

**MIK HOLDING JSC AND ITS  
SUBSIDIARIES**  
**(Incorporated in Mongolia)**

**Audited consolidated financial statements**  
**31 December 2022**

**MIK HOLDING JSC AND ITS SUBSIDIARIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**  
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## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Corporate Information

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Registered Office	: Chingeltei district, 1 <sup>st</sup> khoroo, Sukhbaatar Square street 11 P.O.Box – 15160 – 215 Ulaanbaatar City, Mongolia
Board of Directors	: Mr. Khashchuluun Ch. (Acting Chairman) Mr. Davaajav T. Mr. Enkhjin A. Mr. Temuujin L. Mr. Uurtsaikhbaatar B. Mr. Sergelen N. Mr. Shijir E. Mr. Ganzorig U. Mr. Munkhbaatar M.
Corporate Secretary	: Ms. Saruul G.
Auditors	: Ernst & Young Mongolia Audit LLC Certified Public Accountants

## STATEMENT BY CHAIRMAN AND EXECUTIVES

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We, Khashchuluun Chuluundorj, being the Acting Chairman of the Board of Directors of MIK Holding JSC, Gantulga Badamkhatan, being the Chief Executive Officer, and Sansar Ganbaatar, being the Chief Operating Officer, primarily responsible for the consolidated financial statements of MIK Holding JSC and its subsidiaries (herein collectively referred to as the "Group"), do hereby state that, in our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs"), as issued by the International Accounting Standards Board ("IASB").



Khashchuluun Chuluundorj  
Acting Chairman of the Board of Directors

A handwritten signature in blue ink, appearing to be "Gantulga".

Gantulga Badamkhatan  
Chief Executive Officer

A large, stylized handwritten signature in black ink, appearing to be "Sansar".

Sansar Ganbaatar  
Chief Operating Officer

Ulaanbaatar, Mongolia  
Date: 24 March 2023

## INDEPENDENT AUDITOR'S REPORT

### To the Shareholders of MIK Holding JSC

#### Opinion

We have audited the consolidated financial statements of MIK Holding JSC and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position as at 31 December 2022, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 December 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRSs") as issued by the International Accounting Standards Board ("IASB").

#### 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 *Auditor's 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* (the "IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of the audit of the consolidated financial statements as a whole, and in forming the auditor's opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matters	How our audit addressed the key audit matters
<p><b><i>Impairment of financial assets</i></b></p> <p>The impairment of financial assets including treasury assets, financial investments, mortgage pool receivables with recourse, loan receivables with recourse and purchased mortgage pool receivables is estimated by the management through the application of judgment and use of highly subjective assumptions.</p> <p>Due to the significance of financial assets including treasury assets, financial investments, mortgage pool receivables with recourse, loan receivables with recourse and purchased mortgage pool receivables, representing about 92% of the Group's total assets as at 31 December 2022, and the related estimation uncertainty, this is considered a key audit matter.</p> <p>The impairment method is based on a forward-looking Expected Credit Loss ("ECL") approach. Elements of the ECL model require significant estimates and assumptions, including:</p> <ul style="list-style-type: none"> <li>• Staging of financial assets;</li> </ul>	<p>For assessment of impairment of treasury assets, financial investments, mortgage pool receivables with recourse, loans receivables with recourse and purchased mortgage pool receivables as of 31 December 2022, our audit procedures included evaluating the methodologies, inputs and assumptions used by the Group in its ECL model in calculation of impairment of treasury assets, financial investments, mortgage pool receivables with recourse, loan receivables with recourse and purchased mortgage pool receivables.</p> <p>In evaluating the methodologies, we obtained understanding of the Group's ECL model and management's basis for methodologies and assumptions applied and assessed the reasonableness of the model. We also considered the reasonableness of the assumptions applied and our evaluation included the assessment of basis for classification of exposures into the 3 stages, the methodology of PD, LGD and EAD determination, the forward-looking macroeconomic variables incorporated</p>

## INDEPENDENT AUDITOR'S REPORT (CONT'D.)

To the Shareholders of MIK Holding JSC (cont'd.)

### Key Audit Matters (cont'd.)

Key audit matters	How our audit addressed the key audit matters
<ul style="list-style-type: none"> <li>• Development of ECL models and the choice of inputs, including Probability of Default (“PD”) and Loss Given Default (“LGD”);</li> <li>• Determination of the Exposure at Default (“EAD”);</li> <li>• Determination of associations between macroeconomic scenario, economic inputs, and the effect on inputs to the ECL calculation;</li> <li>• Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs of the ECL model; and</li> <li>• Reassessment of the ECL model taking into consideration impacts arising from the Covid-19 pandemic.</li> </ul> <p>Relevant disclosures of the accounting policy and critical accounting estimates and judgments are included in Notes 2.4 and 2.5, respectively.</p> <p>Other relevant disclosures of treasury assets, financial investments, mortgage pool receivables with recourse, loan receivables with recourse, purchased mortgage pool receivables and related credit risk management are included in Notes 13, 14, 15, 16, 17 and 31.2 to the consolidated financial statements, respectively.</p>	<p>and the overall design of the model given the trends and patterns of the industry.</p> <p>In testing the appropriateness of the stage classifications, we tested the completeness of the ageing report by agreeing the amounts in the ageing report to the financial records. We also tested the accuracy of the ageing information based on a random sampling selection basis by verifying the information against other supporting documents. In addition, on a sampling basis, we tested credit ratings assigned to counter parties at initial recognition and as at the reporting date.</p> <p>We compared the key inputs to the ECL model to the Group’s internally available historical data, externally available industry, financial and economic data. Our testing included the followings:</p> <ul style="list-style-type: none"> <li>• Tested the historical PD and LGD applied to a sample of loans against internal and external data;</li> <li>• Checked the macroeconomic parameters to external data sources where available;</li> <li>• Obtained an understanding of management’s considerations made in reassessing its ECL model in relation to the Covid-19 pandemic impacts and tested the accuracy of the assessment performed by management. We also assessed the reasonableness of considerations made including: <ul style="list-style-type: none"> <li>- Evaluated the reasonableness of the qualitative factors applied in management’s reassessment of its multiple macroeconomic scenario allocation;</li> <li>- Evaluated the effect of the Government support measures put in place to mitigate the negative economic impact, including extension of the repayment deferral;</li> <li>- Evaluated the stratification of borrowers by employment sector and the types of employment.</li> </ul> </li> <li>• Checked completeness of the EAD.</li> </ul> <p>We considered the consistency of judgment applied in the key inputs to the ECL model.</p> <p>We also assessed the adequacy of the related disclosure in the notes to the consolidated financial statements.</p>

**INDEPENDENT AUDITOR'S REPORT (CONT'D.)**

To the Shareholders of MIK Holding JSC (cont'd.)

**Key Audit Matters (cont'd.)**

Key audit matters	How our audit addressed the key audit matters
<p><b>Assessment of liquidity position</b></p> <p>As at 31 December 2022, the Group had net assets of MNT 10,150,136 thousand and reported a profit of MNT 6,003,608 thousand for the year. As disclosed in the basis of preparation in Note 2.1 to the consolidated financial statements, the Group has evaluated its ability to settle its liabilities as they fall due and manage working capital taking into account the cash flow forecasts of the Group, including stress testing on significant assumptions, for a period of not less than twelve months from the reporting date.</p> <p>The ability of the Group to achieve its plans to improve the working capital and liquidity positions are subject to inherent uncertainties and execution risk, and is therefore considered a key audit matter.</p>	<p>In order to address the key audit matter:</p> <ul style="list-style-type: none"> <li>• We obtained an understanding of the Group's business plan, the Group's cash flow forecasts and actions of management to support the continuing business operations of the Group.</li> <li>• We critically evaluated and independently assessed the feasibility of the Group's plans.</li> <li>• We challenged the key assumptions including those pertaining to revenue growth and the timing of significant payments in the cash flow forecast for twelve months from the date of the financial statements.</li> <li>• We developed and ran stress scenarios on the cash flow forecasts and assessed the implication to the Group's going concern assumption.</li> <li>• In addition, we evaluated the adequacy of the disclosures made by management in the basis of preparation in Note 2.1 to the consolidated financial statements.</li> </ul>

**Other information included in the Annual Report**

The Directors are responsible for the other information. The other information comprises the other sections of the Annual Report not including the consolidated financial statements and the auditor's report thereon ("the Other Sections"), which are expected to be made available after that date.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and in doing so to consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Other Sections of the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

**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 IFRSs, 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 consolidated 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 Group's financial reporting process.

## INDEPENDENT AUDITOR'S REPORT (CONT'D.)

To the Shareholders of MIK Holding JSC (cont'd.)

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### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 scepticism 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 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 auditor's 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 auditor's 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 and 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**INDEPENDENT AUDITOR'S REPORT (CONT'D.)**

**To the Shareholders of MIK Holding JSC (cont'd.)**

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**Other Matter**

This report is made solely to the shareholders of the Group, as a body, in connection with the audit requested by shareholders in accordance with Article 94 of the Company Law of Mongolia and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

*Ernst & Young Mongolia Audit LLC*

**ERNST & YOUNG MONGOLIA AUDIT LLC**  
Certified Public Accountants

Signed by



Mandakhbayar Dorjbat  
Partner

Ulaanbaatar, Mongolia  
Date: 24 March 2023

Approved by



Shu Hing WONG  
Partner

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Consolidated Statement of Profit or Loss and Other Comprehensive Income****For the year ended 31 December 2022**

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		<b>2022</b>	<b>2021</b>
	<b>Notes</b>	<b>MNT'000</b>	<b>MNT'000</b>
Interest and similar income	3	335,990,361	363,864,023
Interest expense	4	(255,129,538)	(275,178,917)
<b>Net interest income</b>		<u>80,860,823</u>	<u>88,685,106</u>
Fees and commission expense	5	(7,108,262)	(9,614,343)
<b>Total operating income</b>		<u>73,752,561</u>	<u>79,070,763</u>
Credit loss reversal/(expense)	6	(11,786,965)	11,099,582
Net gain/(loss) on financial assets at fair value through profit or loss	18	(2,629,610)	4,502,108
Net gain/(loss) on change in fair value of derivative financial instruments	19	115,877,409	(15,942,190)
Modification loss on purchased mortgage pool receivables	7	(110,852,344)	(196,070,244)
Modification gain on collateralised bonds	8	53,597,740	14,484,838
<b>Net operating profit/(loss)</b>		<u>117,958,791</u>	<u>(102,855,143)</u>
Operating expenses	9	(16,755,433)	(13,101,897)
Other operating expenses	10	(90,766,919)	(16,778,792)
<b>Profit/(loss) before tax</b>		<u>10,436,439</u>	<u>(132,735,832)</u>
Income tax expense	11.1	(4,432,831)	(13,848,678)
<b>Profit/(loss) for the year, representing total comprehensive profit/(loss)</b>		<u><u>6,003,608</u></u>	<u><u>(146,584,510)</u></u>
<b>Earnings/(loss) per share (MNT)</b>			
Basic and diluted earnings/(loss) per share	12	<u>393.76</u>	<u>(9,614.06)</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Consolidated Statement of Financial Position**

As at 31 December 2022

	Notes	2022 MNT'000	2021 MNT'000
<b>ASSETS</b>			
Cash and bank balances	13	117,448,513	549,820,809
Debt instrument at amortised cost	14	179,880,304	80,766,979
Mortgage pool receivables with recourse	15	366,348,785	364,341,576
Loan receivables with recourse	16	80,906,907	44,840,080
Purchased mortgage pool receivables	17	3,432,162,229	2,901,349,797
Financial assets at fair value through profit or loss	18	137,419,577	145,499,187
Derivative financial instruments	19	160,885,601	66,638,901
Other assets	20	28,603,389	30,180,342
Property and equipment	21	36,617,422	37,709,674
Intangible assets	22	247,996	201,833
Income tax prepayments	11.2	1,318,076	1,566,195
Deferred tax asset	11.3	12,883,280	3,009,508
<b>TOTAL ASSETS</b>		<u>4,554,722,079</u>	<u>4,225,924,881</u>
<b>LIABILITIES</b>			
Other liabilities	23	9,333,568	13,194,729
Borrowed funds	24	36,156,514	41,581,993
Debt securities	25	819,963,304	1,004,976,075
Collateralised bonds	26	3,648,483,325	3,141,395,589
Income tax payables	11.2	56,256	25,875
Deferred tax liabilities	11.3	30,578,976	20,604,092
<b>TOTAL LIABILITIES</b>		<u>4,544,571,943</u>	<u>4,221,778,353</u>
<b>EQUITY</b>			
Ordinary shares	27	20,709,320	20,709,320
Share premium	27	52,225,115	52,225,115
Treasury shares	27	(62,143,136)	(62,143,136)
Reserve		(641,163)	(6,644,771)
<b>TOTAL EQUITY</b>		<u>10,150,136</u>	<u>4,146,528</u>
<b>TOTAL LIABILITIES AND EQUITY</b>		<u>4,554,722,079</u>	<u>4,225,924,881</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Consolidated Statement of Changes in Equity****For the year ended 31 December 2022**

	<b>Ordinary shares (Note 27)</b>	<b>Share premium (Note 27)</b>	<b>Treasury shares</b>	<b>Retained earnings/ (Accumulated losses)*</b>	<b>Total equity</b>
	<b>MNT'000</b>	<b>MNT'000</b>	<b>MNT'000</b>	<b>MNT'000</b>	<b>MNT'000</b>
<b>At 1 January 2021</b>	20,709,320	52,225,115	(62,143,136)	139,939,739	150,731,038
Total comprehensive loss	–	–	–	(146,584,510)	(146,584,510)
<b>At 31 December 2021 and 1 January 2022</b>	20,709,320	52,225,115	(62,143,136)	(6,644,771)	4,146,528
Total comprehensive income	–	–	–	6,003,608	6,003,608
<b>At 31 December 2022</b>	<u>20,709,320</u>	<u>52,225,115</u>	<u>(62,143,136)</u>	<u>(641,163)</u>	<u>10,150,136</u>

\* Included in retained earnings/(accumulated losses) as at 31 December 2022 are restricted retained earnings of MNT 144,904,152 thousand (31 December 2021: MNT 139,402,007 thousand) that are attributable to the Group's Special Purpose Companies ("SPCs"). The restriction relates to the issuance of Residential Mortgage-Backed Securities ("RMBS"), whereby the retained earnings of the SPCs that have issued RMBSs are restricted from distribution until their liquidation in accordance with their Articles of Charter and related Financial Regulatory Commission ("FRC") regulation.

**MIK HOLDING JSC AND ITS SUBSIDIARIES**

**Consolidated Statement of Cash Flows**

**For the year ended 31 December 2022**

	Notes	2022 MNT'000	2021 MNT'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Profit/(loss) before tax		10,436,439	(132,735,832)
<i>Adjustments to reconcile profit/(loss) before tax to net cash flows:</i>			
Interest on borrowed funds	4	3,969,179	4,560,553
Interest on debt securities	4	79,293,332	99,060,720
Amortisation of deferred grants		–	(117)
Credit loss reversal/(expense)	6	11,786,965	(11,099,582)
Modification loss on purchased mortgage pool receivables	7	110,852,344	196,070,244
Modification gain on collateralised bonds	8	(53,597,740)	(14,484,838)
Depreciation of property and equipment	9	1,911,566	1,701,085
Amortisation of intangible assets	9	186,155	138,002
Unrealised foreign exchange loss/(gain), net	10	98,727,150	(182,542)
Loss/(gain) on repurchase of debt securities issued, net	10	(8,898,099)	17,466,238
Discount on other receivables	10	3,705,187	1,613,028
Loss on disposal of foreclosed property, net	10	21,961	36,057
Loss on disposal of property and equipment	10	10,871	(2,491,863)
Write-off of property and equipment	10	760	3,421
Net loss/(gain) on financial assets at FVPL	18	2,629,610	(4,502,108)
Net loss/(gain) on derivative financial instruments	19	(115,877,409)	15,942,190
<i>Operating profit before working capital changes</i>		<u>145,158,271</u>	<u>171,094,656</u>
<i>Changes in working capital:</i>			
Due from banks – placement with original maturities of more than three months		19,050,389	32,370,412
Due from banks – placement with banks classified as Stage 3		585,627	4,592,748
Debt instruments at amortised cost		(8,698,171)	14,169,639
Mortgage pool receivables with recourse		30,481,072	258,662,716
Loan receivables with recourse		(35,738,729)	(45,610,035)
Purchased mortgage pool receivables		23,719,407	131,149,489
Other assets		(13,546,035)	(29,355,919)
Collateralised bonds		(100,628,224)	(218,173,935)
Other liabilities		(3,868,080)	(1,922,203)
<b>Cash generated from operations</b>		<u>56,515,527</u>	<u>316,977,568</u>
Interest paid classified as operating activities		(86,856,103)	(92,782,015)
Income tax paid	11.2	(2,657,970)	(1,386,770)
Income tax withheld by others	11.2	(1,395,249)	(3,908,695)
<b>Net cash flows generated from/(used in) operating activities</b>		<u>(34,393,795)</u>	<u>218,900,088</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment in debt instruments at amortised cost	14	(89,118,062)	(7,000,000)
Proceeds from disposal of debt instruments at amortised cost	14	4,000,000	–
Proceeds from disposal of financial assets at FVPL	18	5,450,000	–
Purchase of property and equipment	21	(880,470)	(4,966,807)
Proceeds from disposal of property and equipment	21	49,525	291,451
Purchase of intangible assets	22	(232,318)	(139,639)
<b>Net cash flows used in investing activities</b>		<u>(80,731,325)</u>	<u>(11,814,995)</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES**

**Consolidated Statement of Cash Flows**

**For the year ended 31 December 2022 (cont'd.)**

	Notes	2022 MNT'000	2021 MNT'000
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Net proceeds from issuance of debt securities		–	726,006,915
Net proceeds from maturity of derivative financial instruments	19	21,630,709	–
Repayment of debt securities issued		(249,643,193)	–
Repurchase of debt securities issued		(64,726,956)	(574,573,423)
Repayment of borrowed funds		(5,385,965)	(334,489)
<b>Net cash flows generated from/(used in) financing activities</b>		<u>(298,125,405)</u>	<u>151,099,003</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>		(413,250,525)	358,184,096
Effect of exchange rate changes on cash and cash equivalents		40,975	203,738
<b>Cash and cash equivalents at 1 January</b>		530,507,287	172,119,453
<b>Cash and cash equivalents at 31 December</b>	13	<u>117,297,737</u>	<u>530,507,287</u>
<b>OPERATIONAL CASH FLOW FROM INTEREST</b>			
Interest received		113,774,936	206,747,330
Interest paid		(112,622,473)	(203,924,944)
<b>Non-cash transactions:</b>			
Purchase of mortgage pool receivables (without recourse)		(661,315,209)	(367,005,271)
Issuance of collateralised bonds		661,313,700	367,003,000
Purchase of property and equipment		–	(32,451,303)
Proceeds from disposal of property and equipment		–	32,557,965

The reconciliation of liabilities arising from financing activities is shown below:

	<b>Borrowed funds</b>		<b>Debt securities issued</b>	
	2022 MNT'000	2021 MNT'000	2022 MNT'000	2021 MNT'000
As at 1 January	41,581,993	41,919,385	1,004,976,075	825,603,454
<i>Cash items:</i>				
New disbursement/additions	–	–	–	741,575,528
Transaction costs	–	–	–	(15,568,613)
Repurchase of debt	–	–	(64,726,956)	(574,573,423)
Repayment classified as financing activity	<u>(5,385,965)</u>	<u>(334,489)</u>	<u>(249,643,193)</u>	<u>–</u>
	(5,385,965)	(334,489)	(314,370,149)	151,433,492
<i>Non-cash items:</i>				
(Gain)/loss on repurchase of debt	–	–	(8,898,099)	17,466,238
Movement in accrued interest	(39,514)	(2,903)	(3,554,078)	10,451,695
Foreign exchange movement	–	–	141,809,555	21,196
	<u>(39,514)</u>	<u>(2,903)</u>	<u>129,357,378</u>	<u>27,939,129</u>
As at 31 December	<u>36,156,514</u>	<u>41,581,993</u>	<u>819,963,304</u>	<u>1,004,976,075</u>

## **MIK HOLDING JSC AND ITS SUBSIDIARIES**

### **Notes to the Consolidated Financial Statements – 31 December 2022**

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#### **1. Corporate and Group information**

MIK Holding JSC (the “Company”) was incorporated on 23 April 2008 under the Company Law of Mongolia. The Company remained dormant since incorporation and reorganized to become a holding company on 14 December 2015, together with its subsidiaries (collectively referred to as the “Group”). The Group comprises of MIK Holding JSC, Mongolian Mortgage Corporation HFC LLC (“MIK HFC”), MIK Asset Special Purpose Companies (“SPCs”), MIK Real Estate LLC and MIK Protego First LLC.

