weights are assigned based on credit risk, operational and market risks.

Regulatory capital consisting of:

- Tier 1 (Tiers 1A and 1B) capital attributable to ordinary shareholders after deduction of the regulatory reserve on investment properties and properties held for sale and the revaluation reserve.
- Additional capital (Tier 2) consisting of:
  - Financial instruments (face value and issue premium) with an initial duration of at least 5 years. The values are gradually adjusted for instruments exceeding 5 years.
  - General reserve for loan losses if any;
  - Provisions for expected credit losses on loans and other assets in accordance with IFRS 9.

With the implementation of circular 88.1 on June 30, 2021, in addition to the minimum requirement of 12% set above, financial institutions must constitute permanently, on an individual basis and on a consolidated basis, an additional capital buffer set at 2.5% of the weighted risks and which must be composed entirely of basic capital elements (Tier 1A).

Continued)

(4) RISK MANAGEMENT (CONTINUED)

(c) Capital Management (continued)

Failure to comply with this requirement does not constitute a breach subject to disciplinary actions. Insufficiencies, if any, would require the constitution or reconstitution of this buffer by limiting the distribution of profits to a variable percentage depending on the importance of the insufficiency.

Financial institutions are required to comply with the following overall capital requirements:

- Common Equity Tier 1 A capital: minimum ratio of 9.25% of weighted risks
- Common Equity Tier 1 capital: minimum ratio of 11.50% of weighted risks
- Total equity: minimum ratio of 14.5% of weighed risks.

Common Equity Tier 1 capital consists of Common Equity-Tier A capital and additional Common Equity-tier 1B capital.

Unibank's Common Equity Tier 1A capital as of September 30, 2021 includes: paid-in capital net, paid-in surplus, legal reserve, earnings for the last completed financial year, translation adjustments, net of intangible assets, excess of the right-of-use of leased assets over the related lease liabilities, goodwill and deferred tax assets if any, on a consolidated basis.

Additional tier 1B basic capital includes paid-up financial instruments with unlimited duration or with a minimum notice period of 5 years and reimbursement subject to prior agreement of the Central Bank and/or subordinated to all liabilities adjusted to exclude:

- Items included in Tier 1A capital;
- Minority interest;
- Treasury Tier 1B financial instruments;
- Investments in the form of Tier 1B capital of other institutions;
- Excess of the limits set in the circular on concentration of credit risks;
- Shortage of the provision for expected credit losses;
- Any shortage of provision;
- Any fraction of non controlling interest in excess of 12% of the weighed risk of the consolidated entities reflecting such;

As of September 30, 2021, Unibank does not hold any additional Tier 1B capital.

As of September 30, 2021 and 2020 the Bank's ratios were as follows:

	2021	**2020**
Ratio of assets/capital	**11.95 times**	10.85 times
Ratio of capital/risk-weighted assets	**21.50%**	23.93%

(4) RISK MANAGEMENT (CONTINUED)

(c) Capital Management (continued)

For the year 2021, based on circular 88-1:

	2021
	Effective ratio
Required and effective ratios	
Capital ratio of Tier 1 A (minimum required ratio : **9.25%**)	**18.89%**
Tier 1 capital ratio (minimum required ratio : **11.5%)**	**18.89%**
Total capital ratio **(**minimum required ratio : **14.5%)**	**21.50%**

(d) Financial risk management

Financial risks to be managed by the Bank include cash, credit and market risks, including interest rate, foreign exchange and fair value risks.

d1) LIQUIDITY RISK

If UNIBANK S.A. does not have sufficient liquidity to meet its current obligations, it is then exposed to liquidity risk. Prudent and effective management of liquidity is therefore an essential element of the Bank's policy to maintain market confidence and protect its capital.

To manage this risk, the Asset – Liability Management Committee (ALCO) of UNIBANK S.A. has put in place a prudent and dynamic policy of cash management which allows the Bank to have sufficient liquidity to meet its current obligations as they become due. In addition, Management closely monitors the maturity of deposits and loans as well as other resources and claims against those resources so as to ensure a proper matching between resources and obligations, while complying with the statutory requirements applicable to the Bank and its subsidiaries.

The Bank's cash management policy ensures constant monitoring of the Bank's liquidity and a dynamic management of its short-term and long-term liquidity needs. This monitoring is performed by the Treasury Department, under close supervision of the Bank's Asset - Liability Management Committee. This Committee meets weekly, and as needed, to analyze the reserve and liquidity position of the Bank, to take the appropriate decisions and amend the cash management policy when necessary.

UNIBANK S.A. is in compliance with the Central Bank regulations in terms of liquidity. As of September 30, it maintains the regulatory cash reserve required by Circular no. 111 **(note 3 v)**.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d1) LIQUIDITY RISK (CONTINUED)

As of September 30, the maturity profile of the Bank's financial liabilities based on their initial contractual maturity is as follows:

September 30, 2021

(In thousands of gourdes)		0-3 months	3-6 months	6 months -1 year	More than 1 year	Total
Deposits: **(note 16)**						
Demand deposits	G	68,772,919	-	-	-	**68,772,919**
Savings account		61,332,747	-	-	173,707	**61,506,454**
Term deposits		6,143,027	6,982,464	1,104,189	12,657	**14,242,337**
Total deposits		**136,248,693**	**6,982,464**	**1,104,189**	**186,364**	**144,521,710**
Borrowed funds **(note 17)**		-	-	-	2,468,534	**2,468,534**
Lease liabilities **(note 11)**		-	-	288,561	542,022	**830,583**
Commitments: acceptances and letters of credit		433,506	-	-	-	**433,506**
Subordinated debt **(note 19)**		-	-	-	1,364,849	**1,364,849**
Other liabilities **(note 18)**		6,757,017	-	-	4,398,132	**11,155,149**
		7,190,523	**-**	**288,561**	**8,773,537**	**16,252,621**
Total	**G**	**143,439,216**	**6,982,464**	**1,392,750**	**8,959,901**	**160,774,331**

September 30, 2020

(In thousands ofgourdes)		0-3 months	3-6 months	6 months -1 year	More than 1 year	Total
Deposits: **(note 16)**						
Demand deposits	G	42,478,484	-	-	-	**42,478,484**
Saving account		40,222,790	-	-	111,799	**40,334,589**
Term deposits		3,656,685	5,406,955	2,435,900	11,078	**11,510,618**
Total deposits		**86,357,959**	**5,406,955**	**2,435,900**	**122,877**	**94,323,691**
Borrowed funds **(note 17)**					2,260,374	**2,260,374**
Lease liabilities **(note 11)**		-	-	-	710,438	**710,438**
Commitments: acceptances and letters of credit		198,765	-	-	-	**198,765**
Subordinated debt **(note 19)**		-	-	-	935,527	**935,527**
Other liabilities (**note 18)**		4,589,014	-	-	2,964,080	**7,553,094**
		4,787,779	**-**	**-**	**6,870,419**	**11,658,198**
Total	**G**	**91,145,738**	**5,406,955**	**2,435,900**	**6,993,296**	**105,981,889**

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d2) CREDIT RISK

Credit risk results from the inability of a borrower to fulfill its financial or contractual obligations towards the Bank. To manage this risk, UNIBANK S.A. has put in place various policies and procedures which allow a strict and systematic monitoring of its cash, its investments, its loan portfolio and other assets.

As of September 30, the maximum exposure to credit risk relates to the following significant financial assets:

(In thousands of gourdes)		2021	2020
Cash and due from banks (note 5)			
Deposits with BRH (Central Bank) and BNC	G	**72,340,160**	45,068,111
Deposits with foreign banks		**15,567,954**	7,897,291
Items in transit		**781,780**	768,549
		88,689,894	53,733,951
Term deposits with banks, net (note 6)		**1,718,791**	1,303,849
Securities : (note 7)			
Foreign investments, net		**21,623,462**	10,924,099
Local investments, net		**5,348,248**	3,345,694
		26,971,710	14,269,793
Credit :			
Loans, net **(note 9)**		**45,662,677**	35,512,016
Acceptances and letters of credit		**433,506**	198,765
		46,096,183	35,710,781
Other assets, net (note 15)			
Receivable – remittance agents		**735,789**	313,156
Premium receivable – UniAssurances S.A.		**662,762**	127,543
Advances – suppliers and others		**96,421**	79,247
Accounts receivable – affiliated companies		**-**	21,542
Others		**230,220**	463,294
		1,725,192	1,004,782
Provision for expected credit losses		**(66,751)**	(70,586)
		1,658,441	934,196
Total financial assets	G	**165,135,019**	105,952,570

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d2) CREDIT RISK (CONTINUED)

i. Cash and due from banks

Cash and due from banks are held at important financial institutions that the Bank considers as being financially solid. The financial viability of these institutions is reviewed periodically by the Asset Liability Management Committee. As of September 30, 2021 and 2020, respectively 82% and 84% of these cash and cash equivalents are kept at the Central Bank as reserve coverage.

Monetary policies adopted by the Central Bank of Haiti, the Federal Reserve Bank in the United States of America or other international institutions located in territories where the Group holds financial assets, may have an impact on the Group's activities, results and financial position.

ii. Term deposits with banks

Term deposits with foreign banks are considered to be low risk financial instruments.

iii. Securities

Investment risk occurs when a security loses value due to unfavorable financial performance, real or expected, of the issuer. To manage this risk, UNIBANK S.A. has developed and put in place policies and procedures which define clearly the nature and quality of the investments that Management may select.

The main aspects of the Bank's policy may be summarized as follows:

- Invest in negotiable securities, which have superior credit ratings, are highly liquid, readily marketable and with minimal risk of capital loss.
- Invest in overseas banks and/or in investment grade securities (AAA, AA, A, BBB) such as US Treasury Bonds, or certificates of deposits issued by prime American or European banks. Corporate securities (bonds, commercial paper, asset backed securities) must be "investment grade".
- Invest in Haiti in BRH (Central Bank) bonds and in Treasury Bonds issued by the Bank of the Republic of Haiti (BRH).
- Avoid taking positions which are speculative.
- Avoid concentration by amount, by sector, by type of instrument and by financial institution. In that respect, limits are established by the Asset-Liability Management Committee.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d2) CREDIT RISK (CONTINUED)

iii. Securities (continued)

The Bank considers United States Government and Federal Agencies bonds as risk free. Equity instruments, investments in corporate bonds and other similar instruments are considered as moderate risk investments while having an "Investment Grade" classification. To monitor this risk, the Group invests in instruments of which they master the operational and financial mechanisms, with a return proportionate to the risks. The financial information is reviewed periodically to evaluate the viability of these investments.

Thus, Management considers the risk relative to to Haitian Treasury bonds to be low. Management is confident that the BRH and the Haitian Treasury will be able to honor their commitments within the contractual deadlines.

iv. Credit

Credit risk is managed by the Credit Committee through the credit policy which it has defined. The Credit Committee, which includes executive officers who are members of the Board and Bank Management, meets weekly and as needed to make decisions on loan approval requests, renewals or amendments to existing facilities. In addition to the Credit Administration Department, the approval process is also reinforced by the existence of a unit of control and evaluation of credit risk named "Credit Risk Management". This unit independently reviews credit files to evaluate supporting documentation and assess is credit quality and risks.

UNIBANK S.A.'s ability to manage credit losses is ensured through an appropriate diversification of risks, the type of guarantees obtained, sufficient shareholders' equity and impairment provision. The guarantees required from the borrowers also constitute an important factor of risk coverage, since an important part of the loan portfolio is covered by first lien on top tangible assets.

Within the Bank's policy framework, the Bank complies as of September 30, 2021 and 2020, with BRH's prudential regulations: Circular no. 87 on loan classification and calculation of provision for loan losses, Circular no. 83-4 on credit concentration which limits credit extension by borrower and by economic sector to a percentage of the Bank's statutory capital requirements, and Circular no. 97 requiring that loans in foreign currency do not exceed 50% of liabilities in foreign currency.

v. Other assets

The Bank considers the credit risk related to other financial assets as low.