The Group’s principal place of business and the registered address is Chingeltei district, 1st khoroo, Sukhbaatar Square street 11, Ulaanbaatar City, Mongolia.

The Group’s objective is to develop a secondary market for mortgage loans in Mongolia by acquiring them from the commercial banks and thus providing the banking sector with additional liquidity, which can be used for further growth of mortgage lending. Its principal activities include purchases of mortgage loans issued by Mongolian commercial banks and the issuance of bonds, which are collateralised by the cash flows from the repayment of the mortgage pools.

The registered share capital of MNT 20,709,320 thousand (2021: MNT 20,709,320 thousand) consists of 20,709,320 (2021: 20,709,320) common shares at par value of MNT 1,000 (2021: MNT 1,000) each.

The Company is a joint stock company listed on the Mongolian Stock Exchange (“MSE”), incorporated and domiciled in Mongolia. The shareholders of the Group for the year ended 31 December 2022 are set out in Note 27.

The business activity of issuing asset backed securities became a licensed activity in Mongolia effective from 1 January 2011 in accordance with the Asset Backed Securities Law of Mongolia which was approved on 23 April 2010.

MIK HFC was incorporated on 4 September 2006 under the Company Law of Mongolia and is a wholly owned subsidiary of the Company. On 14 March 2012, MIK HFC was granted, by the FRC, a special license for the issuance of asset backed securities.

In 2013, the Government of Mongolia together with the Bank of Mongolia (“BoM”) initiated a price stabilisation program which included a subsidy scheme for mortgage financing to create a stable environment for mortgage financing. Under the program, the commercial banks in Mongolia have been granted soft loans to fund the issuance of subsidised interest rate mortgage loans or refinance their existing loans with the subsidised interest rate mortgage financing.

On 14 June 2013, MIK HFC, the BoM and 14 commercial banks signed an agreement to participate in this government program and on 30 October 2013, the Group established its first SPC, MIK Asset One SPC LLC, a wholly owned subsidiary, to purchase the subsidised interest rate mortgage loans bearing an interest rate of 8% (from 1 October 2021: 6%) from the commercial banks and in return to issue RMBS, which are collateralised by the cash flows and collaterals of these mortgage pools.

As of 31 December 2022, the Group had established thirty-two SPCs (2021: twenty-eight), of which thirty-one have purchased mortgage pools and issued RMBS (2021: twenty-eight). All SPCs are incorporated in Mongolia and the principal activities of the SPCs are purchase of mortgage loans, issuance of RMBS, investment activities in securities issued by the government, central bank and legal entity and placement of term deposits with qualifying banks as governed by the Articles of the Charter of each SPC and relevant FRC regulations.

On 12 September 2018, the FRC approved a change in the principal activities of the SPCs, to include investing in securities of an entity.

The consolidated financial statements of the Group were authorised for issue in accordance with the resolution of the Board of Directors on 24 March 2023.

#### **2. Significant accounting policies**

##### **2.1. Basis of preparation**

These consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (“IFRSs”) as issued by the International Accounting Standards Board (“IASB”).

The consolidated financial statements of the Group have been prepared on a historical cost basis, except for derivative financial instruments and financial assets designated at fair value through profit or loss (“FVPL”) all of which have been measured at fair value. These consolidated financial statements are presented in Mongolian Togrog, which is denoted by the symbol MNT, and all values are rounded to the nearest thousands, except when otherwise indicated.

##### **Presentation of financial statements**

The Group presents its statement of financial position broadly in order of liquidity. An analysis regarding recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non-current) is presented in Note 29.

**2. Significant accounting policies (cont'd.)****2.1. Basis of preparation (cont'd.)****Presentation of financial statements (cont'd.)**

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position only when there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liability simultaneously. Income and expense is not offset in the consolidated statement of profit or loss and other comprehensive income (“OCI”) unless required or permitted by any accounting standard or interpretation, and as specifically disclosed in the accounting policies of the Group.

**The Group’s ability to continue as a going concern**

As at 31 December 2022, the Group had net assets of MNT 10,150,136 thousand (31 December 2021: MNT 4,149,690 thousand) and a profit after tax of MNT 6,003,608 thousand (2021: net loss of MNT 146,584,510 thousand) for the year then ended.

As further detailed in Note 7, in order to relieve the impact of the Covid-19 pandemic on the Mongolian economy and the mortgage market, the Government and the BoM implemented a mortgage payment deferral program with respect to mortgage loans issued under the Affordable Housing Finance Program, in allowing applicants to defer the principal and interest payments from 1 April 2020 to 31 December 2022. As a result, the Group experienced a significant deterioration in cash inflows during the years ended 31 December 2020, 31 December 2021 and 31 December 2022 and recognised modification losses on purchased mortgage pool receivables of MNT 163,810,050 thousand, MNT 196,070,244 thousand and MNT 110,852,344, respectively. Now that the mortgage payment deferral program has ended as of 31 December 2022, the Group expects to start collecting principal and interest payments on its purchased mortgage pool receivables in accordance with the borrowers’ contractually agreed repayment schedules from 1 January 2023 and be profitable for the year ended 31 December 2023.

As disclosed in the of liquidity risk analysis in Note 31.3 to the consolidated financial statements, the Group has undiscounted financial liabilities of MNT 593,941,347 thousand to be settled within one year from the date of the financial statements. The ability of the Group to continue as a going concern is dependent on its ability to achieve future profitable operations and the ability to generate positive cash flows.

In view of above circumstances, management has given consideration to the future liquidity and performance of the Group and its available sources of finance in assessing whether the Group will have sufficient financial resources to continue as a going concern. In order to improve the Group’s liquidity and cash flows to sustain the Group as a going concern, the Group has implemented or is in the process of implementing the following measures:

*(i) Preparation of feasible business plan and cash flow projection*

Management has prepared a cash flow forecast in line with the business plan approved by the Board of Directors of the Group, which involves judgements and estimations based on management’s input of key variables and latest market conditions. The cash flow forecast has been prepared using estimations of future cash flows based on projected income and expenses of the business and working capital needs.

Management believes that the forecasted cash flows for the following twelve months from the date of the financial statements will be sufficient to meet financial obligations as they fall due.

*(ii) Actively monitoring borrower repayments*

Prior to the end of the mortgage payment deferral program as at 31 December 2022, management communicated with loan origination banks and arranged direct notifications to borrowers to remind them of their upcoming mortgage payments through the commercial banks. Management believes this was an important measure to ensure that payments resumed normally once the mortgage payment deferral program ended, given that the majority of borrowers had not made payments on their mortgages for 32 months.

To confirm that the projected cash inflows from purchased mortgage pool receivables were in line with their projections, management obtained and reviewed the loan repayment reports for the month of January 2023 submitted by the loan origination banks. Based on the loan repayment reports, actual loan repayment rates were in line with the management’s forecasted rates.

*(iii) Monitoring and assessing counterparty credit risk*

For its loan portfolios with recourse and financial investments, management continuously monitors and assesses the credit risk of counterparties to ensure they continue to have sufficient liquidity to redeem the loan portfolios or investments when the terms of the arrangements mature.

**2. Significant accounting policies (cont'd.)****2.1. Basis of preparation (cont'd.)****The Group's ability to continue as a going concern (cont'd.)***(iv) Disposal of listed equity securities*

In respect of the listed shares of MIK Holding JSC held by the Group, which are classified as treasury shares in the consolidated statement of financial position as at 31 December 2022, the Board of Directors are of the opinion that the Group would be able to reissue such shares as and when needed to alleviate the Group's liquidity pressure.

The Board of Directors have reviewed the Group's cash flow projections prepared by management. The cash flow projections cover a period of twelve months from the date of the financial statements. They are of the opinion that, taking into account the abovementioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due within the following twelve months. Accordingly, the Board of Directors is satisfied that it is appropriate to prepare the consolidated financial statements on a going concern basis.

Should the going concern assumption be inappropriate, adjustments may have to be made to write down the values of assets to their recoverable amounts, to provide for any further liabilities that might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in the consolidated financial statements. The Audit Committee of the Board of Directors has confirmed that it has objectively and critically reviewed the measures mentioned above. The Audit Committee and the Board of Directors have confidence in the Group's management and concurred with management's view that the Group's business plan for the next twelve months is feasible and achievable. The Group has actively implemented, or is actively implementing, all the improvement targets outlined above for the purposes of increasing profits and improving the cash flow position of the Group.

**Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 December 2022. A subsidiary is an entity (including structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement(s) with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Profit or loss and each component of other comprehensive incomes are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

**2. Significant accounting policies (cont'd.)****2.2. New and amended standards and interpretations**

The Group has not early adopted any new standards, interpretations or amendments that have been issued but are not yet effective in these consolidated financial statements.

Other amendments and interpretations apply for the first time 2022, but do not have a material impact on the Group's consolidated financial statements. The other standards and amendments include the following:

- Amendments to IAS 16 *Property, Plant and Equipment: Proceeds before Intended Use*
- Amendments to IFRS 3 *Reference to the Conceptual Framework*
- Amendments to IFRS 9 *Fees in the '10 Per cent' Test for Derecognition of Financial Liabilities*
- Amendments to IAS 37 *Onerous Contracts – Costs of Fulfilling a Contract*
- Amendments to IFRS 1 *First-time Adoption of International Financial Reporting Standards-Subsidiary as a first-time adopter*
- IAS 41 *Agriculture Taxation in fair value measurements*

**2.3. Standards issued but not yet effective**

The Standards and Interpretations that are issued, but not yet effective, up to the date of issuance of the Group's consolidated financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

- IFRS 17 *Insurance Contracts*<sup>1</sup>
- Amendments to IFRS 17 *Insurance Contracts*<sup>1</sup>
- Amendments to IAS 1 *Classification of Liabilities as Current or Non-Current*<sup>2</sup>
- Amendments to IAS 8 *Definition of Accounting Estimates*<sup>1</sup>
- Amendments to IAS 1 and IFRS Practice Statement 2 *Disclosure of Accounting Policies*<sup>1</sup>
- Amendments to IAS 12 *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*<sup>2</sup>
- Amendments to IFRS 16 *Lease Liability in a Sale and Leaseback*<sup>2</sup>
- Amendments to IAS 1 *Non-current Liabilities with Covenants*<sup>2</sup>
- Amendments to IFRS 10 and IAS 28 *Sale or Contribution of Assets between an investor and its Associate or Joint Venture*<sup>3</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 January 2023

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2024

<sup>3</sup> No mandatory effective date yet determined but available for adoption

**IFRS 17 – Insurance contracts**

In May 2017, the IASB issued IFRS 17 Insurance Contracts (IFRS 17), a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 will replace IFRS 4 Insurance Contracts (IFRS 4) that was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply. IFRS 17 introduces new accounting requirements for banking products with insurance features that may affect the determination of which instruments or which components thereof will be in the scope of IFRS 9 or IFRS 17.

Credit cards and similar products that provide insurance coverage: most issuers of these products will be able to continue with their existing accounting treatment as a financial instrument under IFRS 9. IFRS 17 excludes from its scope credit card contracts (and other similar contracts that provide credit or payment arrangements) that meet the definition of an insurance contract if, and only if, the entity does not reflect an assessment of the insurance risk associated with an individual customer in setting the price of the contract with that customer.

When the insurance coverage is provided as part of the contractual terms of the credit card, the issuer is required to:

- Separate the insurance coverage component and apply IFRS 17 to it
- Apply other applicable standards (such as IFRS 9, IFRS 15 Revenue from Contracts with Customers or

IAS 37 Provisions, Contingent Liabilities and Contingent Assets) to the other components Loan contracts that meet the definition of insurance but limit the compensation for insured events to the amount otherwise required to settle the policyholder's obligation created by the contract: Issuers of such loans – e.g. a loan with waiver on death – have an option to apply IFRS 9 or IFRS 17. The election would be made at a portfolio level and would be irrevocable.

IFRS 17 is effective for reporting periods beginning on or after 1 January 2024, with comparative figures required. Early application is permitted, provided the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17. The standards are not expected to have an impact on the Group.

**2. Significant accounting policies (cont'd.)**

**2.3. Standards issued but not yet effective (cont'd.)**

***Amendments to IAS 1: Classification of Liabilities as Current or Non-current***

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability does not impact its classification

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and must be applied retrospectively.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

***Definition of Accounting Estimates - Amendments to IAS 8***

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a definition of 'accounting estimates'. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 January 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. Earlier application is permitted as long as this fact is disclosed.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

***Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2***

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements, in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to IAS 1 are applicable for annual periods beginning on or after 1 January 2023 with earlier application permitted. Since the amendments to the Practice Statement 2 provide non-mandatory guidance on the application of the definition of material to accounting policy information, an effective date for these amendments is not necessary.

The Group is currently assessing the impact of the amendments to determine the impact they will have on the Group's accounting policy disclosures.

***Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12***

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

***Lease Liability in a Sale and Leaseback – Amendments to IFRS 16***

Amendments to IFRS 16 specify the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

The amendments are effective for annual periods beginning on or after 1 January 2024 and shall be applied retrospectively to sale and leaseback transactions entered into after the date of initial application of IFRS 16 (i.e., 1 January 2019). Earlier application is permitted. The amendments are not expected to have any impact on the Group's financial statements.

**2. Significant accounting policies (cont'd.)****2.3. Standards issued but not yet effective (cont'd.)*****Non-current liabilities with Covenants – Amendments to IAS 1***

In October 2022, the IASB issued the 2022 Amendments to IAS 1 to further clarify that, among covenants of a liability arising from a loan arrangement, only those with which an entity must comply on or before the reporting date affect the classification of that liability as current or non-current. In addition, the 2022 Amendments require additional disclosures by an entity that classifies liabilities arising from loan arrangements as non-current when it has a right to defer settlement of those liabilities that are subject to the entity complying with future covenants within 12 months after the reporting period.

The amendments are effective for annual periods beginning on or after 1 January 2024 and shall be applied retrospectively. Earlier application is permitted. The Group is currently assessing the impact of the amendments and whether existing loan agreements may require revision.

***Sale or Contribution of Assets between an investor and its Associate or Joint Venture – Amendments to IFRS 1 and IAS 28***

Amendments to IFRS 10 and IAS 28 address an inconsistency between the requirements in IFRS 10 and in IAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss resulting from a downstream transaction when the sale or contribution of assets between an investor and its associate or joint venture constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. No mandatory effective date yet determined for the amendments, but available for adoption.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

**2.4. Summary of significant accounting policies****Recognition of income and expense*****The effective interest rate method***

Interest income and interest expense are recorded using the effective interest rate ("EIR") method for all financial instruments measured at amortised cost, financial instruments designated at FVPL. Interest income on interest bearing financial assets measured fair value through other comprehensive income ("FVOCI") is also recorded using the EIR method. The EIR is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability.

The EIR (and therefore, the amortised cost of the asset) is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The Group recognises interest income and interest expense using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

If expectations regarding the cash flows on the financial instruments are revised for reasons other than credit risk, the adjustment is booked as a positive or negative adjustment to the carrying amount of the instrument in the statement of financial position with an increase or reduction in interest income and interest expense. The adjustment is subsequently amortised through Interest income or interest expense in the statement of profit or loss.

***Interest income and interest expense***

The Group calculates interest income or interest expense by applying the EIR to the gross carrying amount of financial instruments other than credit-impaired instruments.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Group calculates interest income by applying the effective interest rate to the net amortised cost of the financial asset. If the financial assets cures and is no longer credit-impaired, the group reverts to calculating interest income on a gross basis.

Interest income on all trading assets and financial assets mandatorily required to be measured at FVPL is recognised using the contractual interest rate in total operating income and net gains/(losses) on financial assets at fair value through profit or loss, respectively.

**2. Significant accounting policies (cont'd.)**

**2.4. Summary of significant accounting policies (cont'd.)**

**Recognition of income and expense (cont'd.)**

*Fee and commission expense*

Fee expense represents administration and fixed fee commission paid to the commercial banks. Fee expense is recognised when actual service has been provided.

Components of fees that are linked to a certain performance are recognised after fulfilling the corresponding criteria.

**Financial instruments – initial recognition and subsequent measurement**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity

**i) Financial assets**

**Initial recognition and measurement**

The Group's financial assets are classified, at initial recognition, as subsequently measured at amortised cost, FVOCI and FVPL.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs.

In order for a financial asset to be classified and measured at amortised cost or FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest ("SPPI")' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

**Business model assessment**

The Group determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective.

The Group's business model is not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as:

- How the performance of the business model and the financial assets held within that business model are evaluated and reported to the entity's key management personnel
- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed
- How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected)
- The expected frequency, value and timing of sales are also important aspects of the Group's assessment.

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Group's original expectations, the Group does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

**2. Significant accounting policies (cont'd.)**

**2.4. Summary of significant accounting policies (cont'd.)**

**Financial instruments – initial recognition and subsequent measurement (cont'd.)**

**i) Financial assets (cont'd.)**

**The SPPI test**

As a second step of its classification process the Group assesses the contractual terms of financial to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortisation of the premium/discount).

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Group applies judgment and considers relevant factors such as the period for which the interest rate is set.

In contrast, contractual terms that introduce a more than *de minimis* exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are solely payments of principal and interest on the amount outstanding. In such cases, the financial asset is required to be measured at FVPL.

**Debt instruments at amortised cost**

This category is the most relevant to the Group. The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets are assessed in their substance over their legal form.

Financial assets at amortised cost are subsequently measured using the EIR method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The Group's financial assets at amortised cost includes mortgage pool receivables with and without recourse, loan receivables with recourse, loan notes receivables and treasury assets.

**Debt instruments at FVOCI**

The Group measures debt instruments at FVOCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

For debt instruments at FVOCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in the statement of profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss.

The Group doesn't have any debt instruments at FVOCI as of 31 December 2022.

**Equity instruments at FVOCI**

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at FVOCI when they meet the definition of equity under IAS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at FVOCI are not subject to impairment assessment.

The Group doesn't have any equity instruments at FVOCI as of 31 December 2022.

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Financial instruments – initial recognition and subsequent measurement (cont'd.)****i) Financial assets (cont'd.)****Financial assets at FVPL**

Financial assets at FVPL include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at FVOCI, as described above, debt instruments may be designated at FVPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at FVPL are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

The Group's financial assets at FVPL comprised an investment in preference shares of an entity. Interest earned on the investments are recognised as interest income in the statement of profit or loss.

Financial assets at FVPL also include a derivative relating to a cross-currency swap transaction entered into by the Group with a commercial bank.

A derivative is a financial instrument or other contract with all three of the following characteristics:

- Its value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided that, in the case of a non-financial variable, it is not specific to a party to the contract (i.e., the 'underlying').
- It requires no initial net investment or an initial net investment that is smaller than would be required for other types of contracts expected to have a similar response to changes in market factors.
- It is settled at a future date.

The derivative is recorded at fair value and carried as assets when its fair value is positive and as liabilities when its fair value is negative. The Group chose not to apply hedge accounting on the cross-currency swap. Therefore, changes in the fair value of the derivative are recognised in gains/losses from financial derivatives in profit or loss. The Group's financial assets designated at FVPL are explained in Notes 18 and 19.

**Derecognition****(i) Derecognition due to substantial modification of terms and conditions**

The Group derecognises a financial asset, such as a loan to a customer, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be POCL. When assessing whether or not to derecognise a loan to a customer, amongst others, the Group considers the following factors:

- Change in currency of the loan
- Introduction of an equity feature
- Change in counterparty
- If the modification is such that the instrument would no longer meet the SPPI criterion

If the modification does not result in cash flows that are substantially different, as set out below, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded. The Group considers a modification substantial based on qualitative factors and if it results in a difference between the adjusted discounted present value and the original carrying amount of the financial asset of, or greater than, ten percent.

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Financial instruments – initial recognition and subsequent measurement (cont'd.)****i) Financial assets (cont'd.)****(ii) Derecognition other than for substantial modification**

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognised when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:
  - the Group has transferred substantially all the risks and rewards of the asset, or
  - the Group has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Group's continuing involvement in the asset. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

**Impairment of financial assets**

The Group records the allowance for expected credit losses for all financial assets not held at FVPL, together with financial guarantee contract.

*Overview of ECL method.* The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL). The 12mECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Whether a financial instrument's credit risk has increased significantly since initial recognition is determined by considering the change in the risk of default occurring over the remaining life of the financial instrument. Based on that, the financial assets are grouped into Stage 1, Stage 2 and Stage 3, as described below:

- Stage 1: When financial assets are first recognised, an allowance is based on 12mECLs. Stage 1 financial assets also include facilities where the credit risk has improved, and the financial assets has been reclassified from Stage 2.
- Stage 2: When a financial asset has shown a significant increase in credit risk since origination, an allowance is based on the LTECLs. Stage 2 financial assets also include facilities, where the credit risk has improved, and the financial assets has been reclassified from Stage 3.
- Stage 3: Financial assets considered credit-impaired. An allowance is based on the LTECLs.