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(4) RISK MANAGEMENT (CONTINUED)

d2) CREDIT RISK (CONTINUED)

Geographic allocation of financial risk

As of September 30, the geographic allocation of credit risk based on the ultimate location of assets is as follows:

(In thousands of gourdes)		2021	2020
Cash and due from banks			
Haiti	G	**73,121,940**	45,836,660
United States		**15,392,144**	7,625,685
Canada		**174,765**	271,606
Europe		**1,045**	-
		88,689,894	53,733,951
Term deposits with banks, net			
United States		**1,134,440**	903,322
Canada		**584,351**	400,527
		1,718,791	1,303,849
Securities, net			
Haiti		**5,348,248**	3,345,694
United States		**19,906,285**	10,202,998
Others (OCDE countries)		**1,529,934**	670,138
Emerging countries		**129,870**	6,889
Interest receivable on foreign securities		**57,373**	44,074
		21,623,462	10,924,099
Total investment securities, net		**26,971,710**	14,269,793
Credit :			
Haiti		**46,096,183**	35,710,781
Other assets, net			
Haiti		**458,365**	670,432
United States		**1,200,076**	263,764
		1,658,441	934,196
Total financial assets	G	**165,135,019**	105,952,570

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d3) MARKET RISK

Market risk arises from price fluctuations on the market and encompasses mainly interest rate risk, foreign exchange risk and the risk of fair value of financial instruments. The Bank's objective is to manage these risks within acceptable parameters in order to be profitable and to maximize its return on investment while preserving shareholders' equity and depositors' assets.

i. Interest rate risk

This risk is related to any possible incidence of interest rates fluctuations on the net income and consequently, on shareholders' equity. It results from the inability to adjust interest rates as market evolves, to the extent that net interest margin decreases significantly or becomes negative. The amount of risk is based on the magnitude of changes in interest rates, as well as the size and the maturity of the financial instruments.

In terms of interest rate management, most of the Bank's credit portfolio is placed at variable interest rates, which allows the Bank to make the proper adjustments, at its sole discretion, in response to market conditions. Furthermore, as of September 30, 2021 and 2020 respectively, approximately 35% and 31% of the credit portfolio has a maturity of 12 months or less allowing the Bank to minimize the risks of conversion between resources and uses, the objective being to reduce the unfavorable impact of a fluctuation in interest rates on the results and net position of the Bank.

Fluctuations of interest rates do not have a significant effect on demand deposits (gourdes and dollars) which essentially do not bear interest, and on savings accounts (gourdes and dollars). These deposits represent respectively 48% and 43% of the total deposit portfolio of UNIBANK S.A. as of September 30, 2021, and 45% and 43% each as of September 30, 2020, which constitutes respectively 91% and 88% of total deposits.

Moreover, UNIBANK S.A. ensures an effective management of interest rates on the following portfolios:

- Loans to and deposits from the Bank's customers;
- Haitian Treasury bonds;
- Term deposits with banks;
- Local investments;
- Foreign investments which are adjusted as market conditions evolve;
- Borrowed funds and subordinated debt.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d3) MARKET RISK (CONTINUED)

i. Interest rate risk (continued)

The adequacy of interest rates applied to these portfolios is reviewed regularly by UNIBANK's Management which determines the appropriate position of the Bank with respect to any anticipated fluctuations in interest rates and ensures appropriate coverage of any interest rate risks.

At year end, the interest profile on the main financial instruments was as follows:

(In thousands of gourdes)	%		2021	%	2020
Fixed interest rate:					
Financial assets	**35%**	**G**	**26,349,608**	38%	19,523,080
Financial liabilities	**19%**		**18,075,720**	23%	14,706,519
Net			**8,273,888**		4,816,561
Variable interest rates:					
Financial assets	**65%**		**49,237,104**	62%	32,009,253
Financial liabilities	**81%**		**75,727,978**	77%	49,736,344
Net		**G**	**(26,490,874)**		(17,727,091)

As of September 2021, based on the following observations, the Bank estimates that the fluctuation of interest rates would not have a significant impact on the Group's results:

- Fixed-rate financial assets are comprised of loans 74%, Treasury bonds 20% and term deposits with banks 6%.
- Fixed-rate financial liabilities consist of term deposits with terms ranging from three months to more than one year 79%, borrowed funds 14%, and subordinated debt 7%.
- 65% of financial assets and 81% of financial liabilities bear interest at variable rates.
- Variable rate financial assets consist of loans 53%, available-for-sale securities 44% and overnight deposits 3%.
- Variable rate financial liabilities are comprised of savings deposits 81% and demand deposits 18% which are essentially overnight deposits and savings-checking accounts, as well as lease obligations 1%.

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d3) MARKET RISK (CONTINUED)

ii. Foreign exchange risk

Foreign exchange risk results from significant matching differences between the assets and liabilities denominated in the same foreign currency, which could lead to a long or short position impacted by the changes of the gourde versus the US dollar or other foreign currencies.

With respect to foreign exchange risk management, the policy of UNIBANK S.A. has always been to maintain the trading position within very narrow limits. The policy in place prohibits holding speculative positions. The Bank's trading position is sold daily.

The Bank has foreign subsidiaries whose financial assets and liabilities are held in dollars.

The tables below present the breakdown by currencies of the Bank's consolidated financial assets and liabilities and of its subsidiaries as of September 30:

September 30, 2021

(In thousands of gourdes)		Gourdes	Dollars converted in gourdes	Other currencies converted in gourdes
Cash and due from banks	G	25,816,505	67,734,648	246,613
Term deposits with banks		-	1,718,791	-
Securities		5,348,248	21,623,462	-
Loans, net		20,617,680	25,044,996	-
Acceptances and letters of credit		-	433,506	-
Other assets		417,930	1,240,511	-
Total financial assets		**52,200,363**	**117,795,914**	**246,613**
Deposits		42,133,555	102,149,068	239,087
Borrowed funds		2,468,534	-	-
Lease liabilities		3,931	826,652	-
Commitments-acceptances and letters of credit		-	433,506	-
Subordinated debt			1,364,849	-
Other liabilities		6,944,761	4,207,340	3,048
Total financial liabilities		**51,550,781**	**108,981,415**	**242,135**
Assets (liabilities), net	**G**	**649,582**	**8,814,499**	**4,478**

For every fluctuation of one gourde versus the US dollar, the foreign exchange position in US dollars would result in an exchange gain or loss of approximately G 91 million, as the case may be.

UNIBANK S.A.
Notes to Consolidated Financial Statements

(4) RISK MANAGEMENT (CONTINUED)

d3) MARKET RISK (CONTINUED)

ii. Foreign exchange risk (continued)

September 30, 2020

(In thousands of gourdes)		Gourdes	Dollars converted in gourdes	Other currencies converted in gourdes
Cash and due from banks	G	18,878,621	39,354,434	244,428
Term deposits with banks		-	1,303,849	-
Securities		3,345,694	10,924,099	-
Loans, net		17,824,155	17,687,861	-
Acceptances and letters of credit		-	198,765	-
Other assets		482,066	452,130	-
Total financial assets		**40,530,536**	**69,921,138**	**244,428**
Deposits		35,000,999	59,083,454	239,238
Borrowed funds		2,260,374	-	-
Lease liabilities		3,830	706,608	-
Commitments-acceptances and letters of credit		-	198,765	-
Subordinated debt		-	935,527	-
Other liabilities		4,981,098	2,568,131	3,865
Total financial liabilities		**42,246,301**	**63,492,485**	**243,103**
Assets (liabilities), net	**G**	**(1,715,765)**	**6,428,653**	**1,325**

For every fluctuation of one gourde versus the US dollar, the foreign exchange position in US dollars would result in an exchange gain or loss of approximately G 98 million, as the case may be.

The exchange rates of the various currencies relative to the gourde were as follows:

	2021	2020
At September 30		
US dollars	**97.3918**	65.9193
Euros	**112.7894**	77.2838
Average rates for the year		
US dollars	**81.1245**	99.9357
Euros	**97.8756**	111.6036

(Continued)

(4) RISK MANAGEMENT (CONTINUED)

d3) MARKET RISK (CONTINUED)

iii. Fair value of financial assets and liabilities

With the exception of foreign investments for which the fair value is disclosed in **note 7**, the book value of financial assets and liabilities is equivalent to their fair value since their interest rates are in line with market rates.

(5) CASH AND DUE FROM BANKS

As of September 30, cash and due from banks are as follows:

(In thousands of gourdes)		**2021**	**2020**
Cash	**G**	**5,107,872**	4,743,533
Deposits with BRH and BNC		**72,340,160**	45,068,111
Deposits with foreign banks		**15,567,954**	7,897,291
Items in transit		**781,780**	768,549
Total cash and due from banks	**G**	**93,797,766**	58,477,484

Cash and deposits with BRH (Central Bank) and BNC (a government-owned commercial bank) are part of the cash reserve requirements on total liabilities that must be maintained in accordance with the related provisions of BRH (Central Bank) circulars. These deposits represent 41% and 38% of assets as at September 30, 2021 and 2020, respectively, and do not bear interest.

As of September 30, 2021 and 2020, deposits with foreign banks comprise: money market funds with rates from 0.10% to 0.04% and 0.10% to 1.75% respectively, redeemable on demand, and overnight accounts bearing an average interest rate of 0.01% and 1.25% respectively. Money market funds amount to G 9,865,796M (US$ 101.3M) and G 5,557,000M (US$ 84.3M).

As of September 30, deposits in gourdes and in foreign currencies are as follows:

(In thousands of gourdes)		**2021**	**2020**
Deposits in gourdes	**G**	**25,816,805**	18,878,621
Deposits in foreign currencies		**67,980,961**	39,598,863
	G	**93,797,766**	58,477,484

UNIBANK S.A.
Notes to Consolidated Financial Statements

(6) TERM DEPOSITS WITH BANKS, NET

Term deposits with banks are as follows:

(In thousands gourdes)		2021	2020
Term deposits **(a)**	G	**1,717,991**	1,296,962
Interest receivable		**1,686**	7,487
		1,719,677	1,304,449
Provision for expected credit losses **(b)**		**(886)**	(600)
TERM DEPOSITS WITH BANKS, NET	G	**1,718,791**	1,303,849

(a) As of September 30, 2021 and 2020, term deposits with foreign banks bore interest rates ranging from 0.01% to 0.85% and 0.01% to 1.94%, and terms of 1 to 38 months, and 1 to 19 months, respectively.

As of September 30, 2021 and 2020, term deposits with banks in the United States include amounts pledged as collateral for lines of credit totaling G 1,431,659M (US$ 14,700M) and G 1,054,209M (US$ 16,000M), respectively. There are no drawings on these lines of credit as of September 30, 2021 and 2020.

b) The provision for expected credit losses has evolved as such:

		Stage 1	
(In thousands of gourdes)		**2021**	**2020**
Balance at the beginning of the year	G	**600**	849
Conversion effect		**286**	(249)
Balance at the end of the year	G	**886**	600

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(7) SECURITIES, NET

As of September 30, securities are as follows:

(In thousands of gourdes)		2021	2020
Securities at fair value with fluctuations recorded in the consolidated statement of income **(a)**	G	**21,562,702**	10,880,025
Haitian Treasury bonds, net **(b)**		**5,227,946**	3,225,392
Others **(c)**		**3,387**	-
Total securities		**26,794,035**	14,105,417
Interest receivable		**57,373**	44,074
Total securities and interest receivable		**26,851,408**	14,149,491
Equity instruments – local companies **(d)**		**120,302**	120,302
TOTAL SECURITIES	G	**26,971,710**	14,269,793

Except for equity instruments classified **Level 3**, securities are classified **Level 1**.

(a) The Bank measures securities at fair value using quoted prices in active markets when available, which results in a **Level 1** valuation. When not available, the Bank uses other observable data within its measurement models categorized as **Level 2**. Valuations that require the use of inputs that are not based on observable market data are considered **Level 3**.

As of September 30, 2021 and 2020, securities at fair value include amounts pledged as collateral on lines of credit totaling G 21,671,818M (US$ 222,522M) and G 9,490,072M (US$ 143,965M) respectively. There are no drawings on these lines of credit as of September 30, 2021 and 2020.