*The Calculation of ECLs.* The Group calculates ECLs based on two or more probability-weighted scenarios to measure the expected cash shortfalls. A cash shortfall is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive. The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

- PD: The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.
- EAD: The Exposure at Default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.
- LGD: The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the Group would expect to receive. It is usually expressed as a percentage of the EAD.

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Financial instruments – initial recognition and subsequent measurement (cont'd.)****i) Financial assets (cont'd.)****Impairment of financial assets (cont'd.)**

When estimating the ECLs, the Group considers two multiple scenarios which are base case and a downside case for LGD.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

The mechanics of the ECL method are summarised below:

- Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Group calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to a forecast EAD and multiplied by the expected LGD and discounted by an approximation to the original EIR. This calculation is made for each of the three scenarios, as explained above.
- Stage 2: When a loan has shown a significant increase in credit risk since origination, the Group records an allowance for the LTECLs. The mechanics are similar to those explained above, including the use of multiple scenarios, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the original EIR.
- Stage 3: For loans considered credit-impaired, the Group recognises the lifetime expected credit losses for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

*Financial guarantee contracts.* The Group's liability under the guarantee is measured at the higher of the amount initially recognised less cumulative amortisation recognised in the income statement, and the ECL provision. The ECL related to financial guarantee contract is recognised within *Provisions*.

*Forward-looking information.* In its ECL models, the Group relies on a broad range of forward-looking information as economic inputs, such as:

- Percent change of Dollar index
- Percent change of G7 GDP rate
- Percent change in Consumer Price Index
- Percent change of Housing Price Index
- Percent change of Money Supply (M2)

*Write-offs.* Uncollectible assets are written off against the related impairment loss provision after all the necessary procedures to recover the asset have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off are credited to impairment loss account in profit or loss for the period.

**ii) Financial liabilities****Initial recognition and measurement**

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, debt issued and other borrowed funds, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and in the case of debt issued and other borrowed funds and payables, net of directly attributable transaction costs.

The Group's financial liabilities include debt issued, collateralised bonds and other borrowed funds.

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Financial instruments – initial recognition and subsequent measurement (cont'd.)****ii) Financial liabilities (cont'd.)****Subsequent measurement*****Debt issued, collateralised bonds and other borrowed funds***

This is the category most relevant to the Group. After recognition, debt issued, collateralised bonds and other borrowed funds are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account at discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as “interest expense” in the statement of profit or loss. This category generally applies to interest-bearing debt, collateralised bonds and other borrowed funds. For more information, refer to Notes 24, 25 and 26.

**Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in consolidated statement of profit or loss.

***Modification of financial liabilities***

When the modification of the terms of an existing financial liability is not judged to be substantial and, consequently, does not result in derecognition, the amortised cost of the financial liability is recalculated by computing the present value of estimated future contractual cash flows that are discounted at the financial liability's original EIR. Any resulting difference is recognised immediately in profit or loss.

For financial liabilities, the Group considers a modification to be substantial based on qualitative factors and if it results in a difference between the adjusted discounted present value and the original carrying amount of the financial liability of, or greater than, ten percent.

**Determination of fair value**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Determination of fair value (cont'd.)**

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the consolidated financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

An analysis of fair values of financial instruments and further details as how they are measured are provided in Note 33.

**Collateral repossessed**

Repossessed assets are initially recognised at the lower of their fair values less costs to sell and the amortised cost of the related outstanding loans on the date of the repossession, and the related loans and advances together with the related impairment allowances are derecognised from the statement of financial position. Subsequently, repossessed assets are measured at the lower of cost and fair value less costs to sell and are included in 'Other assets'.

**Cash and bank balances**

Cash and bank balances in the statement of financial position comprise cash at banks and on hand and short-term deposits with a maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents comprises cash on hand, non-restricted current accounts with banks and amounts due from banks or with an original maturity of three months or less.

**Property and equipment**

All items of property and equipment are initially recorded at cost. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any replaced part is derecognised. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Subsequent to recognition, property and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation of other property and equipment is provided for on a straight-line basis to write off the cost of each asset to its residual value over the estimated useful life at the following annual rates:

Premises	25 years
Furniture and office equipment	10 years
Computers	2 years
Vehicles	10 years

The residual values, useful life and depreciation method are reviewed at each financial year-end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property and equipment.

An item of property and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. The difference between the net disposal proceeds, if any and the net carrying amount is recognised in profit or loss.

**2. Significant accounting policies (cont'd.)****2.4. Summary of significant accounting policies (cont'd.)****Intangible assets**

The Group's intangible assets include the value of computer software.

An intangible asset is recognised only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Group. Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses.

The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are amortised over the useful economic life. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year-end. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are accounted for by changing the amortisation period or method, as appropriate, and treated as changes in accounting estimates.

The amortisation expense on intangible assets with finite lives is recognised in profit or loss in the expense category consistent with the function of the intangible asset. Amortisation is calculated using the straight-line method to write down the cost of intangible assets to their residual values over their estimated useful life of two years.

**Impairment of non-financial assets**

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's ("CGU") fair value less costs to sell and its value in use. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded subsidiaries or other available fair value indicators.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceeds the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit or loss and other comprehensive income.

**Employee benefits****(i) Short term benefits**

Wages, salaries and other salary related expenses are recognised as an expense in the year in which the associated services are rendered by employees of the Group. Short-term accumulating compensated absences, such as paid annual leave, are recognised when services are rendered by employees that increase their entitlement to future compensated absences, and short term non-accumulating compensated absences such as sick leave are recognised when absences occur.

**(ii) Defined contribution plans**

As required by law, companies in Mongolia make contributions to the government pension scheme, social and health fund. Such contributions are recognised as an expense in profit or loss as incurred.

**Provisions**

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to any provision is presented in profit or loss net of any reimbursement.

**2. Significant accounting policies (cont'd.)**

**2.4. Summary of significant accounting policies (cont'd.)**

**Taxes**

**(i) Current tax**

Current tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

**(ii) Deferred tax**

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of taxable temporary differences associated with investments in subsidiaries, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Current and deferred taxes are recognised as income tax benefits or expenses in the income statement except for tax related to the fair value remeasurement of debt instruments at fair value through OCI, foreign exchange differences and the net movement on cash flow hedges, which are charged or credited to OCI.

**Equity**

**(i) Share capital and share premium**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds. When shares are sold at a premium, the excess over par value is credited to the share premium.

**(ii) Treasury shares**

Own equity instruments that are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognised in the share premium.

**(iii) Retained earnings**

Retained earnings represent accumulated profits or losses, reduced by dividend declarations.

Retained earnings of the SPCs that have issued RMBSs are restricted from distribution until their liquidation in accordance with their Articles of Charter and FRC regulation.

**2. Significant accounting policies (cont'd.)**

**2.4. Summary of significant accounting policies (cont'd.)**

**Earnings/loss per share**

Basic earnings/loss per share is calculated by dividing the net profit/loss for the year attributable to ordinary equity holders of the Parent by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings/loss per share is calculated by dividing the net profit/loss for the year attributable to ordinary equity holders of the Parent (after adjusting for interest on the convertible preference shares and interest on the convertible bond, in each case net of tax, if any) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

**Segment information**

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are regularly reviewed by the Group's chief operating decision maker ("CODM") to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available.

**Transactions with related parties**

A related party is a person or entity that is related to the Group:

A person or a close member of that person's family is related to a Group if that person:

- has control or joint control of the Group;
- has significant influence over the Group; or
- is a member of the key management personnel of the Group or of a parent of the Group.

An entity is related to a Group if any of the following conditions applies:

- The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
- Both entities are joint ventures of the same third party.
- One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- The entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.
- The entity is controlled or jointly controlled by a person.
- A person who has control or joint control of the Group has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- The entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

All material transactions and balances with the related parties are disclosed in the relevant notes to consolidated financial statements and the detail is presented in Note 30.

**Foreign currency translation**

The consolidated financial statements are presented in Mongolian Togrog ("MNT"), which is also the Company and the subsidiaries' functional currency. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange at the statement of financial position date. All differences arising from settlement or translation of monetary items are taken to the consolidated profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of gain or loss on change in fair value of the item.

**2. Significant accounting policies (cont'd.)****2.5. Significant accounting judgments, estimates and assumptions**

In the process of applying the Group's accounting policies, management has exercised judgment and estimates in determining the amounts recognised in the consolidated financial statements. The most significant uses of judgment and estimates are as follows:

**Impairment losses on financial assets**

The measurement of impairment losses across all categories of financial assets requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

- The Group's internal credit grading model, which assigns PDs to the individual grades
- The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment
- Development of ECL models, including the various formulas and the choice of inputs
- Determination of associations between macroeconomic scenarios and, economic inputs, such as consumer price index and unemployment rate, and the effect on PDs, EADs and LGDs
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models;
- Identification and assessment of significant increases in credit risk and impairment based on employment status and sector of employment of borrowers.

The impairment loss on financial assets under IFRS 9 is recorded in the consolidated statement of profit or loss and disclosed in more detail in Notes 13.1, 14.1, 15.1, 16.1 and 17.1.

**Valuation of derivative financial instruments**

As disclosed in Note 19, the Group entered into a cross-currency swap agreement with a commercial bank in order to hedge the risk of variability of cash flows denominated in USD from the long-term senior notes issued on the international capital market (see Note 25).

In determining the fair value of the derivative financial instruments, management applied the discounted cash flow method in their valuation.

**Deferred tax**

Deferred tax assets are recognised for all unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgment is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. Significant management judgment is also required to determine the amount of withholding tax liability associated with the future dividend distribution of the Group's SPCs, based upon the likely timing and level of retained earnings.

Further details are given in Note 11.3 to the consolidated financial statements.

**Covid-19**

The Covid-19 outbreak was first reported near the end of 2019. On 11 March 2020, the WHO declared the Covid-19 outbreak to be a pandemic. The Covid-19 pandemic affects the assumptions and estimation uncertainty associated with the measurement of assets and liabilities. Therefore, the Group carefully considered whether additional disclosures are necessary in order to help users of the consolidated financial statements understand the judgements applied in the consolidated financial statements.

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Notes to the Consolidated Financial Statements – 31 December 2022****3. Interest and similar income**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
<i>Interest income calculated using the effective interest method</i>		
Purchased mortgage pool receivables (without recourse)	238,851,035	228,021,296
Mortgage pool receivables with recourse	46,234,902	99,253,156
Debt instruments at amortised cost	16,432,283	11,000,289
Loan receivables with recourse	13,975,016	3,761,099
Bank balances	4,699,934	11,328,183
	<u>320,193,170</u>	<u>353,364,023</u>
<i>Other interest income</i>		
Financial assets at FVPL	15,797,191	10,500,000
	<u>335,990,361</u>	<u>363,864,023</u>

Included in interest income from purchased mortgage pool receivables for the year ended 31 December 2022 is an amount of MNT 207.2 billion (2021: MNT 187.9 billion), representing accrued interest based on the effective interest rate of the modified financial assets in relation to the deferral program as further detailed in Note 7.

**4. Interest expense**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
<i>Interest expense calculated using the effective interest method</i>		
Collateralised bonds	166,055,406	159,719,123
Debt securities issued	79,293,332	99,060,720
Borrowed funds	3,969,179	4,560,553
Other payables	–	390,466
	<u>249,317,917</u>	<u>263,730,862</u>
<i>Other interest expense</i>		
Derivative financial instruments (Note 19)	5,811,621	11,448,055
	<u>255,129,538</u>	<u>275,178,917</u>

Included in interest expense on collateralised bonds for the year ended 31 December 2022 is an amount of MNT 53.6 billion (2021: MNT 14.4 billion), representing accrued interest based on the effective interest rate of the modified financial liabilities as further detailed in Note 8.

**5. Fee and commission expense**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Loan service fee	7,092,284	9,598,820
Bank service charge	15,978	15,523
	<u>7,108,262</u>	<u>9,614,343</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Notes to the Consolidated Financial Statements – 31 December 2022****6. Credit loss expense/(reversal)**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Debt instruments at amortised cost (Note 14.1)	2,518,250	7,671,646
Mortgage pool receivables with recourse (Note 15.1)	362,166	(8,540,592)
Loan receivables with recourse (Note 16.1)	(328,098)	769,955
Cash and bank balances (Note 13.1)	(473,270)	(3,967,475)
Purchased mortgage pool receivables (without recourse) (Note 17.1)	(4,070,483)	(7,033,116)
Other assets (Note 20)	13,778,400	–
	<u>11,786,965</u>	<u>(11,099,582)</u>

**7. Modification loss on purchased mortgage pool receivables**

In April 2020, in order to relieve the impact of the Covid-19 pandemic on the Mongolian economy and the mortgage market, the Government and the BoM implemented a mortgage payment deferral program with respect to mortgage loans issued under the Affordable Housing Finance Program, in allowing applicants to defer the principal and interest payments. Initially the deferral program was approved for six months up to 1 October 2020, which was extended four times by the authorities until 31 December 2022.

As of 31 December 2022, a total of 57,032 borrowers (31 December 2021: 49,586 borrowers) have applied for the payment deferral. Management assessed that the modification of the terms of loan contracts did not result in substantially different cash flows and hence the modification did not result in a derecognition of the mortgage pools. Based on the change in cash flows discounted at the original EIR, the Group recognised a modification loss on purchased mortgage pool receivables.

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Modification loss on purchased mortgage pool receivables	<u>110,852,344</u>	<u>196,070,244</u>

**8. Modification gain on collateralised bonds**

In conjunction with the mortgage principal and interest repayment deferral program as noted in Note 7, MIK Asset Ten SPC LLC to MIK Asset Thirty-One SPC LLC were given the option by the BoM and the MoF to defer the coupon payments due to them on the senior RMBS up to 31 December 2022 if they did not have the ability to pay, given that the entities have been making the coupon payments per schedule since the commencement of the deferral program and have started to exhaust their reserves. All other principal and coupon payments are to be made per schedule.

As of 31 December 2022, all of the aforementioned SPCs have opted to defer payments on collateralised bonds. Similar to the contract modification on purchased mortgage pool receivables, management assessed that the deferral did not result in substantially different cash flows and hence the modification did not result in a derecognition of the collateralised bonds. Based on the change in cash flows discounted at the original EIR, the Group recognised a modification gain on collateralised bonds.

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Modification gain on collateralised bonds	<u>53,597,740</u>	<u>14,484,838</u>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 9. Operating expenses

	2022 MNT'000	2021 MNT'000
Personnel expenses	9,170,961	7,777,675
Professional service fees	2,178,502	1,129,872
Depreciation expense (Note 21)	1,911,566	1,701,085
Advertisement expense	1,431,260	453,002
Property tax expense	209,120	230,654
Amortisation of intangible assets (Note 22)	186,155	138,002
Utility expense	50,824	173,132
Other operating expenses	1,617,045	1,498,475
	<u>16,755,433</u>	<u>13,101,897</u>
* Personnel expenses		
Salaries, wages and bonus	7,630,659	6,663,249
Contribution to social and health fund	965,878	804,615
Staff training	237,585	33,890
Others	336,839	275,921
	<u>9,170,961</u>	<u>7,777,675</u>

#### 10. Other operating income/(expenses), net

	2022 MNT'000	2021 MNT'000
Gain/(loss) on repurchase of debt securities, net (Note 25)	8,898,099	(17,466,238)
Realised foreign exchange gain/(loss), net	7,574,647	(98,537)
Unrealised foreign exchange gain/(loss), net	(98,727,150)	182,542
Discount on other receivables (Note 20)	(3,705,187)	(1,613,028)
Entertainment expense	(394,877)	(607,457)
Loss/(gain) on disposal of property and equipment, net (Note 21)	(10,871)	2,491,863
Loss on disposal of foreclosed property, net	(21,961)	(36,057)
Write-off of property and equipment (Note 21)	(760)	(3,421)
Other income/(expense)	(4,378,859)	371,541
	<u>(90,766,919)</u>	<u>(16,778,792)</u>

#### 11. Income tax

##### 11.1. Income tax expense

The components of income tax expense for the year ended 31 December 2022 are:

	2022 MNT'000	2021 MNT'000
<b>Current tax</b>		
Current income tax	4,331,719	4,371,533
<b>Deferred tax</b>		
Relating to origination of temporary differences (Note 11.3)	101,112	9,477,145
	<u>4,432,831</u>	<u>13,848,678</u>

The Group provides for income taxes on the basis of its income for financial reporting purposes, adjusted for items which are not assessable or deductible for income tax purposes. The income tax rates for profits of the Group are 10% (2021: 10%) for the first MNT 6 billion (2021: MNT 6 billion) of taxable income, and 25% (2021: 25%) on the excess of taxable income over MNT 6 billion (2021: MNT 6 billion). The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings.

**MIK HOLDING JSC AND ITS SUBSIDIARIES****Notes to the Consolidated Financial Statements – 31 December 2022****11. Income tax (cont'd.)****11.1. Income tax expense (cont'd.)**

A reconciliation of income tax expense applicable to profit/(loss) before tax at the statutory income tax rate to income tax expense at the effective income tax rate of the Group for the years ended 31 December are as follows:

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
Profit/(loss) before tax	10,436,439	(132,735,832)
Tax at statutory tax rate of 25% (2021: 10%)	2,609,110	(13,273,583)
Effect of expenses not deductible for tax purposes	9,193,508	4,241,450
Effect of income subject to lower tax rate	(5,600,569)	(2,611,333)
Effect of income not subject to tax	(3,707,333)	(2,693,713)
Deferred tax asset not recognised	1,387,901	16,815,856
Effect of withholding tax on future dividend distribution of SPCs (Note 11.3)	550,214	(6,337,237)
Deferred tax expense arising from write-down or reversal of write-down of deferred tax asset	–	17,707,238
Tax expense for the year	<u>4,432,831</u>	<u>13,848,678</u>

The Group has tax losses of MNT 99,255,376 thousand pertaining to business operation of current year that are available to offset against future taxable profits for the next four financial years and MNT 219,248,404 thousand of tax losses pertaining to business operation of previous years which will expire in 2024. The Group recognised deferred tax assets pertaining to tax losses to the extent that the Group expects to have sufficient taxable profit in the next four years available against which the tax losses carried forward can be utilised.

Deferred tax assets have not been recognised in respect of remaining tax losses as they may not be used to offset taxable profits based upon the likely timing and the level of future taxable profits. The annual amount of tax loss deductible from taxable income is limited to 50% (2021: 50%) of the taxable income in a given year.

**11.2. Income tax prepayments/(payables)**

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
At 1 January	1,540,320	616,388
Charge for the period (Note 11.1)	(4,331,719)	(4,371,533)
Income tax paid	2,657,970	1,386,770
Income tax withheld by others	1,395,249	3,908,695
At 31 December	<u>1,261,820</u>	<u>1,540,320</u>
	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
Income tax prepayment/(payable), net:		
- Income tax prepayment	1,318,076	1,566,195
- Income tax payable	(56,256)	(25,875)
	<u>1,261,820</u>	<u>1,540,320</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**11. Income tax (cont'd.)**
**11.3. Deferred tax liabilities**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
<b>Deferred tax liabilities, net</b>		
At 1 January	17,594,584	8,117,439
Recognised in profit or loss (Note 11.1)		
Future dividend distribution of the SPCs	550,214	(6,337,237)
Fair value change of derivative financial instruments	9,424,670	(1,594,219)
Unrealised foreign exchange movement, net	(9,873,772)	6,062,750
Fair value change of financial assets at FVPL	–	1,400,291
Tax losses carried forward	–	1,126,852
Modification loss on purchased mortgage pool receivables	–	8,818,708
	<u>101,112</u>	<u>9,477,145</u>
At 31 December	<u><u>17,695,696</u></u>	<u><u>17,594,584</u></u>

	<b>2022</b>		<b>2021</b>	
	<b>Deferred tax assets MNT'000</b>	<b>Deferred tax liabilities MNT'000</b>	<b>Deferred tax assets MNT'000</b>	<b>Deferred tax liabilities MNT'000</b>
Future dividend distribution of the SPCs	–	14,490,415	–	13,940,201
Fair value change of derivative financial instruments	–	16,088,561	–	6,663,891
Unrealised foreign exchange loss, net	9,873,772	–	–	–
Tax losses carried forward	<u>3,009,508</u>	<u>–</u>	<u>3,009,508</u>	<u>–</u>
	<u>12,883,280</u>	<u>30,578,976</u>	<u>3,009,508</u>	<u>20,604,092</u>
		<u><u>17,695,696</u></u>		<u><u>17,594,584</u></u>

**12. Earnings/(loss) per share**

The following table shows the income and number of shares used in the basic and diluted earnings/(loss) per share calculations:

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Profit/(loss) for the year and total comprehensive loss for the year (net of tax) attributable to equity holder of the Parent	<u>6,003,608</u>	<u>(146,584,510)</u>
Weighted-average number of ordinary shares for basic and diluted earnings/(loss) per share* (Note 27)	<u>15,246,891</u>	<u>15,246,891</u>
<b>Earnings/(loss) per share</b>		
	<b>MNT</b>	<b>MNT</b>
Equity holders of the Parent for the year:		
Basic and diluted earnings/(loss) per share	<u>393.76</u>	<u>(9,614.06)</u>

\* The weighted-average number of shares takes into account treasury shares held by the Group.