(Continued)

(7) SECURITIES, NET (CONTINUED)

September 30, 2021

Fair value Level 1

(In thousands of gourdes)		Less than 1 year	1-2 years	2-5 years	Total	Interest rates
US Treasury bonds	G	1,927,377	3,582,598	4,829,813	**10,339,788**	**1.02%**
US Federal Agency bonds		633,807	828,414	4,193,227	**5,655,448**	**0.60%**
US corporate bonds		939,142	1,924,741	1,047,167	**3,911,050**	**1.48%**
Treasury bills-Governments of emerging markets		2,460	-	-	**2,460**	**2.40%**
Corporate bonds of OCDE countries		275,850	654,890	595,807	**1,526,547**	**0.99%**
Supra National organizations (SNAT)		-	69,114	58,295	**127,409**	**2.03%**
Fair value	G	**3,778,636**	**7,059,757**	**10,724,309**	**21,562,702**	
Value at cost	G	3,763,560	6,988,022	10,757,524	**21,509,106**	
Unrealized gain	G	**15,076**	**71,735**	**(33,215)**	**53,596**	

September 30, 2020

Fair value Level 1

(In thousands of gourdes)		Less than 1 year	1-2 years	2-5 years	Total	Interest rates
US Treasury bonds	G	2,330,362	2,420,604	1,169,776	**5,920,742**	0.96%
US Federal Agency bonds		801,255	566,851	33,913	**1,402,019**	1.16%
US corporate bonds		813,230	1,429,854	637,153	**2,880,237**	2.00%
Treasury bills-Governments of emerging markets		-	6,889	-	**6,889**	2.40%
Corporate bonds of OCDE countries		49,794	288,387	65,010	**403,191**	2.23%
Supra National organizations (SNAT)		219,208	47,739	-	**266,947**	1.87%
Fair value	G	**4,213,849**	**4,760,324**	**1,905,852**	**10,880,025**	
Value at cost	G	4,201,729	4,685,132	1,833,257	**10,720,118**	
Unrealized gain	G	**12,120**	**75,192**	**72,595**	**159,907**	

(Continued)

(7) SECURITIES, NET (CONTINUED)

(b) Haitian Treasury bonds at amortized cost comprise the following:

(In thousands of gourdes)		2021	2020
Treasury bonds	G	**6,800,000**	3,300,000
Re discounted bonds		**(1,500,000)**	-
Interest received in advance		**(72,054)**	(74,608)
Treasury bonds - net	G	**5,227,946**	3,225,392
Rate		**10.25% and 10.50%**	2.59% and 5.31%
Maturity		**91 and 182 days**	91 and 182 days

(c) In july 2021, 5 shares of SWIFT were allocated to the Bank which acquired them based on the rules and by - laws of this service company. These shares are classified at **level 3**.

(d) Equity instruments of local companies are accounted for at their fair value. These securities are classified as Level 3. They are designated at fair value through consolidated net income. These instruments ar covered by a 100% reserve constituted from retained earnings on the recommendation of the Central Bank.

The valuation of this investment, net of deferred taxes, is as follows:

(In thousands of gourdes)		Balance	Deferred income taxes (note 18b)
Fair value	G	**120,302**	12,857

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(8) INVESTMENTS IN AFFILIATED COMPANIES

As of September 30, investments in affiliates presented on an equity basis are as follows:

(In thousands of gourdes)		2021	2020
HAÏTI AGRO PROCESSORS HOLDING LTD.			
33.33% of Haïti Agro Processors Holding Ltd., majority shareholder of LMH (through SNI Minoterie L.P.)	G	-	291,667
Share of retained earnings and reserves to date		-	296,815
	G	-	588,482
CORAIL S.A.			
Capital investment representing 15.80% of capital	G	-	9,908
Share of retained earnings and reserves to date		-	7,896
	G	-	17,804
Total investments in affiliated companies	G	-	606,286

The interest in these companies as well as the interest in IMSA, have been distributed to shareholders, as described in **note 1 (d)** based on a resolution of the General Assembly of March 27, 2018.

The net assets and results of these companies are as follows:

(In thousands of gourdes)		2021	2020
HAÏTI AGRO PROCESSORS HOLDING LTD.			
Total assets – Les Moulins d'Haïti S.E.M. (LMH)	G	-	3,129,562
Total liabilities– Les Moulins d'Haïti S.E.M. (LMH)	G	-	607,498
Net income for the year	G	-	370,553
Assets, net	G	-	2,522,064
CORAIL S.A.			
Total assets	G	-	196,118
Total liabilities	G	-	83,434
Net income for the year	G	-	19,685
Assets, net	G	-	112,684

(Continued)

(8) INVESTMENTS IN AFFILIATED COMPANIES (CONTINUED)

Shares of income of non-consolidated affiliated companies are presented on an equity basis in the consolidated statement of income and are allocated as follows:

(In thousands of gourdes)		2021	2020
Haiti Agro Processors Holding Ltd. **(1)**	G	-	86,462
Corail S.A. **(note 23)**		-	3,110
	G	-	89,572

(1) The share of income from Haiti Agro Processors Holding Ltd. is earned through SNI Minoterie L.P., in which UNIBANK S.A. holds through GFN S.A. an interest of 61.10% as described in **note 22**.

(9) LOANS, NET

As of September 30, loans are as follows:

(In thousands of gourdes)		2021	2020
Commercial and industrial loans	G	**26,675,939**	18,991,035
Mortgage loans		**2,685,852**	3,616,817
Overdrafts		**6,009,747**	3,091,947
Micro-enterprise loans		**3,758,191**	3,113,708
Consumer loans		**1,584,428**	1,691,615
Credit card loans		**1,580,562**	1,335,710
Mortgage loans – logement 5 Ėtoiles **(a)**		**974,660**	1,195,198
Loans to the agricultural sector **(b)**		**439,193**	464,309
Loans to exporting companies **(c)**		**657,728**	324,857
Loans to employees		**497,567**	458,129
Restructured loans		**1,583,551**	1,731,958
		46,447,418	36,015,283
Non performing loans – 90 days and more		**369,668**	492,860
Total loans		**46,817,086**	36,508,143
Interest receivable		**189,699**	199,872
TOTAL LOANS AND INTEREST RECEIVABLE		**47,006,785**	36,708,015
Provision for expected credit losses		**(1,344,108)**	(1,195,999)
TOTAL LOANS, NET	G	**45,662,677**	35,512,016

(9) LOANS, NET (CONTINUED

(a) An agreement was signed on December 11, 2014 between the Central Bank of Haiti and local banks to promote the residential housing sector through a program '' Logement 5 étoiles ''. Based on this agreement, mortgage loans are extended in gourdes to middle class borrowers impacted by the earthquake of January 12, 2010. Interest rate on these loans is limited within a cap of 10% per annum and is fixed for the first 10 years. Beyond this period, variable interest rates will apply. The loans have a maximum maturity of 30 years.

Drawings from regulatory reserve funds to finance loans in the context of this program, would be honored by the Central Bank if needed for up to 30 years at an interest rate between 1% and 3%.

The Central Bank's advances to UNIBANK related to this program totals G 1,402,354M et G 1,478,863M as of September 30, 2021 and 2020, respectively and bear interest at a rate of 3% for 10 years **(note 17a).**

The ressources in local currency used to finance this program are exempt from regulatory reserves.

In addition, based on this agreement and over the duration of the program, the sectorial exposure limit of 25% required by the prudential norms on credit concentration has been increased to 50%.

Credit and counterpart risks are borne by the lender Bank.

(b) Based on Circular no. 113 issued on September 20, 2018, the Central Bank pledged to contribute to the revival of the agriculture sector and the development of agribusiness, through a mechanism facilitating access to credit for entrepreneurs in this sector. The interest rate of these loans cannot exceed 6% per year and is fixed for the duration of the loan whether it is short or long-term. In order to support this initiative, BRH committed to advancing funds to the Bank over a 10-year period at an annual interest rate of 1% or 2%. The balances of the advances granted within this program are detailed in **note 17 b.**

(9) LOANS, NET (CONTINUED)

(c) Under an agreement signed on April 12, 2019, the Central Bank committed to support credit facilities in favor of export-oriented production enterprises. The interest rate of these loans cannot exceed 6% per year and is fixed for the duration of the loans granted over a period not exceeding 10 years. In order to support this initiative, BRH committed to advance funds to the Bank at a fixed annual interest rate of 2% for the duration of the 10-year agreement. The balances of the advances made under this program are detailed in **note 17 c**.

By notice to financial institutions dated August 6, 2021, the Central Bank authorizes Banks, Development Finance Companies and Credit-Leasing Companies to grant their customers, on request, a moratorium on payment from August 1, 2021 to January 31, 2022 on loans classified as current and Phase 2 as of June 30, 2021. Loans benefiting from these moratoriums amount to G 2,461,299M as of September 30, 2021. These loans maintain their aging classification as of June 30, 2021.

In response to the Covid-19 pandemic and as recommended by BRH in its Circular no. 115.1 of June 30, 2020, the Group granted a moratorium to its customers who requested a deferral of due dates. The moratorium period of six months ended on September 30, 2020 for invididuals, and of nine months on December 31, 2020 for companies. During this period, interest continued to accrue and be recorded on loans for which a payment deferral was granted. As of September 30, 2020 the balance of loans to companies covered by this moratorium, granted in accordance with the requirements of Circular no. 115.1, amounts to G 3.616 billion.

In accordance with the requirements of IFRS 9, for loans with deferred payment, as well as for the entire portfolio, Management performed a risk assessment to take into account reasonable and probable information that may have an economic impact and/or result in a higher probability of default. Credit losses have been allocated accordingly.

As of September 30, 2021 and 2020, the restructured loans were current and in compliance with repayment terms.

(Continued)

(9) LOANS, NET (CONTINUED)

As of September 30, net loans in US dollars and in gourdes are as follows:

(In thousands of gourdes)	2021	2020
Loans in US dollars	G 25,044,996	17,687,861
Loans in gourdes	20,617,681	17,824,155
	G 45,662,677	35,512,016

Average effective interest rates on loans are as follows:

	2021	2020
In US dollars:		
Commercial and industrial loans, and overdrafts	9.14%	9.51%
Mortgage loans	7.34%	14.05%
Restructured loans	7.46%	7.58%
In gourdes:		
Commercial and industrial loans, and overdrafts	13.43%	15.86%
Mortgage loans	12.92%	16.24%
Credit card loans	30.33%	32.70%
Micro-enterprise loans	39.99%	34.72%
Restructured loans	17.99%	22.26%
Loans to employees	5.89%	5.87%

Except for short-term advances, included in commercial and industrial loans, totaling G 600,457M and G 392,147M as of September 30, 2021 and 2020 with a maximum maturity of twelve months, and except for mortgage loans issued for an average period of 15 years, loans are repayable on demand.

Loans to Board members and their related companies amount to G 807,813M and G 565,350M as of September 30, 2021 and 2020, respectively. These loans bear average interest rates of approximately 11.50% and 11.60% for loans in gourdes, and of 6.00% and 5.96% for loans in US dollars, in 2021 and 2021, respectively.

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(9) LOANS, NET (CONTINUED)

As of September 30, the loan portfolio by aging categories is as follows:

September 30, 2021

(In thousands of gourdes)		Current	30-60 days	61-89 days	Total
Commercial and industrial loans	G	26,235,852	83,093	356,994	**26,675,939**
Micro-enterprise loans		3,650,716	61,055	46,420	**3,758,191**
Credit card loans		1,383,344	129,738	67,480	**1,580,562**
Overdrafts		6,009,747	-	-	**6,009,747**
Other loans		7,674,056	149,739	599,184	**8,422,979**
	G	44,953,715	423,625	1,070,078	**46,447,418**

(In thousands of gourdes)		90-180 days	181-360 days	More than 360 days	Total
Commercial and industrial loans	G	7,260	9,306	-	**16,566**
Micro-enterprise loans **(i)**		35,580	80,108	104,430	**220,118**
Credit card loans		-	-	44,740	**44,740**
Overdrafts		211	-	250	**461**
Other loans		13,312	287	74,184	**87,783**
	G	56,363	89,701	223,604	**369,668**

(i) Pursuant to BRH's circular, the 180-day write-offs period according to the policy (**note 3a** ''write-offs'') has been extended for an additional period of 3 months for loans to micro-enterprises.