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**13. Cash and bank balances**

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
Cash on hand	22,678	285,106
Current accounts with banks	24,992,307	460,389,875
Term deposits with banks	68,237,942	70,451,739
Trust accounts with banks	13,509,822	12,306,748
Collection accounts with banks	11,189,508	7,364,355
Gross carrying amount	117,952,257	550,797,823
Allowance for impairment losses	(503,744)	(977,014)
Net carrying amount	<u>117,448,513</u>	<u>549,820,809</u>

All bank accounts are placed in commercial banks operating in Mongolia, and most of these commercial banks are shareholder of the Group. The trust accounts with banks represent current accounts where the collections made by commercial banks on behalf of the Group on the purchased mortgage pool receivables are accumulated and are deposited into the current accounts on monthly basis. The collection account is used for repayment of the RMBS. The carrying amount of cash and cash equivalents approximates fair value. The Group earns interest income at a rate of 3.6% to 9.7% (2021: 3.6% to 16.5%) per annum on term deposits.

**Additional cash flow information**

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
Cash and bank balances	117,952,257	550,797,823
Less: Placement with banks with original maturities of more than three months	–	(19,050,389)
Less: Cash and bank balances classified as Stage 3	(654,520)	(1,240,147)
Total cash and cash equivalents for the consolidated statement of cash flows	<u>117,297,737</u>	<u>530,507,287</u>

**13.1. Impairment allowance for cash and bank balances**

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
At 1 January	977,014	4,944,489
Credit loss reversal (Note 6)	(473,270)	(3,967,475)
At 31 December	<u>503,744</u>	<u>977,014</u>

Details of the Group's stage classification and methodology for calculating ECL are explained in Note 31.2.

The table below shows the credit quality and the maximum exposure to credit risk based on the Group's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the the Group's internal grading system and policies are set out in Note 31.2:

	<b>Stage 1</b> <b>MNT'000</b>	<b>Stage 2</b> <b>MNT'000</b>	<b>Stage 3</b> <b>MNT'000</b>	<b>Total</b> <b>MNT'000</b>
<b>31 December 2022</b>				
<b>Internal rating grade</b>				
B- to B+ rated	117,143,112	–	–	117,143,112
C to CCC+ rated	131,947	–	–	131,947
D rated	–	–	654,520	654,520
	<u>117,275,059</u>	<u>–</u>	<u>654,520</u>	<u>117,929,579</u>
<b>31 December 2021</b>				
B- to B+ rated	549,225,905	–	–	549,225,905
C to CCC+ rated	46,665	–	–	46,665
D rated	–	–	1,240,147	1,240,147
	<u>549,272,570</u>	<u>–</u>	<u>1,240,147</u>	<u>550,512,717</u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**13. Cash and bank balances (cont'd.)**
**13.1. Impairment allowance for cash and bank balances (cont'd.)**

The table below shows changes in the gross carrying amount and the corresponding ECLs:

	<b>Stage 1</b> <b>MNT'000</b>	<b>Stage 2</b> <b>MNT'000</b>	<b>Stage 3</b> <b>MNT'000</b>	<b>Total</b> <b>MNT'000</b>
<b>31 December 2022</b>				
Gross carrying amount as at 1 January	549,272,570	–	1,240,147	550,512,717
New assets originated or purchased	2,531,206,379	–	–	2,531,206,379
Assets derecognised or repaid	(2,976,031,601)	–	(519,436)	(2,976,551,037)
Transfer to Stage 1	154,879	–	(154,879)	–
Transfer to Stage 3	(88,688)	–	88,688	–
Foreign exchange movement	12,761,520	–	–	12,761,520
At 31 December	<u>117,275,059</u>	<u>–</u>	<u>654,520</u>	<u>117,929,579</u>
ECL allowance as at 1 January	179,233	–	797,781	977,014
New assets originated or purchased	1,033,704	–	–	1,033,704
Assets derecognised or repaid	(1,160,665)	–	(334,153)	(1,494,818)
Transfer to Stage 1	99,633	–	(99,633)	–
Transfer to Stage 3	(2)	–	2	–
Impact on ECL on transfers between stages and changes to inputs	(76,658)	–	64,502	(12,156)
At 31 December	<u>75,245</u>	<u>–</u>	<u>428,499</u>	<u>503,744</u>
	<b>Stage 1</b> <b>MNT'000</b>	<b>Stage 2</b> <b>MNT'000</b>	<b>Stage 3</b> <b>MNT'000</b>	<b>Total</b> <b>MNT'000</b>
<b>31 December 2021</b>				
Gross carrying amount as at 1 January	223,246,694	–	5,832,895	229,079,589
New assets originated or purchased	3,974,735,642	–	–	3,974,735,642
Assets derecognised or repaid	(3,648,678,923)	–	(4,827,329)	(3,653,506,252)
Transfer to Stage 3	(234,581)	–	234,581	–
Foreign exchange movement	203,738	–	–	203,738
At 31 December	<u>549,272,570</u>	<u>–</u>	<u>1,240,147</u>	<u>550,512,717</u>
ECL allowance as at 1 January	1,310,000	–	3,634,489	4,944,489
New assets originated or purchased	4,718,457	–	–	4,718,457
Assets derecognised or repaid	(4,715,512)	–	(3,051,502)	(7,767,014)
Transfer to Stage 3	(925)	–	925	–
Impact on ECL on transfers between stages and changes to inputs	(1,132,787)	–	213,869	(918,918)
At 31 December	<u>179,233</u>	<u>–</u>	<u>797,781</u>	<u>977,014</u>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 14. Debt instruments at amortised cost

	2022 MNT'000	2021 MNT'000
Loan notes receivables	191,674,742	90,043,167
Allowance for impairment losses	(11,794,438)	(9,276,188)
Net debt instruments at amortised cost	<u>179,880,304</u>	<u>80,766,979</u>

#### Loan notes receivables

##### *Bodi International LLC*

On 11 December 2018, the Group purchased through MIK HFC and its SPCs loan notes from Bodi International LLC (“Bodi”) for MNT 25.0 billion and MNT 20.0 billion, respectively. The loan notes bear an interest rate of 12.2% per annum, with interest repayable semi-annually beginning from 20 July 2019 to 20 July 2023 and principal repayable in three instalments beginning from 20 January 2023 to 12 December 2023. Subsequently, the principal and interest payments were made in accordance with the agreed repayment schedule (see Note 30).

##### *QSC LLC*

On 20 March 2020, the Group invested in MNT 45 billion loan notes bearing 13% interest per annum issued by QSC LLC. On 28 June 2021, when the outstanding balance on the loan notes was MNT 35 billion, the initial contract maturity of 20 July 2021 was extended until 28 June 2024, with an amended interest rate of the BoM policy rate plus 2% per annum. On 28 December 2022, the contract was further amended and changed the maturity date to 28 December 2023. Per contract, principal and interest payments are to be made on the maturity date (see Note 30).

##### *TDB Leasing LLC*

On 25 March 2021, the Group purchased 1,000 loan notes from TDB Leasing LLC for MNT 1 billion. The notes have an interest rate of 15% per annum and are due to mature on 26 March 2023, with interest repayable semi-annually and principal repayable at maturity.

On 3 May 2022, the Group purchased 2,000 loan notes which bears an interest rate of 13.2% per annum for MNT 2 billion, together with its accrued interest of MNT 115,726 thousand from the secondary market. The loan notes were closed before maturity of 24 months, on 4 October 2022.

On 20 October 2022, the Group purchased additional 4,500 loan notes with a par value of MNT 1 billion each for discounted consideration of MNT 4.47 billion, together with its accrued interest of MNT 214,816 thousand from the secondary market. The notes have an interest rate of 14.4% per annum, with interest payable semi-annually and principal payable due on the maturity. The loan notes are due to mature on 21 June 2023 (see Note 30).

##### *Khukh Mongol Gobi Trans LLC*

The Group purchased loan notes issued by Khukh Mongol Gobi Trans LLC in the amounts of MNT 3 billion on 29 July 2021 and MNT 3 billion on 9 November 2021, for a total of MNT 6 billion during the year ended 31 December 2021. All notes bear an interest rate of 17% per annum and were due to mature in one year from the date of purchase, with interest repayable quarterly and principal repayable at maturity as per original agreement. During 2022, the maturity of the loan notes was extended until 31 March 2023. The loan notes are secured by property valued at MNT 7 billion on the date of purchase.

##### *Globull Investment and Development PTE Ltd*

On 1 July 2022, the Group purchased 2,500 secured callable bonds from Globull Investment and Development PTE Ltd “Issuer”, a parent company of the Group’s shareholder, bearing an interest rate of 12% per annum with a par value of USD 10,000 each for a consideration of USD 25 million. The bonds are due to mature in 12 months, with interest payable semi-annually and principal payable due on the maturity.

The bonds are secured by any encumbrances or other security created by the obligations of the Issuer, including but not limited to all the shares of the Issuer up to the value of the outstanding bond (see Note 30).

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 14. Debt instruments at amortised cost (cont'd.)

##### Loan notes receivables (cont'd.)

###### Money Market Fund LLC

On 27 September 2022, the Group purchased 20,000 loan notes from Money market Fund LLC (“MMF”) with a par value of MNT 100,000 each. A total of 10,000 loan notes were purchased at a consideration of MNT 988 million and the remaining 10,000 loan notes were also purchased at a discounted consideration of MNT 993 million. Loan notes bear an interest rate of 10.2% and 12.6% per annum, respectively. The loan notes matured on 12 December 2022 in 84 days.

On 28 December 2022, the Group purchased additional 20,000 loan notes from MMF with a par value of MNT 100,000 each for total consideration of MNT 2 billion, with the interest rates at 10.2% per annum for the 10,000 notes and 12.6% per annum for the remaining. The loan notes are due to mature in 84 days on 22 March 2023 and both interest and principal are payable on the maturity date.

##### 14.1. Impairment allowance for debt instruments at amortised cost

	2022 MNT'000	2021 MNT'000
At 1 January	9,276,188	1,604,542
Credit loss expense (Note 6)	2,518,250	7,671,646
At 31 December	<u>11,794,438</u>	<u>9,276,188</u>

The table below shows the credit quality and the maximum exposure to risk based on the Group’s internal credit rating system and year-end stage classification. The amounts are represented gross of impairment allowances. Details of the Group’s internal rating system are explained in Note 31.2.

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2022</b>				
<b>Internal rating grade</b>				
B- to B+ rated	146,368,040	–	–	146,368,040
C to CCC+ rated	–	45,306,702	–	45,306,702
	<u>146,368,040</u>	<u>45,306,702</u>	<u>–</u>	<u>191,674,742</u>
<b>31 December 2021</b>				
B- to B+ rated	48,521,644	–	–	48,521,644
C to CCC+ rated	6,002,795	35,518,728	–	41,521,523
	<u>54,524,439</u>	<u>35,518,728</u>	<u>–</u>	<u>90,043,167</u>

The table below shows changes in the gross carrying amount and the corresponding ECLs. Details of the Group’s stage classification and methodology for calculating ECL are explained in Note 31.2.

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**14. Debt instruments at amortised cost (cont'd.)**
**14.1 Impairment allowance for debt instruments at amortised cost (cont'd.)**

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2022</b>				
Gross carrying amount as at 1 January	54,524,439	35,518,728	–	90,043,167
New assets originated or purchased	111,983,290	–	–	111,983,290
Assets derecognised or repaid	(10,351,715)	–	–	(10,351,715)
Transfer to Stage 2	(9,787,974)	9,787,974	–	–
At 31 December	<u>146,368,040</u>	<u>45,306,702</u>	<u>–</u>	<u>191,674,742</u>
ECL allowance as at 1 January	1,198,656	8,077,532	–	9,276,188
New assets originated or purchased	4,045,221	–	–	4,045,221
Assets derecognised or repaid	(265,155)	–	–	(265,155)
Transfer to Stage 2	(908,131)	908,131	–	–
Impact on ECL on transfers between stages and changes to inputs	(2,276,999)	1,015,183	–	(1,261,816)
At 31 December	<u>1,793,592</u>	<u>10,000,846</u>	<u>–</u>	<u>11,794,438</u>
<b>31 December 2021</b>				
Gross carrying amount as at 1 January	97,212,806	–	–	97,212,806
New assets originated or purchased	28,827,000	–	–	28,827,000
Assets derecognised or repaid	(35,996,639)	–	–	(35,996,639)
Transfer to Stage 2	(35,518,728)	35,518,728	–	–
At 31 December	<u>54,524,439</u>	<u>35,518,728</u>	<u>–</u>	<u>90,043,167</u>
ECL allowance as at 1 January	1,604,542	–	–	1,604,542
New assets originated or purchased	400,862	–	–	400,862
Assets derecognised or repaid	(548,645)	–	–	(548,645)
Impact on ECL on transfers between stages and changes to inputs	145,897	7,673,532	–	7,819,429
Transfer to Stage 2	(404,000)	404,000	–	–
At 31 December	<u>1,198,656</u>	<u>8,077,532</u>	<u>–</u>	<u>9,276,188</u>

**15. Mortgage pool receivables with recourse**

The Group acquires mortgage pool receivables with recourse from commercial banks, most of whom are shareholders of the Group. The Group has the right to request from the respective commercial bank, when any individual mortgage loan is overdue more than 90 days, either to replace the defaulted loan with another performing mortgage loan with similar terms or to pay immediately in cash an amount equal to the carrying amount of the defaulted loan plus accumulated interest. Thus, mortgage pool receivables with recourse represent, in substance, loans issued to commercial banks in Mongolia, which are collateralised by related mortgage loan receivables of those commercial banks, as well as by the related residential properties that are used as collateral, as additional guarantee. All outstanding portfolios are scheduled to mature prior to the end of January 2024 to ensure sufficient liquidity to settle debt securities maturing in February 2024 (see Note 25).

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**15. Mortgage pool receivables with recourse (cont'd.)**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
Commercial mortgage pool receivables	258,876,772	266,471,342
Residential mortgage pool receivables	109,811,994	99,848,049
Gross mortgage pool receivables with recourse	368,688,766	366,319,391
Allowance for impairment losses	(2,339,981)	(1,977,815)
Net mortgage pool receivables with recourse	<u>366,348,785</u>	<u>364,341,576</u>

**15.1. Impairment allowance for mortgage pool receivables with recourse**

	<b>2022</b>	<b>2021</b>
	<b>MNT'000</b>	<b>MNT'000</b>
At 1 January	1,977,815	10,518,407
Credit loss expense/(reversal) (Note 6)	362,166	(8,540,592)
At 31 December	<u>2,339,981</u>	<u>1,977,815</u>

Details of calculation and policies about ECL allowances are explained in Note 31.2.

The table below shows the credit quality and the maximum exposure to risk based on the Group's internal credit rating system and year-end stage classification. The amounts are represented gross of impairment allowances. Details of the Group's internal rating system are explained in Note 31.2.

	<b>2022</b>	<b>2021</b>
	<b>Total</b>	<b>Total</b>
	<b>Stage 1</b>	<b>Stage 1</b>
	<b>MNT'000</b>	<b>MNT'000</b>
<b>Internal rating grade</b>		
B- to B+ rated	<u>368,688,766</u>	<u>366,319,391</u>

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to mortgage pool receivables with recourse is as follows:

	<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 3</b>	<b>Total</b>
	<b>MNT'000</b>	<b>MNT'000</b>	<b>MNT'000</b>	<b>MNT'000</b>
<b>31 December 2022</b>				
Gross carrying amount as at 1 January	366,319,391	–	–	366,319,391
New assets originated or purchased	57,682,610	–	–	57,682,610
Assets derecognised or repaid	(55,313,235)	–	–	(55,313,235)
At 31 December	<u>368,688,766</u>	<u>–</u>	<u>–</u>	<u>368,688,766</u>
ECL allowance as at 1 January	1,977,815	–	–	1,977,815
New assets originated or purchased	311,437	–	–	311,437
Assets derecognised or repaid	(298,645)	–	–	(298,645)
Impact on ECL on transfers between stages and changes to inputs	349,374	–	–	349,374
At 31 December	<u>2,339,981</u>	<u>–</u>	<u>–</u>	<u>2,339,981</u>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 15. Mortgage pool receivables with recourse (cont'd.)

##### 15.1. Impairment allowance for mortgage pool receivables with recourse (cont'd.)

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2021</b>				
Gross carrying amount as at 1 January	617,926,059	–	7,056,048	624,982,107
New assets originated or purchased	455,677,070	–	–	455,677,070
Assets derecognised or repaid	<u>(707,283,738)</u>	<u>–</u>	<u>(7,056,048)</u>	<u>(714,339,786)</u>
At 31 December	<u>366,319,391</u>	<u>–</u>	<u>–</u>	<u>366,319,391</u>
ECL allowance as at 1 January	8,102,727	–	2,415,680	10,518,407
New assets originated or purchased	5,975,192	–	–	5,975,192
Assets derecognised or repaid	(9,274,454)	–	(2,415,680)	(11,690,134)
Impact on ECL on transfers between stages and changes to inputs	<u>(2,825,650)</u>	<u>–</u>	<u>–</u>	<u>(2,825,650)</u>
At 31 December	<u>1,977,815</u>	<u>–</u>	<u>–</u>	<u>1,977,815</u>

#### 16. Loan receivables with recourse

	2022 MNT'000	2021 MNT'000
Gross loan receivables with recourse	81,348,764	45,610,035
Allowance for impairment losses	<u>(441,857)</u>	<u>(769,955)</u>
Net loan receivables with recourse	<u>80,906,907</u>	<u>44,840,080</u>

Loan receivables with recourse represent consumer loan receivables from individual borrowers and legal entities, purchased from financial institutions.

The Group has the right to request from the respective originator, when any individual loan is overdue more than 90 days, either to replace the defaulted loan with another performing consumer loan with similar terms or to pay immediately in cash an amount equal to the carrying amount of the defaulted loan plus accumulated interest. Thus, similar to mortgage pool receivables with recourse, loan receivables with recourse represent, in substance, loans issued to financial institutions in Mongolia, which are collateralised by the loan receivables of those institutions, as well as by the related assets that are used as collateral, as additional guarantee. All outstanding portfolios are scheduled to mature prior to the end of January 2024 to ensure sufficient liquidity to settle debt securities maturing in February 2024 (see Note 25).

##### 16.1. Impairment allowance for loan receivables with recourse

	2022 MNT'000	2021 MNT'000
At 1 January	769,955	–
Credit loss expense/(reversal) (Note 6)	<u>(328,098)</u>	<u>769,955</u>
At 31 December	<u>441,857</u>	<u>769,955</u>

Details of calculation and policies about ECL allowances are explained in Note 31.2.

The table below shows the credit quality and the maximum exposure to risk based on the Group's internal credit rating system and year-end stage classification. The amounts are represented gross of impairment allowances. Details of the Group's internal rating system are explained in Note 31.2.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 16. Loan receivables with recourse (cont'd.)

##### 16.1 Impairment allowance for loan receivables with recourse (cont'd.)

	<b>2022</b> <b>Total</b> <b>Stage 1</b> <b>MNT'000</b>	<b>2021</b> <b>Total</b> <b>Stage 1</b> <b>MNT'000</b>
<b>Internal rating grade</b>		
B- to B+ rated	81,348,764	45,610,035

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to loan pool receivables with recourse is as follows:

	<b>2022</b> <b>Stage 1</b> <b>MNT'000</b>	<b>2021</b> <b>Stage 1</b> <b>MNT'000</b>
Gross carrying amount as at 1 January	45,610,035	–
New assets originated or purchased	112,135,115	63,439,859
Assets derecognised or repaid	(76,396,386)	(17,829,824)
At 31 December	81,348,764	45,610,035
ECL allowance as at 1 January	769,955	–
New assets originated or purchased	1,892,982	1,070,945
Assets derecognised or repaid	(1,289,667)	(300,990)
Impact on ECL on transfers between stages and changes to inputs	(931,413)	–
At 31 December	441,857	769,955

#### 17. Purchased mortgage pool receivables

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
Gross purchased mortgage pool receivables	3,439,632,348	2,912,890,399
Allowance for impairment losses	(7,470,119)	(11,540,602)
Net purchased mortgage pool receivables	3,432,162,229	2,901,349,797

Purchased mortgage pool receivables represent mortgage loan receivables due from individual borrowers, purchased from Mongolian commercial banks, most of whom are shareholders of the Group. All significant risks and rewards related to these mortgage loans, including the rights to the related collateral, are fully transferred to the Group at acquisition of the mortgage pools.