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(9) LOANS, NET (CONTINUED)

September 30, 2020

(In thousands of gourdes)		Current	30-60 days	61-89 days	Total
Commercial and industrial loans	G	18,665,645	53,827	271,563	**18,991,035**
Micro-enterprise loans		3,079,064	19,543	15,101	**3,113,708**
Credit card loans		1,176,350	93,790	65,570	**1,335,710**
Overdrafts		3,091,274	673	-	**3,091,947**
Other loans		9,113,193	216,049	153,641	**9,482,883**
	G	35,125,526	383,882	505,875	**36,015,283**

(In thousands of gourdes)		90-180 days	181-360 days	More than 360 days	Total
Commercial and industrial loans	G	1,978	22,123	45,578	**69,679**
Micro-enterprise loans **(i)**		53,136	47,003	79,277	**179,416**
Credit card loanst		-	52,713	4,732	**57,445**
Overdrafts		14	-	169	**183**
Other loans		94,174	83,345	8,618	**186,137**
	G	149,302	205,184	138,374	**492,860**

(i) Pursuant to BRH's circular, the 180-day write-offs period according to the policy (**note 3a** ''write-offs'') has been extended for an additional period of 3 months for loans to micro-enterprises.

(Continued)

(9) LOANS, NET (CONTINUED)

As of September 30, these loans were covered by the followings guarantees:

September 30, 2021

(In thousands of gourdes)		Mortgages	Cash collateral (note 16)	Others (a)
Current loans	G	11,328,748	3,100,654	8,870,903
Non performing loans – 90 days and more		186,528	-	-
	G	**11,515,276**	**3,100,654**	**8,870,903**

September 30, 2020

(In thousands of gourdes)		Mortgages	Cash collateral (note 16)	Others (a)
Current loans	G	13,564,671	1,801,980	5,721,675
Non performing loans – 90 days and more		351,875	-	-
	G	**13,916,546**	**1,801,980**	**5,721,675**

(a) Other guarantees consist of foreign and local letters of guarantee, Treasury bonds and pledged shares.

(Continued)

(9) LOANS, NET (CONTINUED)

The provision for expected credit losses on loans for **the total portfolio** has evolved as follows:

(In thousands of gourdes)	Total 2021	Total 2020
Balance at the beginning of the year	G 1,195,999	1,214,424
Provision for credit losses **(note 21)**	337,639	564,726
Foreign exchange effect	201,860	(225,784)
Write-offs **(i)**	(391,390)	(357,367)
Balance at the end of the year	**G 1,344,108**	1,195,999

(i) In 2021 and 2020, write-offs by category are as follows:

(In thousands of gourdes)	2021	2020
Micro-entreprises	G 207,329	243,816
Credit cards	62,084	97,616
Consumer loans	9,043	5,040
Commercial loans	112,934	10,895
	G 391,390	357,367

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(9) LOANS, NET (CONTINUED)

The fluctuations of the **total loan portfolio** by phase during the year are as follows:

		Currents loans	Impaired loans	Loans in default	
(In thousands of gourdes)		**Stage 1**	**Stage 2**	**Stage 3**	**TOTAL**
Balance as of September 30, 2019	**G**	**37,886,839**	**2,771,371**	**1,654,263**	**42,312,473**
Fluctuations of the year:					
Loans and interest receivable		(5,910,151)	(1,241,366)	332,635	**(6,818,882)**
Provision for expected credit losses		5,761	(65,615)	78,279	**18,425**
		(5,904,390)	**(1,306,981)**	**410,914**	**(6,800,457)**
Loans and interest receivable as of September 30, 2020		32,379,237	1,614,377	2,714,401	**36,708,015**
Provision for expected credit losses		(396,788)	(149,987)	(649,224)	**(1,195,999)**
Balance as of September 30, 2020, net	**G**	**31,982,449**	**1,464,390**	**2,065,177**	**35,512,016**
Fluctuations of the year:					
Loans and interest receivable		5,452,318	5,029,369	(182,917)	**10,298,770**
Provision for expected credit losses		628	(68,164)	(80,573)	**(148,109)**
		5,452,946	**4,961,205**	**263,490**	**10,150,661**
Loans and interest receivable as of September 30, 2021		37,831,555	6,643,746	2,531,484	**47,006,785**
Provision for expected credit losses		(396,160)	(218,151)	(729,797)	**(1,344,108)**
Balance as of September 30, 2021, net	**G**	**37,435,395**	**6,425,595**	**1,801,687**	**45,662,677**

As of September 30, 2021 and 2020, non performing loans are as follows:

(In thousands of gourdes)		**2021**	**2020**
Non performing loans - 90 days and more	G	**369,668**	492,860
Other loans **(i)**		**1,432,019**	1,572,317
	G	**1,801,687**	2,065,177

(i) Other loans are classified in Phase 3 as loans in default although not in arrears because, per Management's assessment based on the criteria described in **note 3a**, they require more provisions.

(Continued)

(9) LOANS, NET (CONTINUED)

a) The provision for expected credit losses for the **Micro finance** portfolio has evolved as follows:

	Total 2021	Total 2020
Balance at the beginning of the year	G 392,538	259,993
Provision for credit losses	308,607	376,361
Write-offs	(207,329)	(243,816)
Balance at the end of the year	**G 493,816**	**392,538**

The fluctuations of the portfolio and the provision for Micro finance by phase during the year are as follows:

(In thousands of gourdes)		Current loans Stage 1	Impaired loans Stage 2	Loans in default Stage 3	TOTAL
Balance as of September 30, 2019	G	**3,197,871**	**84,923**	**74,173**	**3,356,967**
Fluctuations of the year :					
Loans and interest receivable		(88,968)	77,714	480,144	**468,890**
Provision for expected credit losses		(37,336)	(73,010)	(22,200)	**(132,546)**
		(126,304)	**4,704**	**457,944**	**336,344**
Loans and interest receivable as of September 30, 2020		3,174,375	224,062	687,412	**4,085,849**
Provision for expected credit losses		(102,808)	(134,435)	(155,295)	**(392,538)**
Balance as of September 30, 2020, net	G	**3,071,567**	**89,627**	**532,117**	**3,693,311**
Fluctuations of the year :					
Loans and interest receivable		563,626	133,253	(373,946)	**322,933**
Provision for expected credit losses		57,350	(6,357)	(152,271)	**(101,278)**
		620,976	**126,896**	**(526,217)**	**221,655**
Loans and interest receivable as of September 30, 2021		3,738,001	357,315	313,466	**4,408,782**
Provision for expected credit losses		(45,458)	(140,792)	(307,566)	**(493,816)**
Balance as of September 30, 2021	G	**3,692,543**	**216,523**	**5,900**	**3,914,966**

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(9) LOANS, NET (CONTINUED)

b) The provision for expected credit losses for **credit card loans** has evolved as follows:

(In thousands of gourdes)		Total 2021	Total 2020
Balance at the beginning of the year	G	**66,096**	52,114
Provision for credit losses		**65,468**	132,021
Foreign exchange effect		**(2,198)**	(20,423)
Write-offs		**(62,084)**	(97,616)
Balance at the end of the year	**G**	**67,282**	**66,096**

The fluctuations of the portfolio and the provision for credit card loans by phase during the year are as follows:

(In thousands of gourdes)		Current loans Stage 1	Impaired loans Stage 2	Loans in default Phase 3	TOTAL
Balance as of September 30, 2019, net	**G**	**1,085,827**	**339,198**	**-**	**1,425,025**
Fluctuations of the year :					
Loans and interest receivable		87,185	(184,392)	23,847	**(73,360)**
Provision for expected credit losses		5,876	3,990	(23,847)	**(13,981)**
		93,061	**(180,402)**	**-**	**(87,341)**
Loans and interest receivable as of September 30, 2020		1,186,580	159,359	57,841	**1,403,780**
Provision for expected credit losses		(7,692)	(563)	(57,841)	**(66,096)**
Balance as of September 30, 2020, net	**G**	**1,178,888**	**158,796**	**-**	**1,337,684**
Fluctuations of the year :					
Loans and interest receivable		336,195	(90,073)	(13,101)	**233,021**
Provision for expected credit losses		(11,342)	(2,945)	13,101	**(1,186)**
		324,853	**(93,018)**	**-**	**231,835**
Loans and interest receivable as of September 30, 2021		1,522,775	69,286	44,740	**1,636,801**
Provision for expected credit losses		(19,034)	(3,508)	(44,740)	**(67,282)**
Balance as of September 30, 2021	**G**	**1,503,741**	**65,778**	**-**	**1,569,519**

(Continued)

(9) LOANS, NET (CONTINUED)

c) The provision for expected credit losses for **other loan categories** has evolved as follows:

		Total 2021	Total 2020
(In thousands of gourdes)			
Balance at the beginning of the year	G	**737,365**	902,317
Provision for credit losses		**(36,436)**	56,344
Foreign exchange effect		**204,058**	(205,361)
Write-offs		**(121,977)**	(15,935)
Balance at the end of the year	**G**	**783,010**	**737,365**

The fluctuations of the portfolio and the provision for other loans categories by phase during the year are as follows:

		Current loans	Impaired loans	Loans in Default	TOTAL
(In thousands of gourdes)		**Stage 1**	**Stage 2**	**Stage 3**	
Balance as of September 30, 2019, net	**G**	**33,603,141**	**2,347,250**	**1,580,090**	**37,530,481**
Fluctuations of the year :					
Loans and interest receivable		(5,908,368)	(1,134,688)	(171,356)	**(7,214,412)**
Provision for expected credit losses		37,221	3,405	124,326	**164,952**
		(5,871,147)	(1,131,283)	(47,030)	**(7,049,460)**
Loans and interest receivable					
as of September 30, 2020		28,018,282	1,230,956	1,969,148	**31,218,386**
Provision for expected credit losses		(286,288)	(14,989)	(436,088)	**(737,365)**
Balance as of September 30, 2020, net	**G**	**27,731,994**	**1,215,967**	**1,533,060**	**30,481,021**
Fluctuations of the year :					
Loans and interest receivable		4,552,498	4,986,189	204,129	**9,742,816**
Provision for expected credit losses		(45,380)	(58,861)	58,596	**(45,645)**
		4,507,118	4,927,328	262,725	**9,697,171**
Loans and interest receivable					
as of September 30, 2021		32,570,780	6,217,145	2,173,277	**40,961,202**
Provision for expected credit losses		(331,668)	(73,850)	(377,492)	**(783,010)**
Balance as of September 30, 2021	**G**	**32,239,112**	**6,143,295**	**1,795,785**	**40,178,192**

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(9) LOANS, NET (CONTINUED)

As of September 30, 2021 and 2020, the provision for loan losses, according to the requirements of Central Bank Circular no. 87, amounted to G 778 million and G 767 million. This provision is covered as follows:

(In thousands of gourdes)		2021	2020
Provision for expected credit losses	G	783,010	737,365
General reserve		-	29,830
Total provision required by Circular no. 87	G	**783,010**	767,195

(10) FIXED ASSETS

During the year, fixed assets at cost have evolved as follows:

Cost

(In thousands of gourdes)		Balance 30/09/19	Acquisitions	Transfers, net	Disposals	IMSA distribution	Translation adjustment	Balance 30/09/20
Land	G	489,707	94,172	-	(1,343)	(23,550)	2,161	**561,147**
Buildings		922,429	80,036	497,572	(125,735)	-	19,452	**1,393,754**
Equipment and furnitures		1,109,943	142,904	4,409	(13,452)	(2,591)	53	**1,241,266**
Computer equipment		179,787	13,275	(218)	-	-	-	**192,844**
Leasehold improvements		609,615	60,867	(78,994)	(5,143)	-	-	**586,345**
Vehicles		627,833	108,974	(148,468)	(13,278)	(8,330)	2,076	**568,807**
Investments in progress		436,297	393,460	(696,773)	-	-	-	**132,984**
Fully depreciated assets		2,240,987	-	422,472	(112,659)	(843)	-	**2,549,957**
	G	6,616,598	893,688	-	(271,610)	(35,314)	23,742	**7,227,104**

During the year, accumulated depreciation has evolved as follows:

Accumulated depreciation

(In thousands of gourdes)		Balance 30/09/20	Depreciation	Transfers	Disposals	IMSA Distribution	Translation adjustment	Balance 30/09/21
Buildings	G	204,442	32,276	-	(23,199)	-	9,351	**222,870**
Equipment and furnitures		462,476	196,000	(103,453)	(6,330)	(970)	164	**547,887**
Computer equipment		61,161	63,776	(30,129)	-	-	-	**94,808**
Leasehold improvements		280,431	115,918	(140,334)	(4,550)	-	-	**251,465**
Vehicles		309,392	142,425	(148,556)	(5,943)	(5,423)	1,707	**293,602**
Fully depreciated assets		2,240,987	-	422,472	(112,659)	(843)	-	**2,549,957**
	G	3,558,889	550,395	-	(152,681)	(7,236)	11,222	**3,960,589**
Net fixed assets	G	3,057,709						**3,266,515**

(Continued)

(11) RIGHT-OF-USE ASSETS / LEASE LIABILITIES

The following reflects the financial information for the Group's contracts as a lessee. The Group does not act as a lessor.