The Group performs a credit quality analysis of the individual mortgage loans on each mortgage pool acquired. For credit risk policies and disclosures, please refer to Note 31.2.

##### 17.1. Impairment allowance for purchased mortgage pool receivables

	<b>2022</b> <b>MNT'000</b>	<b>2021</b> <b>MNT'000</b>
At 1 January	11,540,602	18,573,718
Credit loss reversal (Note 6)	(4,070,483)	(7,033,116)
At 31 December	7,470,119	11,540,602

The table below shows the credit quality and the maximum exposure to risk based on the Group's internal credit rating system and year-end stage classification. The amounts are represented gross of impairment allowances. Details of the Group's internal rating system are explained in Note 31.2.

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**17. Purchased mortgage pool receivables (cont'd.)**
**17.1 Impairment allowance for purchased mortgage pool receivables (cont'd.)**

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2022</b>				
<b>Internal rating grade</b>				
Performing mortgages	3,330,521,074	85,124,876	–	3,415,645,950
Mortgages in arrears	–	2,468,276	–	2,468,276
Non-performing mortgages				
Substandard mortgages	–	–	2,358,402	2,358,402
Doubtful mortgages	–	–	1,946,638	1,946,638
Bad mortgages	–	–	17,213,082	17,213,082
	<u>–</u>	<u>–</u>	<u>21,518,122</u>	<u>21,518,122</u>
<b>Total</b>	<u><u>3,330,521,074</u></u>	<u><u>87,593,152</u></u>	<u><u>21,518,122</u></u>	<u><u>3,439,632,348</u></u>
<b>31 December 2021</b>				
<b>Internal rating grade</b>				
Performing mortgages	2,695,434,222	162,172,845	–	2,857,607,067
Mortgages in arrears	–	2,784,979	–	2,784,979
Non-performing mortgages				
Substandard mortgages	–	–	5,260,874	5,260,874
Doubtful mortgages	–	–	5,762,457	5,762,457
Bad mortgages	–	–	41,475,022	41,475,022
	<u>–</u>	<u>–</u>	<u>52,498,353</u>	<u>52,498,353</u>
<b>Total</b>	<u><u>2,695,434,222</u></u>	<u><u>164,957,824</u></u>	<u><u>52,498,353</u></u>	<u><u>2,912,890,399</u></u>

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to purchased mortgage pool receivables is as follows:

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2022</b>				
Gross carrying amount as at 1 January				
	2,695,434,222	164,957,824	52,498,353	2,912,890,399
New assets originated or purchased				
	691,023,358	–	–	691,023,358
Assets derecognised or repaid				
	(242,271,689)	(13,048,041)	(5,123,685)	(260,443,415)
Effect of modification				
	89,975,416	4,800,115	1,386,475	96,162,006
Transfer to Stage 1				
	178,109,573	(149,094,635)	(29,014,938)	–
Transfer to Stage 2				
	(78,748,893)	81,530,137	(2,781,244)	–
Transfer to Stage 3				
	(3,000,913)	(1,552,248)	4,553,161	–
At 31 December	<u><u>3,330,521,074</u></u>	<u><u>87,593,152</u></u>	<u><u>21,518,122</u></u>	<u><u>3,439,632,348</u></u>
ECL allowance as at 1 January				
	2,288,823	6,696,926	2,554,853	11,540,602
New assets originated or purchased				
	507,479	–	–	507,479
Assets derecognised or repaid				
	(183,999)	(447,747)	(207,227)	(838,973)
Transfer to Stage 1				
	7,493,230	(6,062,324)	(1,430,906)	–
Transfer to Stage 2				
	(24,095)	160,447	(136,352)	–
Transfer to Stage 3				
	(7,078)	(55,056)	62,134	–
Impact on ECL on transfers between stages and changes to inputs				
	(5,971,767)	1,913,797	318,981	(3,738,989)
At 31 December	<u><u>4,102,593</u></u>	<u><u>2,206,043</u></u>	<u><u>1,161,483</u></u>	<u><u>7,470,119</u></u>

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**17. Purchased mortgage pool receivables (cont'd.)**
**17.1 Impairment allowance for purchased mortgage pool receivables (cont'd.)**

	Stage 1 MNT'000	Stage 2 MNT'000	Stage 3 MNT'000	Total MNT'000
<b>31 December 2021</b>				
Gross carrying amount as at 1 January	2,436,397,148	384,743,031	51,966,953	2,873,107,132
New assets originated or purchased	428,722,903	–	–	428,722,903
Assets derecognised or repaid	(337,091,234)	(36,604,697)	(7,097,384)	(380,793,315)
Effect of modification	(14,978,880)	7,121,131	(288,572)	(8,146,321)
Transfer to Stage 1	257,043,204	(242,952,670)	(14,090,534)	–
Transfer to Stage 2	(56,780,252)	67,836,189	(11,055,937)	–
Transfer to Stage 3	(17,878,667)	(15,185,160)	33,063,827	–
At 31 December	<u>2,695,434,222</u>	<u>164,957,824</u>	<u>52,498,353</u>	<u>2,912,890,399</u>
ECL allowance as at 1 January				
	1,281,168	13,742,949	3,549,601	18,573,718
New assets originated or purchased	178,819	–	–	178,819
Assets derecognised or repaid	(133,447)	(1,003,378)	(296,388)	(1,433,213)
Transfer to stage 1	9,851,777	(8,825,473)	(1,026,304)	–
Transfer to stage 2	(15,409)	815,052	(799,643)	–
Transfer to stage 3	(25,045)	(530,503)	555,548	–
Impact on ECL on transfers between stages and changes to inputs	(8,849,040)	2,498,279	572,039	(5,778,722)
At 31 December	<u>2,288,823</u>	<u>6,696,926</u>	<u>2,554,853</u>	<u>11,540,602</u>

**18. Financial assets at fair value through profit or loss**

	2022 MNT'000	2021 MNT'000
Fair value as at 1 January	145,499,187	140,997,079
Redeemed	(5,450,000)	–
Net gain/(loss) from change in fair value through profit or loss	(2,629,610)	4,502,108
Fair value as at 31 December	<u>137,419,577</u>	<u>145,499,187</u>

**Investment in preference shares**

On 7 December 2020, the Group purchased 30,000 preference shares of TDB Capital LLC, a shareholder of Trade and Development Bank of Mongolia (“TDB”), with a par value of MNT 5 million per share for a total consideration of MNT 150 billion. The preference shares have an annual dividend rate of the BoM policy rate plus 1 percent.

During 2022, it was agreed that TDB Capital LLC would repurchase all preference shares back with the accrued dividend in three instalments with principal amount of MNT 35 billion in December 2023, MNT 45 billion in December 2024 and MNT 70 billion in December 2025. On 30 December 2022, TDB Capital LLC repurchased 1,090 preference shares for MNT 5.45 billion, ahead of the repayment schedule (see Note 30).

Management classified the investment in preference shares as a financial asset at FVPL.

For the fair value disclosure of financial assets at FVPL, please refer to Note 33.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 19. Derivative financial instruments

On 14 January 2022, the Group extended its cross-currency swap agreement entered with a commercial bank, which was due to mature in February 2022, to manage the risk of variability of cash flows denominated in USD from its Senior Notes issued on the international market in February 2021 (see Notes 25 and 30). The agreement has a notional amount of USD 196 million or MNT 515,730 million and has a maturity of two years, with interest payable quarterly beginning 14 April 2022 to 14 January 2024 on a net basis.

The table below shows the fair value of derivative financial instruments recorded as assets together with their notional amounts. The notional amount, recorded gross, is the amount of a derivative's underlying asset, reference rate or index and is the basis upon which changes in the value of derivatives are measured. The notional amounts indicate the volume of transactions outstanding at the year end and are indicative of neither the market risk nor the credit risk.

For the fair value disclosure of derivative financial instruments, please refer to Note 33.

	Notional amount MNT'000	Fair value of assets	
		2022 MNT'000	2021 MNT'000
<b>Derivatives</b>			
Cross currency swaps	515,730,880	160,885,601	66,638,901
		<b>2022 MNT'000</b>	<b>2021 MNT'000</b>
Fair value as at 1 January		66,638,901	82,581,091
Net gain/(loss) on change in fair value of derivative financial instruments		115,877,409	(15,942,190)
Realized gain from maturity of derivative financial instruments		(21,630,709)	–
Fair value as at 31 December		160,885,601	66,638,901

Interest earned or incurred on derivative financial instruments is accrued in interest income or interest expense (disclosed at net, see Note 4), respectively, and received or paid at the net amount between the contractual rates every quarter from 14 April 2022 to 14 January 2024. The reconciliation of interest payable or interest receivable is as shown below:

	2022 MNT'000	2021 MNT'000
Interest payable at 1 January	2,148,019	5,880,842
Net interest accrued (Note 4)	5,811,621	11,448,055
Net interest paid	(10,984,201)	(15,180,878)
Interest payable/(receivable) at 31 December	(3,024,561)	2,148,019

The table below sets out the fair value, at the end of the reporting period, of currencies receivable or payable under the foreign exchange swap contract entered into by the Group. The table reflects gross positions before the netting of any counterparty positions (and payments) and covers the contracts with settlement dates after the end of the respective reporting period. Derivatives have potentially favourable (assets) or unfavourable (liabilities) conditions as a result of fluctuations in market interest rates, foreign exchange rates or other variables relative to their terms. The aggregate fair values of derivative financial assets and liabilities can fluctuate significantly from time to time:

	2022 MNT'000	2021 MNT'000
Fair value of swap:		
- USD receivable on settlement (+)	680,869,463	843,343,151
- MNT payable on settlement (-)	(519,983,862)	(776,704,250)
Net fair value of swap	160,885,601	66,638,901

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### Notes to the Consolidated Financial Statements – 31 December 2022

#### 20. Other assets

	2022 MNT'000	2021 MNT'000
<b>Financial assets</b>		
Interest receivable on cross-currency swap	3,024,561	–
Other receivables	34,397,923	9,673,011
Less: Allowance for other receivables	(13,778,400)	–
	<u>23,644,084</u>	<u>9,673,011</u>
<b>Non-financial assets</b>		
Prepayments	1,143,187	16,710,008
Foreclosed properties	200,014	759,650
Consumables and office supplies	371,439	118,474
Value-added tax receivables	3,244,665	2,919,199
	<u>4,959,305</u>	<u>20,507,331</u>
	<u>28,603,389</u>	<u>30,180,342</u>

Included in other receivables as at 31 December 2022 is accrued interest on preference shares held in TDB Capital LLC of MNT 20,391,085 thousand (2021: MNT 9,203,412 thousand) (see Note 30); these long-term receivables have been discounted to net present value for the effects of the time value of money resulting in a discount on other receivables of MNT 3,705,187 thousand (2021: MNT 1,613,028 thousand) (see Note 10).

As at 31 December 2021, included in prepayment was MNT 13,778,400 thousand that had been prepaid to a third party, for consulting services in advising on potential fund-raising activities within the following two years in February 2021 with the condition that the amount would be refunded if the fund raising activity was unsuccessful.

During 2022, the management assessed that receiving such service would be unlikely to be successful due to market conditions and hence reclassified the amount as receivable as per the contract. As at 31 December 2022, the management assessed the recoverability of this receivables and provided for it (see Note 6).

#### 21. Property and equipment

	Premises MNT'000	Furniture and equipment MNT'000	Computers MNT'000	Vehicles MNT'000	Total MNT'000
<b>At 31 December 2022</b>					
<b>At cost</b>					
At 1 January 2022	37,347,699	688,074	947,542	926,500	39,909,815
Additions	–	374,394	228,076	278,000	880,470
Write-off (Note 10)	–	(3,200)	(48,882)	–	(52,082)
Disposal	–	(5,024)	(25,186)	(75,000)	(105,210)
Reclassification	–	–	–	–	–
At 31 December 2022	<u>37,347,699</u>	<u>1,054,244</u>	<u>1,101,550</u>	<u>1,129,500</u>	<u>40,632,993</u>
<b>Accumulated depreciation</b>					
At 1 January 2022	1,016,863	128,074	738,580	316,624	2,200,141
Charge for the year (Note 9)	1,493,908	91,802	216,660	109,196	1,911,566
Write-off (Note 10)	–	(2,440)	(48,882)	–	(51,322)
Disposal	–	(3,181)	(24,777)	(16,856)	(44,814)
At 31 December 2022	<u>2,510,771</u>	<u>214,255</u>	<u>881,581</u>	<u>408,964</u>	<u>4,015,571</u>
<b>Net carrying amount</b>	<u>34,836,928</u>	<u>839,989</u>	<u>219,969</u>	<u>720,536</u>	<u>36,617,422</u>

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**Notes to the Consolidated Financial Statements – 31 December 2022**
**21. Property and equipment (cont'd.)**

	Premises	Furniture and equipment	Computers	Vehicles	Total
	MNT'000	MNT'000	MNT'000	MNT'000	MNT'000
<b>At 31 December 2021</b>					
<b>At cost</b>					
At 1 January 2021	34,621,338	799,772	847,762	1,013,303	37,282,175
Additions	36,843,266	254,347	210,897	109,600	37,418,110
Write-off (Note 10)	–	(147,232)	(12,356)	–	(159,588)
Disposal	(34,116,905)	(217,107)	(100,467)	(196,403)	(34,630,882)
Reclassification	–	(1,706)	1,706	–	–
At 31 December 2021	<u>37,347,699</u>	<u>688,074</u>	<u>947,542</u>	<u>926,500</u>	<u>39,909,815</u>
<b>Accumulated depreciation</b>					
At 1 January 2021	3,823,455	209,689	596,541	298,867	4,928,552
Charge for the year (Note 9)	1,308,677	64,532	233,117	94,759	1,701,085
Write-off (Note 10)	–	(143,811)	(12,356)	–	(156,167)
Disposal	(4,115,269)	(2,336)	(78,722)	(77,002)	(4,273,329)
At 31 December 2021	<u>1,016,863</u>	<u>128,074</u>	<u>738,580</u>	<u>316,624</u>	<u>2,200,141</u>
<b>Net carrying amount</b>	<u><u>36,330,836</u></u>	<u><u>560,000</u></u>	<u><u>208,962</u></u>	<u><u>609,876</u></u>	<u><u>37,709,674</u></u>

In 2021, the Group exchanged premises with a net carrying amount of MNT 30,001,636 thousand with TDB in exchange for premises valued at MNT 32,435,539 thousand and additional non-cash consideration of MNT 122,426 thousand, resulting in a gain on disposal of MNT 2,556,329 thousand. During the year, the Group sold vehicles with a net carrying amount of MNT 60,396 thousand for a cash consideration of MNT 49,525 thousand, resulting in a loss of MNT 10,871 thousand. The losses on these disposals were recognised as part of other expenses in the statement of profit or loss (see Note 10).

As at 31 December 2022, premises with carrying amount of MNT 34,519,719 thousand (2021: MNT 35,993,449 thousand) are collateralised for borrowed funds (see Note 24).

**22. Intangible assets**

	Computer software	
	2022	2021
	MNT'000	MNT'000
<b>Cost</b>		
At 1 January	649,310	611,518
Additions	232,318	139,639
Write-off	(100,807)	(101,847)
At 31 December	<u>780,821</u>	<u>649,310</u>
<b>Accumulated amortisation</b>		
At 1 January	447,477	411,322
Charge for the year (Note 9)	186,155	138,002
Write-off	(100,807)	(101,847)
At 31 December	<u>532,825</u>	<u>447,477</u>
<b>Net carrying amount</b>	<u><u>247,996</u></u>	<u><u>201,833</u></u>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 23. Other liabilities

	2022 MNT'000	2021 MNT'000
<b>Financial liabilities</b>		
Other payables	7,626,775	6,243,788
Interest payable on cross-currency swap	–	2,148,019
	<u>7,626,775</u>	<u>8,391,807</u>
<b>Non-financial liabilities</b>		
Withholding tax payable	1,671,746	1,858,656
VAT payable	35,047	2,944,266
	<u>1,706,793</u>	<u>4,802,922</u>
	<u>9,333,568</u>	<u>13,194,729</u>

Included in other payables are loan service fee payables to the banks for the collection of the mortgage pool receivables. Loan service fees are normally settled to the banks with the next quarterly coupon payment of the RMBS (see Note 26).

#### 24. Borrowed funds

	2022 MNT'000	2021 MNT'000
TDB	10,026,377	15,451,856
Golomt Bank LLC (“Golomt”)	26,130,137	26,130,137
	<u>36,156,514</u>	<u>41,581,993</u>

#### TDB:

- (a) On 17 May 2018, the Group entered into a loan agreement with TDB of MNT 11.4 billion to finance its purchase of an office space on Peace Avenue which was held for collateral. In 2021, the Group sold the office and swapped it for another office space adjacent to Sukhbaatar Square with TDB, and the loan collateral agreement was amended to register the newly purchased office as collateral on the loan. The loan bears an interest rate of 14.4% per annum and the loan principal is repayable monthly beginning from 17 May 2018 to 17 May 2033. The outstanding borrowings amounted to MNT 10,026,377 thousand and MNT 10,415,691 thousand at 31 December 2022 and 2021, respectively.
- (b) On 8 January 2022, the Group fully settled its loan of MNT 5 billion, obtained from TDB on 8 January 2019 to finance its working capital.

#### Golomt:

The Group obtained a loan of MNT 25 billion from Golomt on 11 December 2018 to finance its investing activities. The loan bears an interest rate of 10.0% per annum and the interest is repayable semi-annually beginning from 20 July 2019 to 20 January 2024, while the principal is repayable in full on 20 January 2024. The loan is secured by gross mortgage pool receivables with recourse of MNT 30 billion and cash in a current account held with Golomt (see Note 30).

#### 25. Debt securities

	2022 MNT'000	2021 MNT'000
Debt securities at amortised cost	819,963,304	1,004,976,075

#### International capital market

On 8 February 2021, the Group issued senior notes (“2024 Notes”) with nominal value of USD 250 million on the international capital market to refinance its senior notes issued on the same market in 2019. The 2024 Notes are due to mature on 8 February 2024 and bear an interest of 8.85% per annum payable semi-annually in arrears starting from 8 August 2021 to 8 February 2024. The bond is unconditionally and irrevocably guaranteed by the Company. Qualifying transaction costs are capitalised and amortised over the life of the financial instruments using EIR.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 25. Debt securities (cont'd.)

On 29 January 2022, the Group made the principal payment of USD 87,631,000 and coupon payment of USD 4,272,011 of its notes issued in 2019 (“2022 Notes”) and settled their debt as per schedule.

During 2022, the Group repurchased a portion of its 2024 Notes in a principal amount of USD 17,191,000, resulting in a gain on repurchase of debt securities amounting to MNT 9,128,089 thousand (see Note 10). Subsequently, the Group repurchased a portion of the 2024 Notes in principal amount of USD 4.1 million and USD 1.83 million on 10 January 2023 and 12 January 2023, respectively (see Note 35).

The 2024 Notes had an outstanding balance of USD 228,809,000 (2021: USD 246,000,000) as at 31 December 2022.

Proceeds from the 2024 Notes may only be used to refinance its previous 2022 Notes and any remaining net proceeds to purchase mortgages with recourse, repay any remaining outstanding notes at maturity, and for general corporate purposes.

#### *OTC market*

On 28 December 2021, the Group issued a USD 12 million bond on the local over-the-counter market. The debt securities bear an interest rate of 6.8% per annum, with interest payable semi-annually and principal payable upon maturity in three years. Qualifying transaction costs are capitalised and amortised over the life of the financial instruments using EIR.

Between June and December 2022, the Group repurchased a portion of its issued bond in a principal amount of USD 9,955,000, of which USD 1,168,200 were sold back to third parties. The repurchase resulted in a loss on repurchase of debt securities amounting to MNT 229,990 thousand (see Note 10). As of 31 December 2022, the outstanding balance of the bond is USD 3,213,200 (2021: USD 12,000,000).

#### 26. Collateralised bonds

	Interest rate	2022 MNT'000	2021 MNT'000
Senior bonds	4.50%	1,890,716,166	2,069,291,847
Senior bonds I	1.00%	522,538,663	178,982,108
Senior bonds II	4.50%	325,585,305	287,875,579
Senior bonds III	13.00%	71,667,061	56,170,330
Senior bonds II	9.00%	247,157,420	64,200,980
Junior bonds	10.50%	512,333,105	477,232,799
Junior bonds	9.00%	78,485,605	7,641,946
		<u>3,648,483,325</u>	<u>3,141,395,589</u>

The senior and junior bonds as at 31 December 2022 and 31 December 2021 represent bonds issued by the SPCs upon their mortgage pool purchases under the RMBS program of the Government of Mongolia. Starting with the twenty-second issuance of RMBS, senior bonds were offered in three tranches: senior bonds I issued to the MoF, senior bonds II issued to the BoM, and senior bonds III issued to commercial banks, while prior to this change, all senior bonds were issued to the BoM and the MoF. Junior bonds are solely issued to commercial banks. The bonds are collateralised by the purchased mortgage pool receivables (see Note 17).

The principal payments of the senior bonds are payable on a quarterly basis and are equal to the quarterly principal repayment received from the purchased mortgage pool receivables acquired under the RMBS program. The principal of the junior bonds will only be redeemed after the full redemption of the principal of the senior bonds and the payments to junior bond holders are subordinate in right of payment and priority to the senior bonds.

The bonds are not publicly traded on an active market (such as the stock exchange) but are sold directly to commercial banks.

#### *Covid-19 impact*

In conjunction with the mortgage principal and interest repayment deferral program as noted in Note 8, MIK Asset Ten SPC LLC to MIK Asset Thirty-One SPC LLC were given the option by the BoM and the MoF to defer the coupon payments due to them on the senior RMBS up to 31 December 2022 if they did not have the ability to pay, given that the entities have been making the coupon payments per schedule since the commencement of the deferral program and have started to exhaust their reserves. All other principal and coupon payments are to be made per schedule.

During the year, all of the aforementioned SPC exercised the option to defer coupon payments of MNT 56.4 billion (2021: 13.7 billion) on the senior bonds held by the BoM and the MoF due to their inability to pay.

The BoM and the MoF have also given the option to MIK Asset One SPC LLC to MIK Asset Nine SPC LLC to continue to accrue interest on the senior bonds held by them but to pay at a later date.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 27. Ordinary shares

The Company is a joint stock company established under the Company Law of Mongolia and listed on the Mongolian Stock Exchange on 24 December 2015. The total authorised share capital of the Company represents 30,000,000 ordinary shares (2021: 30,000,000) with nominal value of MNT 1,000 per share.

The movement in number of shares and amount of share capital during the years ended 31 December 2022 and 31 December 2021 are as follows:

	Number of outstanding shares of MNT 1,000 each	Issued ordinary shares MNT'000	Share premium MNT'000
<b>At 1 January/31 December 2021 and 1 January/31 December 2022</b>	20,709,320	20,709,320	52,225,115

There were 5,462,429 shares held as treasury shares as at 31 December 2022 (2021: 5,462,429 shares). Excluding these shares, the total number of issued shares as at 31 December 2022 was 15,246,891 shares (2021: 15,246,891 shares). All issued ordinary shares are fully paid. Each ordinary share carries one vote.

There were no dividends declared to its shareholders during the years ended 31 December 2022 and 31 December 2021.

Financial and operating policy decisions, including strategic decisions, are made at the meetings of the Board of Directors (“BOD”). The members of the BOD are appointed at the Shareholders’ Meeting. As of 31 December 2022 and 2021, each shareholder that has more than 1% of total shares of the Group, has the ability to nominate one member to the BOD, which consists of 9 members, including 3 independent members, one representative of the BoM and representatives of the commercial banks and state-owned banks. In addition, all bank shareholders have material transactions with the Group during 2022 and participated in the policy making procedures.

The shareholders of the Group as of 31 December 2022 and 31 December 2021 and percentages of ownership are as follows:

	2022 MNT'000	2021 MNT'000
CNB Consulting LLC	12.59%	12.59%
Asia Diversified Real Estate Fund One Private Investment Fund	11.16%	11.16%
TDB	10.00%	10.00%
TDB Capital LLC /formerly United Banking Corporation LLC/	5.95%	5.95%
TDB Securities LLC /formerly TDB Capital LLC/	5.30%	5.30%
Golomt	4.94%	4.94%
CEC Group	2.36%	2.36%
Khan Bank LLC	1.02%	1.02%
XacBank LLC	1.02%	1.02%
Capitron Bank LLC	1.02%	1.02%
Nexus Finance Investment NBFILLC	0.57%	0.63%
Chinggis Khaan Bank LLC	0.30%	0.30%
Others	0.16%	0.10%
<b>Total private sector share</b>	56.39%	56.39%
Development Bank of Mongolia	14.88%	14.88%
State Bank LLC	2.35%	2.35%
<b>Total state shares</b>	17.23%	17.23%
Treasury shares	26.38%	26.38%
<b>Total</b>	100.00%	100.00%

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 28. Contingent liabilities and commitments

##### Legal claims

Litigation is a common occurrence in the financial services industry due to the nature of the business. The Group has an established protocol for dealing with such legal claims. Once professional advice has been obtained and the amount of damages can be reasonably estimated, the Group makes adjustments to account for any adverse effects which the claim may have on its financial standing. At the year end, the Group had no significant outstanding litigation.

##### Assets pledged and restricted

RMBS issued by the Group are fully collateralised by the purchased mortgage pool receivables. See Note 17 for the gross amount of the mortgage pool receivables pledged as collateral for the RMBS and the related liabilities are disclosed in Note 26.

#### 29. Maturity analysis of assets and liabilities

The table shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. See Note 31.3 'Liquidity risk' for the Group's contractual undiscounted repayment obligations.

	Less than 12 months MNT'000	More than 12 months MNT'000	Total MNT'000
<b>At 31 December 2022</b>			
<b>Financial assets</b>			
Cash and bank balances	117,448,513	–	117,448,513
Debt instrument at amortised cost	152,256,901	27,623,403	179,880,304
Mortgage pool receivables with recourse	176,895,785	189,453,000	366,348,785
Loan receivables with recourse	31,948,681	48,958,226	80,906,907
Purchased mortgage pool receivables	161,495,910	3,270,666,319	3,432,162,229
Financial investments at fair value through profit or loss	31,750,982	105,668,595	137,419,577
Derivative financial instruments	–	160,885,601	160,885,601
Other assets	23,644,084	–	23,644,084
	<u>695,440,856</u>	<u>3,803,255,144</u>	<u>4,498,696,000</u>
<b>Non-financial assets</b>			
Property and equipment	–	36,617,422	36,617,422
Intangible assets	–	247,996	247,996
Income tax prepayment	1,318,076	–	1,318,076
Other assets	4,817,625	141,680	4,959,305
Deferred tax asset	–	12,883,280	12,883,280
	<u>6,135,701</u>	<u>49,890,378</u>	<u>56,026,079</u>
<b>Total</b>	<u>701,576,557</u>	<u>3,853,145,522</u>	<u>4,554,722,079</u>
<b>Financial liabilities</b>			
Borrowed funds	1,216,412	34,940,102	36,156,514
Debt securities issued	18,543,686	801,419,618	819,963,304
Collateralised bonds	335,786,225	3,312,697,100	3,648,483,325
Other liabilities	7,626,775	–	7,626,775
	<u>363,173,098</u>	<u>4,149,056,820</u>	<u>4,512,229,918</u>
<b>Non-financial liabilities</b>			
Other liabilities	1,706,793	–	1,706,793
Income tax payable	56,256	–	56,256
Deferred tax liability	–	30,578,976	30,578,976
	<u>1,763,049</u>	<u>30,578,976</u>	<u>32,342,025</u>
<b>Total</b>	<u>364,936,148</u>	<u>4,179,635,796</u>	<u>4,544,571,943</u>
<b>Net</b>	<u>336,640,409</u>	<u>(326,490,273)</u>	<u>10,150,136</u>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 29. Maturity analysis of assets and liabilities (cont'd.)

	Less than 12 months MNT'000	More than 12 months MNT'000	Total MNT'000
<b>At 31 December 2021</b>			
<b>Financial assets</b>			
Cash and bank balances	549,768,931	51,878	549,820,809
Debt instrument at amortised cost	9,094,330	71,672,649	80,766,979
Mortgage pool receivables with recourse	55,235,727	309,105,849	364,341,576
Loan receivables with recourse	30,043,455	14,796,625	44,840,080
Purchased mortgage pool receivables	76,069,571	2,825,280,226	2,901,349,797
Financial investments at fair value through profit or loss	–	145,499,187	145,499,187
Derivative financial instruments	66,638,901	–	66,638,901
Other assets	469,599	9,203,412	9,673,011
	<u>787,320,514</u>	<u>3,375,609,826</u>	<u>4,162,930,340</u>
<b>Non-financial assets</b>			
Property and equipment	–	37,709,674	37,709,674
Intangible assets	–	201,833	201,833
Income tax prepayment	1,566,195	–	1,566,195
Other assets	20,507,331	–	20,507,331
Deferred tax asset	–	3,009,508	3,009,508
	<u>22,073,526</u>	<u>40,921,015</u>	<u>62,994,541</u>
<b>Total</b>	<u>809,394,040</u>	<u>3,416,530,841</u>	<u>4,225,924,881</u>
<b>Financial liabilities</b>			
Borrowed funds	6,641,891	34,940,102	41,581,993
Debt securities issued	286,698,844	718,277,231	1,004,976,075
Collateralised bonds	168,911,960	2,972,483,629	3,141,395,589
Other liabilities	11,336,073	–	11,336,073
	<u>473,588,768</u>	<u>3,725,700,962</u>	<u>4,199,289,730</u>
<b>Non-financial liabilities</b>			
Other liabilities	1,858,656	–	1,858,656
Income tax payable	25,875	–	25,875
Deferred tax liability	–	20,604,092	20,604,092
	<u>1,884,531</u>	<u>20,604,092</u>	<u>22,488,623</u>
<b>Total</b>	<u>475,473,299</u>	<u>3,746,305,054</u>	<u>4,221,778,353</u>
<b>Net</b>	<u>333,920,741</u>	<u>(329,774,213)</u>	<u>4,146,528</u>

#### 30. Related party disclosures

A number of transactions were entered into by the Group with related parties in the course of business. As all shareholders have the right to appoint a director, management considers them to be related parties.

##### Investment in preference shares from shareholder of related party

On 7 December 2020, the Group purchased 30,000 preference shares of TDB Capital LLC, a shareholder of TDB, with a par value of MNT 5 million per share for a total consideration of MNT 150 billion. The preference shares have an annual dividend rate of the BoM policy rate plus 1 percent.

During 2022, it was agreed that TDB Capital LLC would repurchase all preference shares back with the accrued dividend in three instalments with principal amount of MNT 35 billion in December 2023, MNT 45 billion in December 2024 and MNT 70 billion in December 2025. On 30 December 2022, TDB Capital LLC repurchased 1,090 preference shares for MNT 5.45 billion, before the repayment schedule (see Note 18).

Accrued interest on preference shares held in TDB Capital LLC amounted to MNT 20,391,085 thousand (2021: MNT 9,203,412 thousand as at 31 December 2022 (see Note 20).

**30. Related party disclosures (cont'd.)****Loans from/to shareholder of related party**

The Group obtained a loan of MNT 25 billion from Golomt on 11 December 2018 with an interest rate of 10.0% per annum, with interest repayable semi-annually beginning from 20 July 2019 to 20 January 2024 and principal repayable in full on 20 January 2024. The loan is secured by gross mortgage pool receivables with recourse of MNT 30 billion and cash in current accounts held with Golomt (see Note 24).

On 11 December 2018, the Group purchased through MIK HFC and SPCs loan notes from Bodi, a shareholder of Golomt, for MNT 25.0 billion and MNT 20.0 billion, respectively. The loan notes bear an interest rate of 12.2% per annum, with interest repayable semi-annually beginning from 20 July 2019 to 20 July 2023 and principal repayable in three instalments beginning from 20 January 2023 to 12 December 2023 (see Note 14). Golomt holds 4.95% shares of the Group as of 31 December 2022 (31 December 2021: 4.95%).

**Investments in related parties***QSC LLC*

On 20 March 2020, the Group invested in MNT 45 billion loan notes bearing 13% interest per annum issued by QSC LLC, related party of a board member of the Group. On 28 June 2021, when the outstanding balance on the loan notes was MNT 35 billion, the initial contract maturity of 20 July 2021 was extended until 28 June 2024, with an amended interest rate of the BoM policy rate plus 2% per annum. On 28 December 2022, the contract is further amended to change the maturity date to 28 December 2023. Per contract, principal and interest payments are to be made on the maturity date (see Note 14).

As of 31 December 2022, the Group has provided an allowance for expected credit losses for the loan notes from QSC LLC of MNT 9.15 billion (2021: MNT 8.07 billion) (see Note 14).

*Globull Investment and Development PTE Ltd*

On 1 July 2022, the Group purchased 2,500 secured callable bonds from Globull Investment and Development PTE Ltd, "Issuer", a parent company of TDB, bearing an interest rate of 12% per annum with a par value of USD 10,000 each for a consideration of USD 25 million. The bonds are due to mature in 12 months, with interest payable semi-annually and principal payable due on the maturity. The bonds are secured by any encumbrances or other security created by the obligations of the Issuer, including but not limited to all the shares of the Issuer up to the value of the outstanding bond (see Note 14).

*TDB Leasing LLC*

On 25 March 2021, the Group purchased 1,000 loan notes from TDB Leasing LLC, a subsidiary of the Group's shareholder, for MNT 1 billion. The notes have an interest rate of 15% per annum and are due to mature on 26 March 2023, with interest repayable semi-annually and principal repayable at maturity.

On 3 May 2022, the Group purchased 2,000 loan notes which bears an interest rate of 13.2% per annum for MNT 2 billion, together with its accrued interest of MNT 115,726 thousand from the secondary market. The loan notes were closed before maturity in 24 months, on 4 October 2022.

On 20 October 2022, the Group purchased additional 4,500 loan notes with a par value of MNT 1 billion for MNT 4.471 billion, together with its accrued interest of MNT 214,816 thousand from the secondary market. The notes have an interest rate of 14.4% percent per annum, with interest payable semi-annually and principal payable due on the maturity. The loan notes are due to mature on 21 June 2023 (see Note 14).

**Borrowed funds**

On 17 May 2018, the Group entered into a loan agreement with TDB of MNT 11.4 billion with an interest rate of 14.4% per annum. The loan principal and interest are repayable monthly beginning from 17 May 2018 to 17 May 2033. On 8 January 2022, the Group fully settled its loan of MNT 5 billion, obtained from TDB on 8 January 2019 to finance its working capital (see Note 24).

**Swap arrangement with related party**

On 14 January 2022, the Group extended its cross-currency swap agreement entered with TDB, which was due to mature in February 2022, to manage the risk of variability of cash flows denominated in USD from its Senior Notes issued on the international market in February 2021 (see Note 25). The agreement has a notional amount of USD 196 million or MNT 515,730 million and has a maturity of two years, with interest payable quarterly beginning 14 April 2022 to 14 January 2024 on a net basis.

**MIK HOLDING JSC AND ITS SUBSIDIARIES**
**Notes to the Consolidated Financial Statements – 31 December 2022**
**30. Related party disclosures (cont'd.)**
**Other payables**

Other payables include loan service fee payable to the banks for the collection of the purchased mortgage pool receivables as follows:

	2022 MNT'000	2021 MNT'000
TDB	882,788	1,151,774
Khan Bank LLC	677,840	848,577
XacBank LLC	258,470	403,686
Golomt	632,199	907,981
Capitron Bank LLC	47,517	46,666
State Bank LLC	266,850	328,757
<b>Total</b>	<u>2,765,664</u>	<u>3,687,441</u>

Loan service fees are normally settled with the banks with the next quarterly coupon payment of the RMBS.

**Compensation to key management personnel**

	2022 MNT'000	2021 MNT'000
Short-term employee benefits		
Salaries, incentives and allowances	2,292,292	2,894,964
Contribution to social and health fund	280,483	313,902
	<u>2,572,775</u>	<u>3,208,866</u>

As at 31 December 2022, the Group has the following balances and transactions with related parties:

	<b>Mortgage pool portfolio</b>						
	<b>Purchase of mortgage pool</b>		<b>Outstanding balance*</b>		<b>Interest income from mortgage pool*</b>		<b>Loan service fee</b>
	<b>with recourse</b>	<b>without recourse**</b>	<b>with recourse</b>	<b>without recourse</b>	<b>with recourse</b>	<b>without recourse</b>	
MNT'000	MNT'000	MNT'000	MNT'000	MNT'000	MNT'000		
<b>As at 31 December 2022</b>							
TDB	–	191,776,365	158,847,086	1,024,044,585	23,535,705	70,919,065	1,998,094
Khan Bank LLC	–	173,674,753	–	821,808,882	–	55,884,673	1,556,159
Xac Bank LLC	–	48,474,749	–	306,745,292	–	21,599,634	570,313
Golomt	–	60,875,148	456,330	729,183,052	94,510	54,158,546	1,614,409
Capitron Bank LLC	11,447,708	35,969,351	9,833,427	83,305,670	1,107,932	4,987,317	118,142
State Bank LLC	–	138,369,709	235,387	415,591,447	42,942	25,803,113	617,000
TDB Leasing LLC	–	–	199,316,536	–	21,453,813	–	522,006
<b>Total</b>	<u>11,447,708</u>	<u>649,140,075</u>	<u>368,688,766</u>	<u>3,380,678,928</u>	<u>46,234,902</u>	<u>234,352,348</u>	<u>6,996,123</u>
<b>As at 31 December 2021</b>							
TDB	199,683,264	102,858,681	200,666,576	873,251,208	80,087,707	66,824,396	2,791,768
Khan Bank LLC	–	73,968,370	–	680,422,665	–	55,481,762	2,172,755
Xac Bank LLC	–	42,109,501	–	269,390,355	–	20,147,670	820,110
Golomt	–	68,606,343	735,305	702,298,316	4,617,458	56,573,650	2,520,570
Capitron Bank LLC	–	15,601,448	–	49,599,298	429,229	3,193,811	104,766
State Bank LLC	–	53,053,480	339,300	288,555,731	80,378	20,946,374	715,973
Chinggis Khaan Bank LLC	–	11,453,324	–	–	–	703,736	15,760
TDB Leasing LLC	156,740,650	–	164,578,210	–	14,038,384	–	338,691
<b>Total</b>	<u>356,423,914</u>	<u>367,651,147</u>	<u>366,319,391</u>	<u>2,863,517,573</u>	<u>99,253,156</u>	<u>223,871,399</u>	<u>9,480,393</u>

\* Outstanding balance/interest income from mortgage pool with/without recourse represents the principal/interest income from individual borrowers that are passed through to the Group via the commercial banks.

\*\* Difference between issuance of RMBS (senior and junior) and the purchased mortgage pool (without recourse) is the cash payment of the Group to the respective commercial banks amounting to MNT 1,275 thousand (2021: MNT 2,271 thousand).

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 30. Related party disclosures (cont'd.)

	Bank deposits		Collateralised bonds			
	Outstanding balance	Interest Income	Issued during the year		Outstanding balance	Interest expense
	MNT'000	MNT'000	senior bonds	junior bonds	MNT'000	MNT'000
			MNT'000	MNT'000		
<b>As at 31 December 2022</b>						
TDB	67,692,204	3,158,638	172,598,300	19,177,900	260,092,710	19,295,9865
Khan Bank LLC	4,313,102	63,736	156,306,800	17,367,800	214,482,126	16,184,484
Xac Bank LLC	3,172,905	15,294	43,626,900	4,847,600	81,372,355	6,475,477
Golomt	3,178,521	31,333	54,787,200	6,087,700	171,998,755	14,297,936
Capitron Bank LLC	22,400,701	666,141	32,372,000	3,597,100	26,357,971	1,537,103
State Bank LLC	10,095,505	385,473	124,532,400	13,837,100	123,238,327	8,215,230
Chinggis Khaan Bank LLC	654,320	–	–	–	3,693,242	380,911
	111,507,258	4,320,615	584,223,600	64,915,200	881,235,486	66,387,126
BoM	–	–	–	–	2,738,779,660	95,490,185
MoF	–	–	–	–	11,557,220	2,924,411
	–	–	–	–	2,750,336,880	98,414,596
<b>Total</b>	111,507,258	4,320,615	584,223,600	64,915,200	3,631,572,366	164,801,722
<b>As at 31 December 2021</b>						
TDB	509,784,756	5,741,395	92,572,300	10,286,100	199,805,982	14,273,643
Khan Bank LLC	4,328,747	–	66,571,000	7,397,100	149,856,290	12,656,924
Xac Bank LLC	1,641,286	–	37,898,000	4,211,200	76,335,608	4,678,961
Golomt	17,494,818	4,504,308	61,745,300	6,860,700	163,705,878	12,965,540
Capitron Bank LLC	5,670,495	539,186	14,040,900	1,560,300	17,142,282	791,703
State Bank LLC	2,309,655	–	47,747,600	5,305,600	80,661,951	4,769,417
Chinggis Khaan Bank LLC	1,239,947	16,472	82,800	9,300	3,628,806	388,007
	542,469,704	10,801,361	320,657,900	35,630,300	691,136,797	50,524,195
BoM	–	–	–	–	2,202,268,702	99,634,316
MoF	–	–	–	–	233,593,920	8,814,366
	–	–	–	–	2,435,862,622	108,448,682
<b>Total</b>	542,469,704	10,801,361	320,657,900	35,630,300	3,126,999,419	158,972,877

#### Terms and conditions of transactions with related parties

The above-mentioned outstanding balances arose from the ordinary course of the Group's business. The interest charged to and by related parties are at normal commercial rates in relation to bank deposits, borrowings and mortgage pools and at the rates specified in the RMBS.