Right-of-use assets

Right-of-use assets have evolved as follows:

(In thousands of gourdes)		2021	2020
Balance as of October 1	G	1,617,274	1,493,513
Additions		58,053	123,761
Admendments to contract		4,684	-
Anticipated termination		(10,484)	-
Disposals		-	-
Balance as of September 30	G	1,669,527	1,617,274

Accumulated amortization

(In thousands of gourdes)		2021	2020
Balance as of October 1	G	383,475	-
Amortization		362,367	383,373
Anticipated termination		(4,972)	-
Disposals		-	-
Balance as of September 30	G	740,870	383,373
Right-of-use assets, net	G	928,657	1,233,901

(Continued)

(11) RIGHT-OF-USE ASSETS / LEASE LIABILITIES

Lease liabilities have evolved as follows:

(In thousands of gourdes)		USD converted	HTG	TOTAL
Balance as of October 1, 2019	**G**	**1,314,952**	**5,791**	**1,320,743**
Additions	**G**	109,084	-	**109,084**
Interest on lease liabilities		24,715	645	**25,360**
Rent payments		(324,058)	(2,606)	**(326,664)**
Foreign exchange effect on contract US dollars		(418,085)	-	**(418,085)**
Balance as of September 30, 2020	**G**	**706,608**	**3,830**	**710,438**
Additions		55,840	770	56,610
Amendments to contract		13,046	235	13,281
Anticipated termination		(17,581)	-	(17,581)
Interest on lease liabilities		35,220	882	36,102
Rent payments		(306,879)	(1,786)	(308,665)
Foreign exchange effect on contracts in US dollars		340,398	-	340,398
Balance as of September 30, 2021	**G**	**826,652**	**3,931**	**830,583**
Short-term portion		**244,054**	**483**	**244,537**
Long-term portion		**582,598**	**3,448**	**586,046**
Total	**G**	**826,652**	**3,931**	**830,583**

Lease liabilities

Undiscounted contractual payments to be made as lease liabitilies are as follows:

(In thousands of gourdes)		USD converted	HTG	TOTAL
Less than 1 year	**G**	287,523	1,035	**288,558**
Between 1 and 2 years		170,294	1,110	**171,404**
Between 2 and 5 years		349,019	3,180	**352,199**
More than 5 years		108,857	2,560	**111,417**
Total	**G**	**915,693**	**7,885**	**923,578**

(Continued)

(11) RIGHT-OF-USE ASSETS / LEASE LIABILITIES (CONTINUED)

Lease liabilities

Lease expenses recognized in the consolidated statement of income are as follows:

2021

(In thousands of gourdes)		Local contracts	Foreign affiliate	TOTAL
Interest on lease liabilities	G	35,409	693	**36,102**
Amortization of right-of-use assets		355,929	6,438	**362,367**
Total	G	391,338	7,131	**398,469**

2020

(In thousands of gourdes)		Local contracts	Foreign affiliate	TOTAL
Interest on lease liabilities	G	24,141	1,219	**25,360**
Amortization of right-of-use assets		372,981	10,392	**383,373**
Total	G	397,122	11,611	**408,733**

As of September 30, 2021 and 2020, the tax expenses for the year relating to these locally leases are G 305,855M and G 334,206M, resulting in a difference of G 85,483M and G 62,916M, resulting in a deferred tax of G 26,500M and G 18,875M, respectively **(note 15a) (ii)**.

As of September 30, 2021 and 2020, lease liabilities related to companies affiliated with Board Members totaled G 53,482 and G 34,203M.

(12) GOODWILL AND OTHER INTANGIBLE ASSETS

As of September 30, goodwill and other intangible assets are as follows:

(In thousands of gourdes)		2021	2020
Goodwill **(a)**	G	**123,614**	123,614
Transfer of goodwill from IMSA (Distribution)		**(11,332)**	-
Total-gooddwill		**112,282**	123,614
Other intangible assets **(b)**		**29,077**	27,024
	G	**141,359**	150,638

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(12) GOODWILL AND OTHER INTANGIBLE ASSETS (CONTINUED)

(a) As of September 30, goodwill is as follows:

(In thousands of gourdes)		2021	2020
Goodwill at cost			
SCOTIA BANK HAITI	G	**96,885**	96,885
IMSA		**-**	11,332
MICRO CRÉDIT NATIONAL		**9,950**	9,950
UNICRÉDIT		**3,663**	3,663
SNI S.A.		**1,784**	1,784
Total-goodwill	G	**112,282**	123,614

(b) Other intangible assets evolved as follows during the year:

Cost

(In thousands of gourdes)		Balance 09/30/20	Acquisitions	Transfers	Disposals	Distribution effect	Translation adjustment	Balance 09/30/21
Software	G	61,217	22,925	(33,705)	-	-	21	**50,458**
Fully amortized assets		125,538	-	33,705	(171)	(9)	-	**159,063**
	G	186,755	22,925	-	(171)	(9)	21	**209,521**

Accumulated amortization

(In thousands of gourdes)		Balance 09/30/20	Amortization	Transfers	Disposals	Distribution effect	Translation adjustment	Balance 09/30/21
Software	G	34,193	20,872	(33,705)	-	-	21	**21,381**
Fully amortized assets		125,538	-	33,705	(171)	(9)	-	**159,063**
		159,731	20,872	-	(171)	(9)	21	**180,444**
Intangible assets, net	G	27,024						29,077

(Continued)

(13) INVESTMENT PROPERTIES

The investment properties have envolved as follows:

Cost

(In thousands of gourdes)		Balance 9/30/20	Disposals	Balance 9/30/21
Land	G	59,826	(58,834)	992
Buildings		52,658	-	52,658
	G	**112,484**	(58,834)	**53,650**

Accumulated amortization

(In thousands of gourdes)		Balance 9/30/20	Amortization	Balance 9/30/21
Buildings	G	11,629	2,633	14,262
Balance net	G	**100,855**		**39,388**

During 2021, the Bank transferred at cost to IMSA a property of G 58.8 million. This property was 100% covered by a reserve for loss of value according to the requirements of the BRH. This reserve was returned to retained earnings.

The buildings are depreciated using a straight-line basis at a rate of 5% and are covered by a provision for impairment of 20% annually on such properties as required by the Central Bank. The provision is as follows:

(In thousands of gourdes)		2021	2020
Provision for impairment of investment properties	G	**28,658**	85,893
Accumulated amortization		**14,262**	11,629
	G	**42,920**	97,522

(Continued)

(13) INVESTMENT PROPERTIES (CONTINUED)

The impairment reserve and accumulated amortization have evolved as follows :

Impairment reserve

(In thousands of gourdes)		2021	2020
Balance at the beginning of the year	G	**85,893**	76,823
Addition of the year		**10,730**	21,266
Reversal of reserve on properties sold or transferred during the year		**(67,965)**	(3,200)
Reclassification of impairment reserves to accumulated amortization on real estate investments		**-**	(8,996)
Balance at the end of the year	G	**28,658**	85,893

Accumulated depreciation

(In thousands of gourdes)		2021	2020
Balance at the beginning of the year	G	**11,629**	-
Reclassification of impairment reserves		**-**	8,996
Amortization of the year		**2,633**	2,633
Balance at the end of the year	G	**14,262**	11,629

(14) PROPERTIES HELD FOR SALE

Properties held for sale have evolved as follows:

(In thousands of gourdes)		2021	2020
Balance at the beginning of the year	G	**10,830**	133,337
Sales during the year		**(10,830)**	(10,023)
Repossessed during the year		**28,295**	-
Transfers to investment properties **(note 13)**		**-**	(112,484)
Balance at the end of the year	G	**28,295**	10,830

(Continued)

(14) PROPERTY HELD FOR SALE (CONTINUED)

The sale of properties resulted in a gain of G 8,419M in 2021 and a loss of G 516M in 2020, respectively.

On December 3, 2013, the Central Bank of Haiti issued an interpretative note on the requirement of article 189 of the Banking Law of July 20 2012 on the establishment of an impairment provision of 20% on adjudicated properties or properties received in debt settlements. Based on the requirement of the Law, this reserve is established starting from the end of the second year following repossession. UNIBANK applied the required reserve starting on December 2015. It is reflected under the line item ''Valuation reserve – investment properties and properties held for sale'' in the shareholders equity. As of September 30, 2021, properties held for resale represents the current year repossessed properties, on which the reserve will be constituted at the end of a two-year period. As of September 30, 2020, properties held for resale were covered by a reserve of G 6,498M.

(15) OTHER ASSETS, NET

As of September 30, other net assets were as follows:

(In thousands of gourdes)		2021	2020
Prepaid expenses	G	**912,969**	968,396
Receivable –transfer agents, net		**735,789**	313,156
Premium receivable – UniAssurances S.A., net		**662,762**	127,543
Advances – suppliers and others		**96,421**	79,247
Deferred income tax assets **(a)**		**45,375**	70,212
Prepaid income taxes and other taxes		**8,443**	312,981
Advances to executive and managers **(b)**		**6,666**	8,617
Inventories – Unitransfer Haïti		**420**	1,026
Accounts receivable – affiliated companies, net **(note 28)**		**-**	21,542
Others		**230,220**	463,294
		2,699,065	2,366,014
Provision for expected credit losses **(c)**		**(66,751)**	(70,586)
TOTAL OTHER ASSETS, NET	G	**2,632,314**	2,295,428

(Continued)

(15) OTHER ASSETS, NET (CONTINUED)

(a) The deferred income tax assets have evolved as such:

(In thousands of gourdes)		2021	2020
Income taxes on share of subsidiaries **(i)**	G	-	51,337
Impact of implementation of IFRS 16 **(ii)**		45,375	18,875
	G	45,375	70,212

(i) Deferred income taxes relating to the shares of non-consolidated subsidiaries have evolved as follows:

(In thousands of gourdes)		2021	2020
Balance at the beginning of the year	G	51,337	24,286
Deferred income taxes on share of non-consolidated subsidiaries **(note 23)**		(51,337)	(10,283)
Income tax paid on dividends by LMH		-	37,334
Deferred income tax assets	G	-	51,337

(ii) Deferred tax relating to the adoption of IRFS 16 has changed as follows :

(In thousands of gourdes)		2021	2020
Balance at the beginning of the year	G	18,875	-
Deferred income tax of the year **(note 11)**		26,500	18,875
	G	45,375	18,875

(b) Advances to executives and managers do not bear interest and are contractually amortized over a period of five years.