#### 31. Risk management

##### 31.1. Introduction

The Group's business activities expose it to the following major categories of financial risk:

- Credit risk. Credit risk is the potential for financial loss resulting from the failure of a borrower or institutional counterparty to honour its financial or contractual obligations, resulting in a potential loss of earnings or cash flows.
- Liquidity risk. Liquidity risk is the risk that the Group will not be able to meet its funding obligations in a timely manner.
- Market risk. Market risk is the exposure generated by adverse changes in the value of the Group's financial assets caused by a change in interest rates or foreign exchange rates.
- Operational risk. Operational risk is the risk of loss resulting from inadequate or failed internal processes, people, systems, corporate governance, or from external events.

The Group seeks to manage those risks by using an established risk management framework that continues to evolve as the Group grows and expands its business. This risk management framework is intended to provide the basis of the principles that govern the Group's risk management activities.

**31. Risk management (cont'd.)**

**31.1. Introduction (cont'd.)**

**Risk management structure**

The Company has its dedicated BOD appointed by its shareholders. The BOD is responsible for the oversight of asset management and execution of responsibility through the board committee system, which includes the following standing committees: the Risk Committee (“RC”) and the Finance and Audit Committee (“FAC”).

The RC oversees general risk-related policies, including review of the Group-level risk policies and limits, performance against these policies and limits, and the sufficiency of risk management capabilities. In addition to overseeing liquidity risk and market risk in association with the RC, the FAC reviews the Group’s system of internal controls, and approves purchases of pools of mortgage loan receivables.

The Group’s risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and in the products and services offered. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment.

**Impact of Covid-19**

Existing circumstances and assumptions about future developments may change due to circumstances beyond the Group’s control and are reflected in the assumptions if and when they occur. Items with the most significant effect on the amounts recognised in the consolidated financial statements with substantial management judgement and/or estimates are collated below with respect to judgements/estimates involved.

One of the interventions by the government required the Group to provide borrowers with the option to defer their mortgage principal repayments for six months beginning from 1 April 2020, which was further extended five times until 31 December 2022, with both principal and interest repayments being deferred. The deferral negatively impacted the Group’s financial performance for the period and its liquidity position because most SPCs continued to make principal and coupon payments on the RMBS per schedule despite the deferral of payments on the mortgage pool receivables.

To improve their liquidity position, MIK Asset Ten SPC LLC to MIK Asset Thirty-One SPC LLC have deferred the principal and coupon payments due to the BoM and the MoF on the senior RMBS during the year (see Notes 8 and 26). All other principal and coupon payments were made per schedule.

The Group has considered the overall economic environment in their ECL model based on the available information. Further, the Group has adjusted their forward-looking factor with the latest available data as of reporting date and for macroeconomic scenarios has considered severe scenarios when estimating. As of 31 December 2022, a total of 57,032 borrowers (2021: 49,586 borrowers) had applied to defer their payments and, consequently, a modification loss was recognised in relation to repayment deferrals (see Note 7).

The following table presents the number of borrowers and associated mortgage loan values of all the deferrals under the government program for the years ended 31 December 2022 and 31 December 2021:

	<b>31 December 2022</b>	<b>31 December 2021</b>
Number of approved accounts	57,032	49,586
Loan value of borrowers under the scheme (in MNT thousands)	2,994,611,541	2,556,886,945
% of portfolio	87.0%	85.0%

The table below sets out the gross carrying amount and corresponding ECL by stage for mortgage loans without recourse subject to payment reliefs provided under the government program:

Program		<b>Stage 1</b>	<b>Stage 2</b>	<b>Stage 3</b>	<b>Total</b>
Gross carrying amount	MNT'000	2,907,677,072	75,837,020	11,097,449	2,994,611,541
% of portfolio	%	84.5%	2.2%	0.3%	87.0%
ECL	MNT'000	3,653,581	1,920,553	598,183	6,172,317
% of total ECL	%	48.9%	25.7%	8.1%	82.7%

**31. Risk management (cont'd.)****31.1. Introduction (cont'd.)****Impact of Covid-19 (cont'd.)**

In line with the end of the Covid-19 law, the mortgage payment deferral program has ceased as of 31 December 2022 and the Group has resumed collecting payments on all mortgages from 1 January 2023.

The Group has considered potential impacts of the current economic volatility in determination of the reported amounts of the Group's financial and non-financial assets and these are considered to represent management's best assessment based on observable information. Markets, however, remain volatile and the recorded amounts remain sensitive to market fluctuations.

**31.2. Credit risk**

Credit risk is the risk that the Group will incur a loss because its counterparties fail to discharge their contractual obligations. Credit risk is monitored by the Risk Management Department of the Group. It is their responsibility to review and manage credit risk, including environmental and social risk for all types of counterparties.

The Group has established a credit quality review process, which assigns each counterparty a risk rating to provide early identification of possible changes in the creditworthiness of counterparties, including regular collateral revisions. Risk ratings are subject to regular review. The credit quality review process aims to allow the Group to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

Regarding Covid-19, the Group has considered the overall economic environment in their ECL model based on the available information. Further, the Group has adjusted their forward-looking factor with the latest available data as of reporting date and has considered several macroeconomic scenarios. With regards to mortgage pool receivables with recourse, debt instruments and treasury assets, management adjusted selection of macro-economic scenarios and regards to the mortgage pool receivables without recourse, management applied the following additional judgments in the estimation of ECL:

- The selection and weighting of macro-economic scenarios;
- The effect of government and other support measures put in place to mitigate the negative economic impact, including the potential extension of the repayment deferral period;
- The uncertainty over the duration and severity of the effect of the pandemic as well as the timing and duration of the recovery;
- Determination of the impact of the macro-economic scenarios on ECL and whether the required parameters can be modelled given the unavailability of historical information for a similar event;
- Identification and assessment of significant increases in credit risk and impairment for borrowers who opted for the deferral and borrowers who did not defer their repayments
- Stratification of borrowers by employment sector and type of employment for Covid-19 impact analysis

These considerations and the ongoing Covid-19 impact have resulted in recognition of additional credit loss provision for the years ended 31 December 2022 and 31 December 2021.

***Treasury assets***

The Group's treasury assets consist of current, trust, savings and collection accounts in ten different commercial banks operating in Mongolia. Credit risk arising from treasury assets is the risk of the originating bank or financial organisation entering bankruptcy.

***Debt instruments***

The Group purchased debt instruments of counterparties operating in Mongolia. Credit risk arising from debt instruments lies on the probability of originating counterparties entering bankruptcy.

***Mortgage loans without recourse***

The Group purchases mortgage loans without recourse from the commercial banks of Mongolia. Credit risk for mortgage loan receivables lies on the probability of not receiving principal or interest on a timely basis due to the borrowers not making payments on time.

The mortgage pool portfolio purchase procedures include thorough due diligence to ensure that the commercial banks comply with the quality standards based on those established by the BoM and the use of an assessment model that utilises both qualitative and quantitative measurements related to the overall quality of mortgage loans to be purchased.

**31. Risk management (cont'd.)****31.2. Credit risk (cont'd.)*****Mortgage loans without recourse (cont'd.)***

The Group has also developed eligibility criteria for the loan receivables that they can acquire. The criteria are set for the borrower, loan, collateral asset and loan documents based on Mongolian Law and the requirements set by the BoM. The loan files for every loan receivable to be purchased are checked for completeness for each borrower, and management has procedures and policy in place to ensure that the eligibility criteria are met.

After the pool of loan receivables are purchased, the Group receives daily settlement reports and reconciles the information, on a monthly basis. A consolidated quality report is obtained from the loan origination banks. These reports are used to closely monitor the performance of the loan origination banks in collecting loan payments on behalf of the Group. In addition, follow ups are made with the loan origination banks on any loans with slow repayment history. The policies and procedures for selecting loan receivables for purchase have been approved and are monitored by the CEO.

***Mortgage loans with recourse***

In addition to mortgage loans without recourse, the Group also purchases mortgage loans with recourse from commercial banks of Mongolia. The Group has the right to request from the respective commercial bank, when any individual mortgage loan is overdue more than 90 days, either to replace the defaulted loan with another performing mortgage loan with similar terms or to pay immediately in cash an amount equal to the carrying amount of the defaulted loan plus accumulated interest. Therefore, the credit risk for mortgage loan receivables with recourse lies on the probability of the originating bank or financial organisation entering bankruptcy.

The mortgage loan purchase procedures are similar to those of mortgage pools without recourse for mortgage loans sourced by the Group's own funds. For outstanding mortgage pool receivables with recourse balances based on their source of funding, please see Note 15.

For mortgage loans purchased with the Senior Note proceeds, the Group has developed eligibility criteria and loan purchase procedures that are different than those set for mortgage loans without recourse. Due diligence review procedures include obtaining loan details from the banks and checking them against the eligibility criteria, but do not include review of borrower loan files. The final composition and size of the portfolio to be purchased is approved by the Asset and Liability Committee ("ALCO") of the Group.

After the pool of loan receivables are purchased, the Group receives the settlement reports and reconciles the information on a monthly basis. The policies and procedures for selecting loan receivables for purchase have been approved and are monitored by the CEO.

***Loan receivables with recourse***

The consumer loan purchase procedures are similar to those of mortgage pools with recourse. The Group has the right to request from the respective financial institution, when any individual consumer loan is overdue more than 90 days, either to replace the defaulted loan with another performing loan with similar terms or to pay immediately in cash an amount equal to the carrying amount of the defaulted loan plus accumulated interest. Therefore, the credit risk for mortgage loan receivables with recourse lies on the probability of the originating financial organisation entering bankruptcy.

Same with mortgage pools with recourse, the Group has set eligibility criteria for loan receivables with recourse. Due diligence review procedures include obtaining loan details from the financial institutions and checking them against the eligibility criteria, but do not include review of borrower loan files. The final composition and size of the portfolio to be purchased is approved by the Asset and Liability Committee ("ALCO") of the Group.

After the pool of loan receivables are purchased, the Group receives the settlement reports and reconciles the information on a monthly basis. The policies and procedures for selecting loan receivables for purchase have been approved and are monitored by the CEO.

***Definition of default and cure***

The Group considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 90 days past due on its contractual payments. The Group considers treasury assets defaulted and takes immediate action when the required intraday payments are not settled by the close of business as outlined in the individual agreements.

As a part of a qualitative assessment of whether a customer is in default, the Group also considers a variety of instances that may indicate unlikelihood to pay.

**31. Risk management (cont'd.)**

**31.2. Credit risk (cont'd.)**

***Definition of default and cure (cont'd.)***

When such events occur, the Group carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events include:

- significant financial difficulty of the counterparty or the borrower
- a breach of contract, such as a default or past due event
- it is becoming probable that the counterparty or the borrower will enter bankruptcy or other financial reorganisation

It is the Group's policy to consider financial assets as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria have been present at the end of the reporting period. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade, at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition.

***The Group's internal rating and PD estimation process***

The Group's Risk Management Department operates its internal rating models. For treasury assets, debt instruments and the mortgage loan receivables with recourse Risk Management Department analyses publicly available information such as financial information and other external data, e.g., the Moody's Rating Agency ratings.

For the mortgage loan receivables without recourse, the Risk Management Department first runs an A-score model for its key portfolios in which its customers are rated from 1 to 5 based on the borrower's application information. The Group then runs a B-score model which assigns a rating from 1 to 6 based on the borrower's payment behaviour. The models incorporate both qualitative and quantitative. PDs are then adjusted for IFRS 9 ECL calculations to incorporate forward looking information and the IFRS 9 Stage classification of the exposure.

***Internal credit rating system***

The Group classifies treasury assets, debt instruments, mortgage loans with recourse and loan receivables with recourse into internal rating grades based on the credit ratings of the counterparties. To determine the credit ratings of the counterparties, the Group analyses publicly available external information such as the ratings of international rating agencies or uses benchmarking approach and assigns the internal rating. The internal credit rating grades are as follows:

<b>Internal rating</b>	<b>Internal rating description</b>
A- to AAA rated	High credit quality
BB- to BBB+ rated	Good credit quality, upper medium grade
B- to B+ rated	Adequate credit quality, lower medium grade
C to CCC+ rated	Below average credit quality
D rated	Low credit quality

The Group's classifications of mortgage loans without recourse are generally determined based on the number of days that the relevant mortgage is overdue with qualitative factors (including general financial condition and solvency of the borrower, and risks associated with the collateral) also taken into account.

The classifications are as follows:

- Performing mortgages are mortgages under which sums are under or up to 30 days in arrears;
- Mortgages in arrears are mortgages under which sums are over 30 days but equal to or less than 90 days in arrears;
- Non-performing mortgages include:
  - *substandard mortgages*: mortgages under which sums are over 90 days but equal to or less than 180 days in arrears and the borrower's financial debt condition is in distress or the borrower is going to sell the collateral through non-court procedures;
  - *doubtful mortgages*: mortgages under which sums are over 180 days but equal to or less than 360 days in arrears and the originating commercial bank has transferred the mortgage to their Special Assets Unit or commenced enforcement action; and
  - *bad loans*: loans under which sums are equal over 360 days in arrears and a court decision has been made or the mortgage has been transferred for enforcement action.

The credit quality and the maximum exposure to credit risk based on the Group's internal credit rating system are disclosed in Notes 13.1, 14.1, 15.1, 16.1 and 17.1.

**31. Risk management (cont'd.)****31.2. Credit risk (cont'd.)*****Exposure at default***

The exposure at default (“EAD”) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the client’s ability to increase its exposure while approaching default and potential early repayments too.

To calculate the EAD for a Stage 1 loan, the Group assesses the possible default events within 12 months for the calculation of the 12mECL. However, if a Stage 1 loan that is expected to default in the 12 months from the balance sheet date and is also expected to cure and subsequently default again, then all linked default events are taken into account. For Stage 2 and Stage 3, the exposure at default is considered for events over the lifetime of the instruments. The Group determines EADs by modelling the range of possible exposure outcomes at various points in time, corresponding the multiple scenarios. The PDs are then assigned to each economic scenario based on the outcome of Group’s models.

***Loss given default***

In order to calculate the LGD ratio for treasury assets, loan receivables with recourse, commercial mortgage pool receivables and debt instruments the Group uses Thomson Reuters study where they determined the average LGD rate for global corporates based on their credit rating.

The Group uses the same LGD for both residential mortgage loan receivables with recourse and without recourse since both portfolios consist of identical loans. The Group considered the recoverability rate of defaulted loans from foreclosed collateral property and eventual sale of the property. The Group initially calculated the present value of future cash inflows for each category of loans – to be settled in court, to be settled outside court, closed in court, closed outside court – and calculated the LGD rate for each category and the weighted-average LGD ratio for all historically defaulted loans. These LGD rates take into account the expected EAD in comparison to the amount expected to be recovered or realised from any collateral held.

***Credit conversion factor***

The Group only purchases mortgage pools from the commercial banks, hence there is no consideration of the credit conversion factor.

***Significant increase in credit risk (“SICR”)***

The Group continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12mECL or LTECL, the Group assesses whether there has been a significant increase in credit risk since initial recognition.

The Group considers there is a SICR for the treasury assets and debt instruments when the PD rate of the asset as of the reporting date increased more than 15% compared to the PD rate when the asset was initially recognised or there is clear indication that the counterparty is facing financial difficulties. For loan receivables with recourse and mortgage pool receivables with recourse, the Group considers there is a SICR when the PD rate of the assets as of the reporting date increased more than 15% compared to the PD rate when the asset was initially recognised or over 30 days past due. T

he Group makes an assessment if there is a SICR for the purchased mortgage pool receivables without recourse by comparing the application rating (A-score model) that was calculated for borrowers at their recognition date with the behavioural rating (B-score model) calculated at the reporting date. The Group considers a purchased mortgage pool receivable without recourse to have experienced a SICR when a borrower with an application rating of 1, 2 or 3 has moved to the behavioural rating of 5 on the reporting date. Borrowers with application ratings of 4 and 5, are considered high credit risk borrowers when the Group initially purchased these loans from the banks. For these assets, the Group uses the 30-day backstop in assessing that there is a significant increase in credit risk since initial recognition.

When estimating ECLs on a collective basis for a group of similar assets, the Group applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

**31. Risk management (cont'd.)****31.2. Credit risk (cont'd.)*****Analysis of inputs to the ECL model under multiple economic scenarios***

An overview of the approach to estimating ECLs is set out in Note 2.4 Summary of significant accounting policies and in Note 2.5 Significant accounting judgments, estimates and assumptions.

In its ECL models, the Group relied on a broad range of forward-looking information as economic inputs, such as:

- Percent change of Dollar index
- Percent change of G7 GDP rate
- Percent change in Consumer Price Index
- Percent change of Housing Price Index
- Percent change of Money Supply (M2)

The inputs and models used for calculating ECL may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material. With regards to the Covid-19 impact, the Group estimated the ECLs based on two multiple scenarios, (2021: two multiple scenarios) with probability weights of 70:30 for LGD for base case and downside case (2021: 70:30).

***Analysis of risk concentration***

The Group's concentrations of risk are managed by counterparty or borrower. There has been no single external counterparty or borrower that has contributed revenue exceeding 10% or more of the Group's revenue during the year ended 31 December 2022 and 2021.

***Collateral and other credit enhancements***

Purchased mortgage pool receivables are collateralised by residential properties pledged under the mortgage loan agreements between the originating financial institutions and the individual mortgage loan borrowers.

The fair value of the properties held as collateral by the Group as at 31 December 2022 was MNT 6,972,647,111 thousand (31 December 2021: MNT 6,802,466,222 thousand).

***Credit quality per class of financial assets***

The credit quality of financial assets is managed by the Group using internal credit ratings.

It is the Group's policy to maintain accurate and consistent risk grades across the credit portfolio. This facilitates the management of the applicable risks and the comparison of credit exposures across all financial assets. The grading system is supported by a variety of financial and statistical analytics, combined with processed portfolio and market information to provide the main inputs for the measurement of counterparty risk.

The credit quality of bank balances, mortgage pool receivables with recourse, loan receivables with recourse and purchased mortgage pool receivables is summarised based on S&P, Moody's or Fitch ratings or ratings benchmarked based on Moody's official bank rating methodology.

The credit quality of debt instruments at amortised cost was determined using Moody's methodology for rating investment holding companies and conglomerates.

Disclosure of credit quality and the maximum exposure for credit risk as at 31 December 2022 and 2021 under IFRS 9 per categories based on the Group's internal credit rating system and year-end stage classification are further disclosed in Notes 13.1, 14.1, 15.1, 16.1 and 17.1.

The credit quality of the portfolio is primarily monitored based on ageing reports and is analysed through monitoring delays in payment (particularly over 90 days) in subsequent periods.

In accordance with the Group's credit risk procedures, the ratio between the carrying amount of purchased loans and the fair value of collateral at the time of purchase of the loan pools with and without recourse should not be greater than 100% and 70%, respectively, and the Group has the first claim over all assets used as collateral.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 31. Risk management (cont'd.)

##### 31.3. Liquidity risk

The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation. For managing the Group's liquidity risk, certain methods outlined below have been implemented.

##### Exposure to liquidity risk

The key measure used by the Group for managing liquidity risk is the ratio of net liquid assets to current liabilities. However, the Group's repayment schedule of RMBS is directly related to the collection of the repayments from the purchased mortgage pools; the Group has assessed that its exposure to liquidity risk is insignificant because the Group has the right to request from the respective commercial banks to replace or return any mortgage loans included in the mortgage pools purchased with recourse that are overdue more than 90 days (see Note 15).

##### Analysis of financial liabilities by remaining contractual maturities

The table below summarises the maturity profile of the Group's financial liabilities at 31 December 2022 based on contractual undiscounted repayment obligations.

Financial assets and financial liabilities at 31 December 2022 are presented based on undiscounted contractual cash flows, which include any interest to be accrued over the life of the financial instrument. Statutory income tax balances are excluded from the analysis below.

At 31 December 2022	On demand MNT'000	Less than 3 months MNT'000	3 to 6 months MNT'000	6 months to 1 year MNT'000	1 to 5 years MNT'000	Over 5 years MNT'000	Total MNT'000
Cash and bank balances	49,788,372	68,603,901	–	–	–	–	118,392,273
Debt instruments at amortised cost	11,595,803	19,193,392	5,274,061	136,312,198	38,164,690	–	210,540,144
Mortgage pool receivables with recourse	7,084,686	12,325,286	17,935,824	176,723,428	210,479,727	154,381	424,703,332
Loan receivables with recourse	5,739,561	12,794,136	10,519,024	40,080,947	33,916,255	–	103,049,923
Purchased mortgage pool receivables	42,118,472	71,357,110	109,528,882	219,475,543	1,722,910,128	4,441,349,226	6,606,739,361
Financial assets at FVPL	–	–	–	53,862,000	135,936,000	5,000,000	194,798,000
Derivative financial instruments	–	–	–	–	160,885,601	–	160,885,601
Other assets	8,144,024	–	–	25,651,334	–	–	33,795,358
<b>Total financial assets</b>	<b>124,470,918</b>	<b>184,273,825</b>	<b>143,257,791</b>	<b>652,105,450</b>	<b>2,302,292,401</b>	<b>4,446,503,607</b>	<b>7,852,903,992</b>
Other liabilities	9,333,569	–	–	–	–	–	9,333,569
Borrowed funds	1,216,412	461,986	1,708,562	27,177,397	7,391,782	10,009,705	47,965,844
Debt securities issued	27,737,752	11,625,293	371,163	35,247,043	834,841,877	–	909,823,128
Collateralised bonds	52,482,203	103,041,004	105,374,203	218,164,760	1,383,887,597	4,019,859,213	5,882,808,980
<b>Total financial liabilities</b>	<b>90,769,936</b>	<b>115,128,283</b>	<b>107,453,928</b>	<b>280,589,200</b>	<b>2,226,121,256</b>	<b>4,029,868,918</b>	<b>6,849,931,521</b>
<b>Net liquidity gap</b>	<b>33,700,982</b>	<b>69,145,542</b>	<b>35,803,863</b>	<b>371,516,250</b>	<b>76,171,145</b>	<b>416,634,689</b>	<b>1,002,972,471</b>
<b>Cumulative liquidity gap</b>	<b>–</b>	<b>102,846,524</b>	<b>138,650,387</b>	<b>510,166,637</b>	<b>586,337,782</b>	<b>1,002,972,471</b>	<b>–</b>

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 31. Risk management (cont'd.)

##### 31.3. Liquidity risk (cont'd.)

##### Analysis of financial liabilities by remaining contractual maturities (cont'd.)

At 31 December 2021	On demand MNT'000	Less than 3 months MNT'000	3 to 6 months MNT'000	6 months to 1 year MNT'000	1 to 5 years MNT'000	Over 5 years MNT'000	Total MNT'000
Cash and bank balances	479,539,584	51,404,802	–	20,541,742	–	102,244	551,588,372
Debt instruments at amortised cost	3,159,615	2,332,603	2,358,522	3,025,450	85,365,963	–	96,242,153
Mortgage pool receivables with recourse	6,088,089	25,381,521	28,247,846	50,315,758	326,404,456	60,046,909	496,484,579
Loan receivables with recourse	3,094,740	6,030,451	8,647,722	14,925,755	15,572,723	35,598	48,306,989
Purchased mortgage pool receivables	5,797,052	11,579,291	17,349,565	236,083,365	1,282,957,857	4,620,134,615	6,173,901,745
Financial assets at FVPL	–	–	–	–	–	145,499,187	145,499,187
Derivative financial instruments	–	66,638,901	–	–	–	–	66,638,901
Other assets	469,599	–	–	–	10,816,440	–	11,286,039
<b>Total financial assets</b>	<b>498,148,679</b>	<b>163,367,569</b>	<b>56,603,655</b>	<b>324,892,070</b>	<b>1,721,117,439</b>	<b>4,825,818,553</b>	<b>7,589,947,965</b>
Other liabilities	11,336,073	–	–	–	–	–	11,336,073
Borrowed funds	–	5,508,699	1,708,562	2,177,397	34,891,782	11,857,651	56,144,091
Debt securities issued	–	262,008,415	1,162,310	32,172,923	812,478,123	–	1,107,821,771
Collateralised bonds	–	39,862,586	39,890,150	130,482,243	917,311,233	3,576,593,252	4,704,139,464
<b>Total financial liabilities</b>	<b>11,336,073</b>	<b>307,379,700</b>	<b>42,761,022</b>	<b>164,832,563</b>	<b>1,764,681,138</b>	<b>3,588,450,903</b>	<b>5,879,441,399</b>
<b>Net liquidity gap</b>	<b>486,812,606</b>	<b>(144,012,131)</b>	<b>13,842,633</b>	<b>160,059,507</b>	<b>(43,563,699)</b>	<b>1,237,367,650</b>	<b>1,710,506,566</b>
<b>Cumulative liquidity gap</b>	<b>–</b>	<b>342,800,475</b>	<b>356,643,108</b>	<b>516,702,615</b>	<b>473,138,916</b>	<b>1,710,506,566</b>	<b>–</b>

The above tables show the Group's exposure to liquidity risk based on the contractual maturities of financial liabilities; however, for collateralised bonds, if prepayments are made by the individual borrowers, it shortens the contractual maturity. In this case, the contractual maturity of the RMBS is proportionally affected as the contractual principal repayment of the bond is equal to the principal repayment of mortgage pools and ultimately will not have a significant impact on the overall liquidity of the Group.

#### 31.4. Market risk

As noted previously, market risk is the risk that changes in market conditions, such as changes in interest rates and foreign exchange rates will affect the Group's income or the value of its holdings of financial assets. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

#### Currency risk

Currency risk is the possibility of financial loss to the Group arising from adverse movements in foreign exchange rates. The Group's management sets limits on the level of exposure by currencies, which are monitored on a frequent basis. The Group entered into a cross-currency swap contract for the Senior Notes issued to eliminate the currency risk (see Note 19).

The table below summarizes the Group's exposure to foreign exchange risk as at 31 December 2022. Included in the table are the Group's financial assets and liabilities at carrying amounts, categorised by currencies. Debt securities are presented gross of transaction costs which were already paid for and are not subject to any currency risk.

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 31. Risk management (cont'd.)

##### 31.4. Market risk (cont'd.)

##### Currency risk (cont'd.)

	2022 USD MNT'000	2021 USD MNT'000
<b>Assets</b>		
Cash and balances	18,120,157	151,458,529
Mortgage pool receivables with recourse	199,604,048	165,079,258
	<u>217,724,205</u>	<u>316,537,787</u>
<b>Liabilities</b>		
Debt securities	826,938,867	1,019,572,255
Other liabilities	485,929	–
	<u>827,424,796</u>	<u>1,019,572,255</u>
Derivatives (notional amount)	<u>515,730,880</u>	<u>777,151,290</u>

The table below indicates the currencies to which the Group had significant exposure at the end of the reported periods on its non-trading monetary assets and liabilities and its forecast cash flows. The analysis calculates the effect of a reasonably possible movement of the currency rate against the MNT (all other variables being constant) on the income statement and equity. A negative amount in the table reflects a potential net reduction in the income statement or equity, while a positive amount reflects a net potential increase. An equivalent decrease in each of the currencies below against the MNT would have resulted in an equivalent but opposite impact.

	2022		2021	
	Change in currency rate %	Effect on profit before tax MNT'000	Change in currency rate %	Effect on loss before tax MNT'000
<b>Currency</b>				
USD	+10	(7,302,970)	+10	(9,096,244)

##### Interest rate risk

Given that interest rates of the financial assets and liabilities are fixed due to the nature of the Group's operations, the Group's exposure to interest rate risk is limited.

As at 31 December 2022, the Group's interest-bearing assets (bank balances, debt instruments at amortised cost, mortgage pool receivables with recourse, loan receivables with recourse and purchased mortgage pool receivables without recourse) and interest-bearing liabilities (borrowed funds, collateralised bonds and debt securities issued) have fixed interest rates and are not subject to repricing until they mature.

The table presents the aggregated amounts of the Group's interest-bearing financial assets and liabilities at gross carrying amounts, which exclude any interest to be accrued over the life of the instrument and allowance of impairment recognised as at the year-end.

	Less than 3 months MNT'000	3 to 6 months MNT'000	6 months to 1 year MNT'000	1 to 5 years MNT'000	Over 5 years MNT'000	Total MNT'000
<b>At 31 December 2022</b>						
Interest-bearing financial assets	171,105,230	49,131,828	446,176,097	1,214,830,187	2,602,485,289	4,483,728,632
Interest-bearing financial liabilities	36,933,962	38,334,078	103,904,522	1,496,065,227	2,618,374,720	4,293,612,509
<b>Net interest sensitivity gap</b>	<u>134,171,268</u>	<u>10,797,750</u>	<u>342,271,575</u>	<u>(281,235,040)</u>	<u>(15,889,431)</u>	<u>190,116,122</u>
<b>At 31 December 2021</b>						
Interest-bearing financial assets	626,654,561	26,150,444	119,701,343	575,985,965	2,808,928,487	4,157,420,800
Interest-bearing financial liabilities	258,201,433	3,932,470	59,663,792	1,136,446,843	2,591,675,599	4,049,920,137
<b>Net interest sensitivity gap</b>	<u>368,453,128</u>	<u>22,217,974</u>	<u>60,037,551</u>	<u>(560,460,878)</u>	<u>217,252,888</u>	<u>107,500,664</u>

**31. Risk management (cont'd.)**

**31.5 Operational risk**

Operational risk is the risk of loss arising from systems failure, human errors, fraud or external events. When controls fail to perform, operational risks can cause damage to reputation, have legal or regulatory implications, and lead to financial loss. The Group cannot expect to eliminate all operational risk, but through a dual control framework, segregation of duties between front-office and back-office functions, controlled access to systems, authorisation and reconciliation procedures, staff education and assessment processes, including the use of internal audit, the Group seeks to manage operational risk.

**32. Segment reporting**

During the years ended 31 December 2022 and 2021, the Group was engaged into two operating segments based on the Group's principal activities, as follows:

*Purchases without recourse ("PWOR")*

The Group's PWOR operating segment entails the purchase of subsidised interest rate residential mortgages issued without recourse from commercial banks and issue of RMBS securitised by the purchased mortgages back to the originating banks. RMBS principal payments are made on a pass-through basis, in line with actual principal payments received on mortgage loans.

*Purchases with recourse ("PWR")*

The Group's PWR operating segment involves the purchase of mortgages and other loans with recourse issued at market interest rate from originators, namely commercial banks and non-banking financial institutions. Mortgage loan portfolios with recourse have defined maturity terms and are sold back to the originators at an amount equal to the carrying amount of the loans plus accumulated interest at the maturity date.

*Others*

Included within others are management operations and investing in assets such as corporate debt securities and short-term placement of term deposits in commercial banks.

As the Group's operations are located in Mongolia, no further geographical segment information is provided..

The Group's largest external customer has contributed MNT 37,641,990 thousand interest income (2021: MNT 24,653,863 thousand), representing 11.2% (2021: 6.7%), of the Group's total interest income for the year ended 31 December 2022.

All operating segments' operating results are regularly reviewed by the Group's chief operating decision maker ("CODM") to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available.

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**32. Segment reporting (cont'd.)**
**At 31 December 2022**

	<b>PWOR MNT'000</b>	<b>PWR MNT'000</b>	<b>Others MNT'000</b>	<b>Eliminations MNT'000</b>	<b>Total MNT'000</b>
Interest income	261,474,035	74,043,228	4,571,908	(4,098,810)	335,990,361
Interest expense	(166,055,406)	(91,733,223)	(4,098,810)	6,757,901	(255,129,538)
Net fees income/(expense)	(22,178,180)	14,673,818	3,055,191	(2,659,091)	(7,108,262)
Net other income/(expense)	(3,656,191)	(87,135,375)	24,647	–	(90,766,919)
Credit loss reversal/(expense)	12,384,823	(24,283,383)	(1,072,522)	1,184,117	(11,786,965)
Net gain/(loss) on financial assets at fair value through profit or loss	4,356,509	21,800,883	–	(28,787,002)	(2,629,610)
Net gain/(loss) on change in fair value of derivative financial instruments	–	115,877,409	–	–	115,877,409
Modification loss on purchased mortgage pool receivables	(110,852,344)	–	–	–	(110,852,344)
Modification gain on collateralized bonds	53,597,740	–	–	–	53,597,740
Operating expenses	(1,617,759)	(12,963,955)	(2,173,719)	–	(16,755,433)
Profit/(loss) before tax	27,453,227	10,279,402	306,695	(27,602,885)	10,436,439
Income tax expense	(2,279,067)	(3,191,598)	(592,040)	1,629,874	(4,432,831)
Profit/(loss) for the year	25,174,160	7,087,804	(285,345)	(25,973,011)	6,003,608

<b>Segment assets</b>	<b>3,731,760,198</b>	<b>935,603,348</b>	<b>105,292,660</b>	<b>(217,934,126)</b>	<b>4,554,722,080</b>
<b>Segment liabilities</b>	<b>3,657,859,505</b>	<b>876,862,926</b>	<b>42,342,907</b>	<b>(32,493,394)</b>	<b>4,544,571,944</b>

Depreciation and amortisation	–	2,046,086	51,635	–	2,097,721
Capital expenditure*	–	843,764	36,706	–	880,470

**At 31 December 2021**

Interest income	247,674,522	115,450,922	5,096,593	(4,358,014)	363,864,023
Interest expense	(159,719,123)	(117,622,541)	(4,358,014)	6,520,761	(275,178,917)
Net fees income/(expense)	(23,948,743)	14,334,490	2,162,657	(2,162,747)	(9,614,343)
Net other income/(expense)	(1,620,240)	(15,148,428)	(10,124)	–	(16,778,792)
Credit loss reversal/(expense)	94,003	11,126,532	(7,587,071)	7,466,118	11,099,582
Net gain/(loss) on financial assets at fair value through profit or loss	5,769,714	(1,049,110)	–	(218,496)	4,502,108
Net gain/(loss) on change in fair value of derivative financial instruments	–	(15,942,190)	–	–	(15,942,190)
Modification loss on purchased mortgage pool receivables	(196,070,244)	–	–	–	(196,070,244)
Modification gain on collateralized bonds	14,484,838	–	–	–	14,484,838
Operating expenses	(1,453,191)	(8,986,364)	(2,662,342)	–	(13,101,897)
Loss before tax	(114,788,464)	(17,836,689)	(7,358,301)	7,247,622	(132,735,832)
Income tax expense	(12,934,304)	(6,758,446)	(509,712)	6,353,784	(13,848,678)
Loss for the year	(127,722,768)	(24,595,135)	(7,868,013)	13,601,406	(146,584,510)

<b>Segment assets</b>	<b>3,199,817,920</b>	<b>1,107,403,373</b>	<b>104,761,869</b>	<b>(186,058,281)</b>	<b>4,225,924,881</b>
<b>Segment liabilities</b>	<b>3,149,397,974</b>	<b>1,057,448,168</b>	<b>41,526,771</b>	<b>(26,594,560)</b>	<b>4,221,778,353</b>

Depreciation and amortisation	–	1,803,840	35,247	–	1,839,087
Capital expenditure*	–	37,356,706	61,404	–	37,418,110

\*Segment capital expenditure is the total cost incurred during the period to acquire property and equipment and intangible assets

## MIK HOLDING JSC AND ITS SUBSIDIARIES

### Notes to the Consolidated Financial Statements – 31 December 2022

#### 33. Fair value of financial instruments

##### Fair value hierarchy

	Level 1 MNT'000	Level 2 MNT'000	Level 3 MNT'000	Total MNT'000
<b>At 31 December 2022</b>				
<i>Financial assets measured at FVPL</i>	–	–	137,419,577	137,419,577
<i>Derivative financial instruments</i>	–	160,885,601	–	160,885,601
	–	160,885,601	137,419,577	298,305,178
<b>At 31 December 2021</b>				
<i>Financial assets measured at FVPL</i>	–	–	145,499,187	145,499,187
<i>Derivative financial instruments</i>	–	66,638,901	–	66,638,901
	–	66,638,901	145,499,187	212,138,088

The description of valuation technique and description of inputs used in the fair value measurement for level 2 measurements at 31 December 2022 is as shown below:

	Fair value (MNT'000)		Valuation technique	Inputs
	31 December 2022	31 December 2021		
<b>Financial assets</b>				
Derivative financial instruments	160,885,601	66,638,901	Discounted Cash Flow model	USD – MNT foreign exchange rate, Central Bank policy rate, USD SOFR rate, adjusted forward rate

Because active market prices are not available, the Group used the discounted cash flow model with unobservable inputs. Therefore, the fair value of unquoted investment in TDB Capital LLC is categorised under level 3. The fair value assessments as of 31 December 2022 and 31 December 2021 were performed by an external valuer and the valuation methodology and inputs are consistent with valuation practice. A net loss of MNT 2,629,610 thousand (31 December 2021: net gain of MNT 5,716,690 thousand) was recognised in the statement of profit or loss for the period ended 31 December 2022 (see Note 18).

The following table demonstrates the sensitivity of the unquoted investment in TDB Capital LLC to a reasonably possible change in the unobservable input, with all other variables held constant.

	Valuation technique	Significant unobservable inputs	Range	Sensitivity of the input to fair value	
				31 December 2022 MNT'000	31 December 2021 MNT'000
Unquoted investment in TDB Capital LLC	Discounted cash flow model	Discount rate	+/-10%	(4,110,441)/ 4,110,441	(2,231,350)/ 2,231,350

##### Movements in Level 3 financial instruments measured at fair value

The following tables show a reconciliation of the opening and closing amounts of Level 3 financial assets and liabilities which are recorded at fair value.

	2022 MNT'000	2021 MNT'000
<i>Unquoted investment in TDB Capital LLC</i>		
Fair value as at 1 January	145,499,187	140,997,079
Redeemed	(5,450,000)	–
Net gain/(loss) from change in fair value through profit or loss	(2,629,610)	4,502,108
Fair value as at 31 December	137,419,577	145,499,187

##### Transfers between level 1, 2 and 3

There were no transfers between level 1, 2 and 3 of the assets and liabilities which are recorded at fair value.

**33. Fair value of financial instruments (cont'd.)****Financial instruments for which fair value approximates carrying value**

For financial assets and financial liabilities that are liquid or have short term maturity (less than one year), it is assumed that the carrying amounts approximate to their fair value. This assumption is also applied to bank balances. Based on fair value assessments performed by the management, the estimated fair values of instruments with maturity more than one year approximate their carrying amounts as shown in the statement of financial position. This is due principally to the fact that the current market rates offered for similar deposit products do not differ significantly from market rates at inception.

**Fixed rate financial instruments**

The carrying value of the Group's fixed rate financial assets and liabilities approximates the fair value by comparing market interest rates when they were first recognised with current market rates offered for similar financial instruments available in Mongolia.

**34. Capital management**

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and fulfil its obligations to the investors of the RMBS and the Senior Note holders by effectively managing the subsidiaries. In order to maintain or adjust the capital structure, the Group may issue new shares, obtain borrowings, invest in permitted investments or issue bonds.

Included in retained earnings/(accumulated losses) as at 31 December 2022 are restricted retained earnings of MNT 144,904,152 thousand (31 December 2021: MNT 139,402,007 thousand) that are attributable to the Group's SPCs and are restricted from distribution until the liquidation of the respective SPCs in accordance with the Articles of Charter of each SPC and FRC regulation. MIK HFC is also restricted from distribution of dividends in accordance with covenants related to debt securities issued in 2019 and 2021.

The Group was not subject to any other externally imposed capital requirements throughout 2022 and 2021.

**35. Subsequent events**

From 1 January 2023, in line with the Covid-19 law, the mortgage payment deferral program has ceased, and the Group has resumed collecting payments on all purchased mortgage pool receivables without recourse.

On 10 January 2023 and 12 January 2023, the Group purchased a portion of its 2024 Notes in principal amounts of USD 4.1 million and 1.83 million respectively (see Note 25).

On 31 January 2023, the Group purchased 20,000 loan notes from Sendly NBFJ JSC with par value of MNT 100,000 each for a consideration of MNT 2 billion. The loan notes bear an interest rate of 19.2 percent per annum and are due to mature in 18 months.

On 31 January 2023, the Group's subsidiary, MIK Asset Thirty-Two has purchased its mortgage pools and issued RMBS on 3 February 2023.

On 20 February 2023, the Group established subsidiary MIK Asset Thirty-Three LLC as a legal entity. As of the auditor's report date, the subsidiary has not yet received the special license from the FRC to purchase mortgage pools and issue RMBS.

**36. Mongolian translation**

These financial statements are also prepared in the Mongolian language. In the event of discrepancies or contradictions between the English version and the Mongolian version, the English version will prevail.