(c) The provision for expected credit losses on other assets has evolved as follows:

		Stage I	
(In thousands of gourdes)		**2021**	**2020**
Balance at the beginning of the year	G	70,586	52,045
(Recovery) provision for expected credit losses **(note 21)**		(34,674)	28,354
Exchange effect		30,839	(9,813)
Balance at the end of the year	G	66,751	70,586

(Continued)

(16) DEPOSITS

As of September 30, deposits are as follows:

(In thousands of gourdes)		2021	2020
Demand deposits:			
Gourdes	G	18,160,435	12,637,275
US dollars		50,373,397	29,601,971
Euros		239,087	239,238
	G	68,772,919	42,478,484
Savings accounts:			
Gourdes	G	18,462,415	16,841,691
US dollars		43,044,039	23,492,898
	G	61,506,454	40,334,589
Term deposits:			
Gourdes	G	5,510,705	5,522,033
US dollars		8,731,632	5,988,585
	G	14,242,337	11,510,618
Total deposits	G	144,521,710	94,323,691
Deposits in gourdes	G	42,133,555	35,000,999
Deposits in US dollars		102,149,068	59,083,454
Deposits in Euros		239,087	239,238
Total deposits	G	144,521,710	94,323,691

Average interest rates on deposits are as follows:

	2021	2020
Demand deposits (overnight deposits):		
Gourdes	-	0.15%
Demand deposits (savings-checking accounts):		
Gourdes	0.02%	0.03%
US dollars	0.01%	0.01%
Savings accounts:		
Gourdes	0.03%	0.04%
US dollars	0.01%	0.01%
Term deposits:		
Gourdes	6.33%	8.42%
US dollars	0.29%	0.80%

(Continued)

(16) DEPOSITS (CONTINUED)

Pledged deposits amount to G 3,100,654M and G 1,801,980M as of September 2021 and 2020 **(note 9)**.

Deposits from Board members and their affiliated companies amounted to G 2,978,363M and G 2,077,582M as of September 30, 2021 and 2020, respectively. These deposits were received in the normal course of business and bear interest at the Bank's normal interest rates.

(17) BORROWED FUNDS

Borrowed funds are advances from the Central Bank and are as follows:

(In thousands of gourdes)		**2021**	**2020**
Advances BRH – Logement 5 Étoiles **(a)**	**G**	**1,402,354**	1,478,863
Advances BRH – Financing for the agricultural sector **(b)**		**410,144**	456,654
Advances BRH – Export business credit facility **(c)**		**656,036**	324,857
	G	**2,468,534**	2,260,374

a) Under the terms of an agreement to promote mortgage loans signed between UNIBANK and the Central Bank of Haiti on December 11, 2014 for a period on 10 years, the Bank received advances totaling G 235,405M. Based on this agreement, the Central Bank is committed to advance funds to the Bank at a fixed annual rate ranging from 1% to 3% payable monthy. The principal is repayable monthly over periods of 10 to 20 years and at maturity of 10 years for the initial advances. The Bank is authorized to exclude from regulatory reserves the ressources in gourdes used to extend credit to the Bank's customers under this program.

b) As of September 20, 2018, the Central Bank issued the Circular no. 113 in order to contribute to the revival of the agricultural sector and the development of agribusiness. In 2020, under this program, BRH granted Unibank advances totaling G 465,106M at an annual rate comprised between 1% and 2%, payable monthly over a 10-year period.

c) During the year 2021, according to the agreement of April 12, 2019 on the credit facilitation program in favor of export-oriented production companies, signed between Unibank and the Central Bank for a period of 10 years, the Bank received advances totaling G 374,548M. Under this program, BRH committed to provide cash advances as needed by the Bank at an annual interest rate of 1%, payable monthly.

(Continued)

(18) OTHER LIABILITIES

As of September 30, other liabilities are as follows:

(In thousands of gourdes)		2021	2020
Contributions to the defined contribution pension plan **(note 25)**	G	**4,398,132**	2,964,080
Restricted funds deposits		**2,304,341**	1,429,499
Cashier's checks		**1,337,860**	935,173
Unearned premiums and insurance claims – UniAssurances S.A.		**1,218,123**	483,542
Income taxes payable		**1,067,795**	14,592
Other allowances		**471,486**	354,546
Remittances payable		**453,436**	354,329
Other taxes payable		**251,740**	199,939
Provision for expected credit losses on letters of credit **(a)**		**183,834**	116,766
Accrued expenses		**129,125**	76,082
Bonus payable		**107,102**	181,259
Dividends payable		**99,053**	120,524
Interest payable		**76,784**	177,903
Transfers payable – Unitransfer International		**22,435**	97,758
Deferred income taxes **(b)**		**17,253**	17,253
Coverage – letter of credit		**15,582**	-
Other		**337,856**	261,633
TOTAL OTHER LIABILITIES	G	**12,491,937**	7,784,878

(a) The provision for expected credit losses on letters of credit has evolved as follows:

		Stage 1	
(In thousands of gourdes)		**2021**	**2020**
Balance at the beginning of the year	G	**116,766**	140,007
Provision for credit losses **(note 21)**		**31,795**	5,890
Foreign exchange effect		**35,273**	(29,131)
Balance at the end of the year (note 29)	G	**183,834**	116,766

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(18) OTHER LIABILITIES (CONTINUED)

(b) Deferred income taxes are related to the following:

(In thousands of gourdes)		2021	2020
Reevaluation of land	G	4,396	4,396
Fair value gain on equity investments (note 7d)		12,857	12,857
	G	17,253	17,253

(19) SUBORDINATED DEBT

At September 30, the subordinated debt is as follows:

(In thousands of gourdes)		2021	2020
Fondation Unibank (note 28)	G	243,772	164,996
Subordinated debt – others		1,121,077	770,531
	G	1,364,849	935,527

The subordinated debt is denomintated in US dollars and is issued for a period of 10 years from 2016. It beans average rates of 4.03% in 2021 and in 2020.

Unifinance S.A. acts as broker for the issuance of the subordinated debt and manages the debt service, and is paid by UNIBANK S.A. a fee of 0.25% of the amount issued.

(20) PAID-IN CAPITAL

As voted in an Extraordinary General Assembly on August 11, 2017 and effective on September 30, 2017, the authorized share capital of the Bank was increased to seven billion gourdes (G 7,000,000,000), representing 560,000 shares with a par value of G 12,500 each.

(Continued)

(20) PAID-IN CAPITAL (CONTINUED)

As of September 30, the authorized and paid-in capital is as follows:

(In thousands of gourdes)		2021	2020
AUTHORIZED CAPITAL			
140,000 shares of **classe A** with a par value of G 12,500			
Each **class A** share has one voting right	G	**1,750,000**	1,750,000
420,000 shares of **class B** with a par value of G 12,500			
Each class B share five voting rights		**5,250,000**	5,250,000
	G	**7,000,000**	7,000,000
UNPAID CAPITAL			
10,499 shares of **class A**	G	**(131,238)**	(131,238)
31,597 shares of **class B**		**(394,962)**	(394,962)
	G	**(526,200)**	(526,200)
PAID-IN CAPITAL			
129,501 shares of **class A**	G	**1,618,762**	1,618,762
388,403 shares of **class B**		**4,855,038**	4,852,538
	G	**6,473,800**	6,473,800
TREASURY SHARES			
1,057 and 710 shares of **class A in 2021 and 2020**	G	**(13,212)**	(8,875)
12,692 and 11,318 shares of **class B in 2021 and 2020**		**(158,651)**	(141,475)
	G	**(171,863)**	(150,350)
SHARE CAPITAL, NET	G	**6,301,937**	6,323,450

As of September 30, 2021 and 2020, respectively, the paid-in capital includes 6,027 shares acquired by employees of the Bank. These shares bear voting rights in accordance with the by-laws of the Bank and their holders receive regularly declared dividends. According to a contract between the Bank and the employees, some restrictions on transfer of such shares shall apply for a period of five to ten years, from the date of acquisition.

(21) PROVISION FOR CREDIT LOSSES

The provision for credit losses by balance sheet category and by type of off-balance sheet commitments is as follows:

(In thousands of gourdes)		2021	2020
Loans **(note 9)**	G	**337,639**	564,726
Other assets **(note 15c)**		**(34,674)**	28,354
Credit commitments – Other liabilities **(note 18)**		**31,795**	5,890
TOTAL	G	**334,760**	598,970

(Continued)

(22) SUBSIDIARIES AND NON-CONTROLLING INTEREST IN SUBSIDIAIRIES

UNIBANK S.A. is the parent company of the Group. Its shareholdings in its subsidiaries grouped by sector of activities are as follows:

(In thousands of gourdes)	2021	2020
BANKING ACTIVITIES AND SERVICES		
MICRO CRÉDIT NATIONAL S.A. (Micro-finance institution)	100%	100%
UNICARTE S.A. (Credit card company)	100%	100%
UNICRÉDIT S.A. (Consumer finance company)	100%	100%
UNIFINANCE S.A. (Merchant/investment banking services)	100%	100%
UNITRANSFER S.A. (HAITI) (Money remittance company)	100%	100%
UNITRANSFER INTERNATIONAL LTD. (Money remittance company)	100%	100%
INSURANCE SERVICES		
UNIASSURANCES S.A. (Insurance company)	100%	100%
NON-BANKING INVESTMENTS		
A- INVESTMENT COMPANIES		
GROUPE FINANCIER NATIONAL S.A. (Group management and non banking investments)	100%	100%
GFN INTERNATIONAL ASSETS LTD. (Non-real estate asset management company)	100%	100%
SOCIÉTÉ NATIONALE D'INVESTISSEMENT S.A. (SNI) (Investment company)	100%	100%
CAPITAL CONSULT S.A. (Consulting services)	100%	100%
SNI MINOTERIE L.P. (a) (Investment company) Holding through GFN S.A.	-	61.10%
B- REAL ESTATE COMPANIES		
IMMOBILIER S.A. (IMSA) (Real Estate Promotion Company)	-	100%
CENTRALE IMMOBILIÈRE S.A. (CISA) (Real estate management services)	100%	100%
GFN AMERICAN HOLDINGS LLC (Previously **GFN Real Estate Ltd.** (Real estate company):		
INTERNATIONAL SUNRISE PARTNERS LLC (Real estate company)	-	100%
GFN REAL ESTATE LLC (Real estate company)	-	100%
GFN RESTAURANT II LLC (Real estate company)	-	100%
UNICOM USA, LLC	-	100%
ARAGON HOLDINGS, INC.	100%	100%

(a) SNI Minoterie's main activity is its investment of 23.30% in Les Moulins d'Haïti S.E.M.

(22) SUBSIDIARIES AND NON-CONTROLLING INTEREST IN SUBSIDIARIES (CONTINUED)

The results and net assets of these subsidiaries are as follows:

(In thousands of gourdes)		2021	2020
MICRO-CRÉDIT NATIONAL S.A.			
Total assets	G	**4,392,262**	4,088,681
Total liabilities	G	**1,057,118**	1,217,869
Net income for the year	G	**574,331**	275,762
Net assets	G	**3,335,144**	2,870,812
UNICARTE S.A.			
Total assets	G	**1,714,636**	1,539,126
Total liabilities	G	**314,217**	283,349
Net income for the year	G	**167,642**	58,060
Net assets	G	**1,400,419**	1,255,777
UNICRÉDIT S.A.			
Total assets	G	**195,850**	136,548
Total liabilities	G	**17,718**	898
Net income (loss) for the year	G	**42,482**	(32,591)
Net assets	G	**178,132**	135,650
UNIFINANCE S.A.			
Total assets	G	**824,682**	780,558
Total liabilities	G	**15,884**	3,230
Net income (loss) for the year	G	**31,470**	(64,085)
Net assets	G	**808,798**	777,328
UNITRANSFER S.A. (HAITI)			
Total assets	G	**2,778,425**	1,467,171
Total liabilities	G	**1,146,305**	398,278
Net income for the year	G	**947,227**	210,806
Net assets	G	**1,632,120**	1,068,893
UNITRANSFER INTERNATIONAL LTD.			
Total assets	G	**202,522**	615,753
Total liabilities	G	**38,106**	40,212
Net income (loss) for the year	G	**67,329**	(24,168)
Net assets	G	**164,416**	575,541
UNIASSURANCES S.A.			
Total assets	G	**2,684,861**	1,320,195
Total liabilities	G	**1,601,051**	637,996
Net income (loss) for the year	G	**401,610**	(63,637)
Net assets	G	**1,083,810**	682,199

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(22) SUBSIDIARIES AND NON-CONTROLLING INTEREST IN SUBSIDIARIES (CONTINUED)

(In thousands of gourdes)		2021	2020
GROUPE FINANCIER NATIONAL S.A.			
Total assets	G	2,961,095	2,976,670
Total liabilities	G	111,311	59,253
Net income (loss) for the year	G	215,786	(202,995)
Net assets	G	2,849,784	2,917,417
GFN INTERNATIONAL ASSETS LTD.			
Total assets	G	86,415	58,572
Total liabilities	G	31,735	21,480
Net (loss) income for the year	G	(102)	783
Net assets	G	54,680	37,092
SOCIÉTÉ NATIONALE D'INVESTISSEMENT S.A.			
Total assets	G	4,443,476	2,996,082
Total liabilities	G	4,401,855	2,964,080
Net income (loss) for the year	G	9,619	(9,083)
Net assets	G	41,621	32,002
CAPITAL CONSULT S.A.			
Total assets	G	46,978	37,014
Total liabilities	G	3,481	775
Net income (loss) for the year	G	7,258	(11,330)
Net assets	G	43,497	36,239
SNI MINOTERIE L.P.			
Total assets	G	-	706,159
Total liabilities	G	-	44,264
Net income for the year	G	-	79,060
Net assets	G	-	661,895
IMMOBILIER S.A. (IMSA)			
Total assets	G	-	152,873
Total liabilities	G	-	1,280
Net loss for the year	G	-	(27,457)
Net assets	G	-	151,593

(Continued)

(22) SUBSIDIARIES AND NON-CONTROLLING INTEREST IN SUBSIDIARIES (CONTINUED)

(In thousands of gourdes)		2021	2020
CENTRALE IMMOBILIÈRE S.A.			
Total assets	G	227,301	178,149
Total liabilities	G	18,919	5,032
Net income (loss) for the year	G	35,265	(26,314)
Net assets	G	208,382	173,117
GFN AMERICAN HOLDINGS LLC			
Total assets	G	1,094,829	757,448
Total liabilities	G	9,942	4,727
Net loss for the year	G	(13,219)	(14,095)
Net assets	G	1,084,887	752,721

As of September 30, minority interest in subsidiaries is as follows:

(In thousands of gourdes)		2021	2020
SNI MINOTERIE L.P.			
Minority interest of 38.90% en 2020			
Initial cost of investment	G	-	28,900
Decrease in holding at par value		-	(5,119)
		-	23,781
Dividends		-	(32,158)
Shares of results and reserves		-	266,705
Minority interest		-	258,328
Total	G	-	258,328

This minority interest in the subsidiaries resulted from consolidation of SNI Minoterie in which GFN S.A. held a 61.10% interest. SNI Minoterie is no longer consolidated as the Group's interest has been distributed to shareholders.

(Continued)

(23) INCOME TAXES

Income tax expense, including current and deferred income taxes, is calculated based on the consolidated income before income taxes and differs from the amounts calculated using the statutory rates as follows:

(In thousands ofgourdes)		2021	2020
CONTINUING OPERATIONS			
Income before income taxes	G	**5,532,556**	1,364,364
Shares of net income not taxable locally:			
Unitransfer International – continuing operations		**(76,122)**	(67,920)
GFN Real Estate Ltd.		**13,219**	(7,813)
Non controlling interest-SNI Minoterie		**-**	(30,754)
		(62,903)	(106,487)
PLUS: BRH regulatory fees - reinstated		**-**	578,762
		5,469,653	1,836,639
Deferred income taxes on share of income of affiliates at the rate of 20% on dividends:			
SNI Minoterie - 61.10%		**-**	(48,305)
Corail S.A. 15.80% **(note 8)**		**-**	(3,110)
		-	(51,415)
Income before income taxes, taxable locally	G	**5,469,653**	1,785,224
Income taxes based on statutory rates (30%)	G	**1,640,896**	535,567
Effect of items not included in taxable income:			
Deferred income taxes on the undistributed share of income at the rate 20% on dividends of SNI and Corail **(note 15 a, i)**		**-**	10,283
Transfer to legal reserve – continuing operations		**(238,694)**	(55,210)
Amortization – goodwill		**(1,677)**	(1,847)
CFGDCT		**45,553**	13,963
Difference between the provision for expected credit losses and the amount allowed for tax purposes		**(97,833)**	(59,622)
Deferred income taxes – subsidiaries distributed **(note 15 a, i)**		**51,337**	-
Income taxes – Unitransfer International – discontinued operations		**8,793**	51,131
		1,408,375	494,265
DISCONTINUED OPERATIONS			
Tax benefit – Unitransfer International – discontinued operations **(note 24)**		-	(25,586)
INCOME TAXES	G	**1,408,375**	468,679

(Continued)

(23) INCOME TAXES (CONTINUED)

Income tax expense is comprised of the following:

(In thousnads of gourdes)		2021	2020
Current income taxes	G	1,434,875	502,857
Income taxes on discontinued operations **(note 24)**		-	(25,586)
Deferred income taxes		(26,500)	(8,592)
	G	1,408,375	468,679

Deferred income taxes are established as follows:

(In thousands of gourdes)		2021	2020
Deferred income taxes on undistributed share of net income at a rate of 20% on dividends **(note 15 a, i)**	G	-	10,223
Deferred income taxes on implementation of IFRS 16		(26,500)	(18,875)
	G	(26,500)	(8,592)

(24) NET INCOME FROM DISCONTINUED OPERATIONS

The discontinued operations include the foreign real estate segment and the network of agents of Unitransfer in North America. Net income attributable to discontinued operations is composed as follows:

(In thousands of gourdes)		2020
Foreign real estate segment **(i)**	G	(21,908)
UNITRANSFER **(ii)**		(40,956)
Net loss – discontinued operations	G	(62,864)

(i) Transfer of foreign real estate segment

Based on a disposal plan initiated in 2018 and as of September 23, 2019, the Group ceded its foreign real estate segment held by the real estate entities. These companies held an interest of 60% in a real estate condominium complex in Florida.

In 2020, the Group winded off operations of its foreign real estate division abroad comprising the companies International Sunrise Partners LLC (ISP), GFN Restaurant II LLC in GFN Real Estate LLC, which resulted in a net loss of G 21,908M including rental income and other income of G 8,200M, and expenses of G 30,108M.

(Continued)

(24) NET INCOME FROM DISCONTINUED OPERATIONS (CONTINUED)

(ii) Transfer of the network of agents of Unitransfer USA and Unitransfer Canada.

On June 7, 2019, Unitransfer USA (UT USA) and Unitransfer Canada (UT Canada) entered into an agent referral agreement with RIA for the transfer of the network of agents of Canada and the United-States over an activation period that ended in January 2020. The results of the disposal in 2020 represent the results generated by the agent network from October 1, 2019 through January 31, 2020 as well as a contractual commission paid by the acquirer (revenue - disposal of operations). For the five years following the agreement, Unitransfer will be paid a share of commissions from transactions generated by the agents transferred. By this agreement, the Group ceases its operations of collection and payments of transfers in North America.

The net loss in 2020 resulting from this discontinued operation (Unitransfer) is as follows:

(In thousands of gourdes)		**2020**
Revenue – transfer of operations to RIA	**G**	160,847
Other administration fees		(166,550)
Commissions from transfer and related services		49,086
Costs of services – commissions		(33,618)
Gross revenue from operations		9,765
Other transfer related expenses		
Write-off of goodwill		(76,307)
Net loss generated by the discontinued operations		(66,542)
Tax benefit – discontinued operations **(note 23)**		25,586
Net loss from discontinued operations	**G**	**(40,956)**

(25) RETIREMENT SAVINGS FOR EMPLOYEES

In addition to legal contributions to the mandatory Government Retirement Plan (ONA), the Bank and its subsidiaries contribute to the employees' retirement fund based on a variable contribution rate according to internal guidelines. The employees' retirement fund is a defined contribution pension plan. This liability is supported by a term deposit bearing interest at the rate of 5.0%. The Group contributions to this account for 2021 and 2020 amount to G 105,466M and G 112,402M, respectively. Since 2018, a subsidiary of the Group manages this fund **(note 18)** which is reflected as a liability and invested in a term deposit at UNIBANK at the rate of 5.0%. Intercompany transactions with respect to the term deposit account are eliminated.

(Continued)

(26) SALARIES AND OTHER EMPLOYEE BENEFITS

Salaries and other employee benefits are as follows:

(In thousands of gourdes)		2021	2020
Salaries	G	**2,765,825**	2,723,245
Employee benefits		**391,982**	383,674
Payroll taxes		**57,241**	49,994
Other expenses		**101,671**	107,748
	G	**3,316,719**	3,264,661

(27) INSURANCE UNDERWRITING INCOME, NET OF CLAIMS

Net insurance premiums, net of claims, are generated by the operations of UniAssurances S.A.

As of September 30, net insurance premiums are as follows:

(In thousands of gourdes)		2021	2020
Insurance premiums collected	G	**858,321**	990,358
Other fees		**20,525**	23,320
Net brokerage fees		**(22,976)**	(13,778)
Reinsurance costs		**(196,451)**	(176,441)
Insurance premiums ceded to reinsurers		**(196,439)**	(297,204)
Insurance claims		**(169,712)**	(138,128)
	G	**293,268**	388,127

(28) TRANSACTIONS WITH RELATED PARTIES

In addition to Foundation UNIBANK, an unconsolidated non-profit affiliate, the main companies related to UNIBANK S.A., and to its consolidated subsidiaries, are:

- Les Moulins d'Haïti S.E.M. and Haïti Agro Processors Holding of which GFN S.A., through UNIFINANCE S.A. and SNI Minoterie L.P., 23.3% owend of the capital in 2020.
- Corail S.A. of which GFN S.A. owns 15.8% of the capital.

In 2021, these companies are related since they are owned by shareholders of the Group:

- National Investors, a company held by the shareholders in proportion to their interest in Unibank which records the shareholders interest in Immoblier S.A., SNI Minoterie L.P. and Corail.
- Companies related to Board members.

(Continued)

UNIBANK S.A.
Notes to Consolidated Financial Statements

(28) TRANSACTIONS WITH RELATED PARTIES (CONTINUED)

The balances of the transactions with these companies are as follows:

As of September 30

(In thousands of gourdes)		2021	2020
ASSETS			
Investments in affiliated companies **(note 8)**	G	-	606,286
Accounts receivable – related parties **(note 15)**		-	21,542
		-	627,828
LIABILITIES			
Deposits **(note 16)**		**143,576**	567,902
Subordinated debt **(note 19)**		**243,772**	164,996
	G	**887,348**	732,898

During the years

(In thousands of gourdes)		2021	2020
INCOME			
Interest income	G	-	9,431
Other income		**3,002**	15,608
	G	**3,002**	25,039

In the normal course of business, the Bank provides ordinary banking services to and receives services from related parties, at conditions similar to those applied to third parties.

Loans granted to employees of the Bank and its affiliates, and to members of the Board of Directors and their related parties are disclosed in **note 9.**

Lease liabilities receivables and deposits of members of the Board of Directors and their related companies are disclosed in **notes 11, 15 and 16**.

Expenses incurred with related parties are as follows:

(In thousands of gourdes)		2021	2020
Rent	G	**60**	3,219
Amortization of right-of-use assets and financial expenses		**52,574**	45,851
Other services		**81,250**	96,972
	G	**133,884**	146,042

(Continued)

(29) COMMITMENTS AND CONTINGENT LIABILITIES

In the normal course of business, the Bank contracts various engagements and assumes contingent liabilities that are not reflected in the consolidated balance sheet.

As of September 30, commitments and contigent liabilities are as follows:

(In thousands of gourdes)		2021	2020
Available credit on overdrafts **(i)**	G	**3,429,373**	2,543,821
Letters of guarantees		**2,587,550**	2,887,039
Available limits on credit cards **(ii)**		**4,245,248**	4,157,885
	G	**10,262,171**	9,588,745

(i) Authorized overdrafts can unconditionally be cancelled at any time by the Bank and do not carry commitment fees. They are contracted for a maximum of one year and will expire or be terminated without being utilized.

(ii) Available limits on credit cards can be unconditionally cancelled at any time by the Bank.

As of September 30, 2021 and 2020, the provision for expected credit losses on credit commitments totaling G 183,834M and G 116,766M respectively is presented in other liabilities **(note 18 a).**

(30) LITIGATION

As of September 30, 2021, in the normal course of business, the Bank is engaged in litigation procedures initiated by or against it. To date, as per legal counsels' opinion, there is no exceptional situation and no judicial issue which could have a significant adverse effect on the Group's consolidated financial statements and/or the Group's consolidated results of operations.

SCHEDULE I

UNIBANK S.A.
Consolidated Balance Sheets

September 30, 2021 and 2020
(Expressed in US Dollars)

		2021	2020
ASSETS			
CASH AND DUE FROM BANKS	$	**963,097,155**	887,107,172
TERM DEPOSITS WITH BANKS, NET		**17,648,213**	19,779,480
SECURITIES, NET		**276,940,261**	216,473,669
INVESTMENTS IN AFFILIATED COMPANIES		**-**	9,197,393
LOANS		**482,656,496**	556,862,935
Provision for expected credit losses		**(13,801,044)**	(18,143,386)
LOANS, NET		**468,855,452**	538,719,549
FIXED ASSETS, NET		**33,539,936**	46,385,644
RIGHT-OF-USE ASSETS, NET		**9,535,269**	18,718,360
OTHER			
Acceptances and letters of credit		**4,451,154**	3,015,272
Goodwill and other intangible assets		**1,451,449**	2,285,183
Investment properties		**404,428**	1,529,978
Properties held for sale		**290,529**	164,293
Other assets		**27,028,087**	34,821,792
		33,625,647	41,816,518
TOTAL ASSETS	$	**1,803,241,933**	1,778,197,785
LIABILITIES AND SHAREHOLDERS' EQUITY			
DEPOSITS		**1,483,920,718**	1,430,896,429
BORROWED FUNDS		**25,346,428**	34,290,021
LEASE LIABILITIES		**8,528,263**	10,777,387
OTHER			
Commitments – acceptances and letters of credit		**4,451,154**	3,015,272
Other liabilities		**128,264,776**	118,097,100
		132,715,930	121,112,372
SUBORDINATED DEBT		**14,014,000**	14,192,000
TOTAL LIABILITIES		**1,664,525,339**	1,611,268,209
SHAREHOLDERS' EQUITY			
Paid-in capital, net		**64,707,065**	95,927,141
Retained earnings		**49,713,399**	39,250,020
Other reserves		**24,296,130**	27,833,561
Shareholders' equity of UNIBANK S.A.		**138,716,594**	163,010,722
Non-controlling interests		**-**	3,918,854
		138,716,594	166,929,576
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	$	**1,803,241,933**	1,778,197,785

UNIBANK S.A.
Consolidated Statements of Income
Years ended September 30, 2021 and 2020
(Expressed in US Dollars)

Continuing operations		**2021**	**2020**
INTEREST INCOME			
Loans	$	**59,305,239**	54,613,942
Treasury bonds, investments and deposits		**11,869,436**	6,673,034
		71,174,675	61,286,976
INTEREST EXPENSE			
Deposits		**6,226,308**	7,807,891
Borrowed funds, debt and others		**935,894**	1,742,951
		7,162,202	9,550,842
NET INTEREST INCOME		**64,012,474**	51,736,135
Provision for credit losses		**(4,126,498)**	(5,993,553)
		59,885,976	45,742,582
OTHER INCOME (EXPENSES)			
Commissions		**44,057,935**	30,435,061
Foreign exchange gain		**40,157,949**	976,243
Insurance underwriting income, net of claims		**3,615,031**	3,883,758
Dividends and other investment income		**777,111**	90,666
Gain on securities		**660,663**	1,600,096
Underwriting commissions and other advisory fees		**69,868**	683,335
Income from real estate activities		**35,154**	18,879
Share of net income of non-consolidated affiliates, net of income taxes		**-**	896,301
Other		**(278,127)**	671,983
		89,095,584	39,256,322
NET INTEREST INCOME AND OTHER INCOME		**148,981,560**	84,998,904
OPERATING EXPENSES			
Salaries and other employee benefits		**40,178,716**	32,667,611
Premises and equipments		**9,484,506**	7,376,242
Depreciation and amortization		**7,074,312**	5,598,805
Lease charges		**4,911,824**	4,089,963
Other operating expenses		**19,133,866**	21,613,865
		80,783,224	71,346,486
INCOME BEFORE INCOME TAXES – CONTINUING OPERATIONS		**68,198,336**	13,652,418
Income taxes - continuing operations			
Current income taxes		**17,687,324**	5,031,809
Deferred income taxes		**(326,653)**	(85,974)
		17,360,671	4,945,835
NET INCOME FOR THE YEAR FROM CONTINUING OPERATIONS		**50,837,665**	8,706,583
Discontinued operations			
Loss before income taxes from discontinued operations		**-**	(885,079)
Tax benefit		**-**	(256,032)
NET LOSS FROM DISCONTINUED OPRATIONS		**-**	(629,047)
NET INCOME FOR THE YEAR - TOTAL		**50,837,665**	8,077,536
Net income attributable to shareholders of UNIBANK S.A.		**50,837,665**	7,769,796
Net income attributable to non-controlling interests		**-**	307,740
NET INCOME FOR THE YEAR - TOTAL	$	**50,837,665**	8,077,536
Total net income per equivalent share of paid-in capital attributable to shareholders of UNIBANK S.A.	$	**100.83**	15.21
Net income per equivalent share of paid-in capital from continuing operations	$	**100.83**	17.04

UNIBANK S.A.
Consolidated Statements of Comprehensive Income
Years ended September 30, 2021 and 2020
(Expressed in US Dollars)

CONTINUING OPERATIONS		2021	2020
Net income for the year	$	**50,837,665**	8,706,583
Components of comprehensive income:			
Foreign currency translation effect of foreign subsidiaries		**1,639,370**	(645,648)
Comprehensive income for the year – continuing operations		**52,477,035**	8,060,935
Total comprehensive income from continuing operations attributable to shareholders of UNIBANK S.A.		**52,477,035**	7,942,376
Total comprehensive income from continuing operations attributable to non-controlling interest		**-**	118,559
Comprehensive income for the year - continuing operations	$	**52,477,035**	8,060,935
Comprehensive income per share of paid-in capital from continuing operations	$	**104.09**	15.93
DISCONTINUED OPERATIONS			
Net loss for the year			(629,047)
Components of comprehensive income			
Foreign currency translation effect of foreign subsidiaries		**-**	(5,514,366)
Comprehensive results for the year - discontinuing operations		**-**	(6,143,413)
Comprehensive income per equivalent share of paid-in capital from discontinued operations	$	**-**	(12.14)
TOTAL COMPREHENSIVE INCOME	$	**52,477,035**	1,917,522

UNIBANK S.A.
Consolidated Statement of Changes in Shareholders' Equity
Year ended September 30, 2020
(Expressed in US Dollars)

		Paid-in capital	Treasury shares	Paid-in capital net	Retained earnings	Other reserves: Legal reserve	General reserve	Revaluation reserve-land	Valuation reserve - investment properties and properties held for sale	Translation adjustment	Total reserves	Non-controlling interest	Total
Balance as of September 30, 2019	**US$**	**69,334,692**	**(700,307)**	**68,634,385**	**37,565,421**	**9,397,452**	-	**266,957**	**823,258**	**11,890,378**	**22,378,045**	**2,985,953**	**131,563,804**
Impact of classification of properties held for sale to investment properties		-	-	-	-	-	-	-	(90,016)	-	(90,016)	-	**(90,016)**
Balance as of September 30, 2019, adjusted	**US$**	**69,334,692**	**(700,307)**	**68,634,385**	**37,565,421**	**9,397,452**	**-**	**266,957**	**733,242**	**11,890,378**	**22,288,029**	**2,985,953**	**131,473,788**
Components of comprehensive income:													
Net income for the year		-	-	-	7,769,796	-	-	-	-	-	-	307,740	**8,077,536**
Components of comprehensive income:													
Foreign currency translation effect for foreign subsidiaries		-	-	-	-	-	-	-	-	(5,970,833)	(5,970,833)	(189,181)	**(6,160,014)**
Total		-	-	-	7,769,796	-	-	-	-	(5,970,833)	(5,970,833)	118,559	**1,917,522**
Transfers from retained earnings													
Transfer to legal reserve		-	-	-	(1,841,503)	1,841,503	-	-	-	-	1,841,503	-	**-**
Transfer to the evaluation reserve on investment properties and properties held for sale		-	-	-	(180,775)	-	-	-	180,775	-	180,775	-	**-**
Transfer to the general reserve		-	-	-	(298,496)	-	298,496	-	-	-	298,496	-	**-**
Transfer to the general reserve - equity investment of local companies		-	-	**-**	(1,203,791)	-	1,203,791	-	-	-	1,203,791	-	**-**
Transactions with shareholders													
Cash dividends		-	-	-	(11,899,232)	-	-	-	-	-	-	(321,787)	**(12,221,019)**
Repurchases of shares		-	(850,547)	(850,547)	(1,583,524)	-	-	-	-	-	-	-	**(2,434,071)**
Sales of shares, net		37,524	-	37,524	50,333	-	-	-	-	-	-	-	**87,857**
Translation adjustment		28,835,744	(729,965)	28,105,779	10,871,791	4,855,975	775,227	110,951	388,989	1,860,658	7,991,800	1,136,129	**48,105,499**
Balance as of September 30, 2020	**US$**	**98,207,960**	**(2,280,819)**	**95,927,141**	**39,250,020**	**16,094,930**	**2,277,514**	**377,908**	**1,303,006**	**7,780,203**	**27,833,561**	**3,918,854**	**166,929,576**

UNIBANK S.A.
Consolidated Statement of Changes in Shareholders' Equity
Year ended September 30, 2021
(Expressed in US Dollars)

					Autres réserves							
	Paid-in capital	**Treasury shares**	**Paid-in capital, net**	**Retained earnings**	**Legal reserve**	**General reserve**	**Revaluation reserve land**	**Valuation reserve Investment properties and properties held for sale**	**Translation adjustment**	**Total reserves**	**Non controlling interest**	**Total**
Balance as of September 30, 2020	**US$ 98,207,960**	**(2,280,819)**	**95,927,141**	**39,250,020**	**16,094,930**	**2,277,514**	**377,908**	**1,303,006**	**7,780,203**	**27,833,561**	**3,918,854**	**166,929,576**
Components of comprehensive income :												
Net income for the year	-	-	-	50,837,665	-	-	-	-	-	-	-	50,837,665
Components of comprehensive income :												
Translation effect of foreign subsidiaries	-	-	-	-	-	-	-	-	1,639,370	1,639,370	-	**1,639,370**
Foreign currency translation - effect of foreign subsidiaries distributed	-	-	-	3,822,494	-	-	-	-	(3,822,494)	(3,822,494)	-	-
Total	-	-	-	**54,660,159**	-	-	-	-	**(2,183,124)**	**(2,183,124)**	-	**52,477,035**
Minority interest in discontinued foreign subsidiaries	-	-	-	-	-	-	-	-	-	-	(3,918,854)	**(3,918,854)**
Transfers (from) to retained earnings												
Transfer to legal reserve	-	-	-	(9,807,709)	9,807,709	-	-	-	-	9,807,709	-	-
Transfer of the reserve for loss of value on real estate investments	-	-	-	705,523	-	-	-	(705,523)	-	(705,523)	-	-
Trasfer of the general reserve	-	-	-	367,711	-	(367,711)	-	-	-	(367,711)	-	-
Transactions with shareholders:												
Dividends	-	-	-	(9,974,220)	-	-	-	-	-	-	-	**(9,974,220)**
Dividends in kind - distribution of securities	-	-	-	(7,969,150)	-	-	-	-	-	-	-	**(7,969,150)**
Repurchases of shares	-	(265,179)	(265,179)	(193,625)	-	-	-	-	-	-	-	**(458,804)**
Translation adjustment	(31,736,245)	781,348	(30,954,897)	(17,325,310)	(6,839,309)	(674,568)	(122,122)	(303,228)	(2,149,555)	(10,088,782)	-	**(58,368,989)**
Balance as of September 30, 2021	**US$ 66,471,715**	**(1,764,650)**	**64,707,065**	**49,713,399**	**19,063,330**	**1,235,235**	**255,786**	**294,255**	**3,447,524**	**24,296,130**	**-**	**138,716,594**