

INDEPENDENT AUDITOR'S REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders' Meeting of
FINANCIERA DE DESARROLLO TERRITORIAL S.A. FINDETER

Introduction

We have reviewed the condensed interim financial statements of Financiera de Desarrollo Territorial S.A. Findeter, which comprise:

- The condensed interim statement of financial position as of June 30, 2024;
- The condensed interim statements of income and other comprehensive income for the six- and three-month periods ended June 30, 2024;
- The condensed interim statement of changes in equity for the six-month period ended June 30, 2024;
- The condensed interim cash flow statement for the six-month period ended June 30, 2024; and
- Notes to the condensed interim financial statements; along with the eXtensible Business Reporting Language (XBRL) information and taxonomy report.

Management is responsible for the proper preparation and presentation of these condensed interim financial statements in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Reporting contained in the Accepted Accounting and Financial Reporting Standards in Colombia, and for the proper preparation and presentation of this report in the eXtensible Business Reporting Language (XBRL) as per the instructions of the Financial Superintendence of Colombia. Our responsibility is to issue a conclusion on the interim financial information based on our review.

Scope of the review

We have performed our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity," included in the Accepted Assurance Standards in Colombia. A review of interim financial information consists of making inquiries, primarily of those responsible for financial and accounting matters, and applying analytical and other review procedures. A review of interim financial information is substantially less in scope than an audit conducted in accordance with International Standards on Auditing accepted in Colombia, and, therefore, does not enable us to obtain assurance about whether all matters of material significance that might have been identified in an audit have come to our attention. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, we have not become aware of any matters that would lead us to believe that the condensed interim financial information as of June 30, 2024, and the eXtensible Business Reporting Language (XBRL) report have not been prepared, in all material respects, in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Reporting contained in the Accepted Accounting and Financial Reporting Standards in Colombia and the instructions of the Financial Superintendence of Colombia.

HILBER ALBERTO ALFONSO CASTILLO
Digitally signed by HILBER ALBERTO ALFONSO CASTILLO
Date: 2024.08.14 18:17:21 -0500

Hilber Alberto Alfonso Castillo
Independent Auditor
Professional License 29262 –T
Representing:
Forvis Mazars Audit S.A.S. - BIC

Bogota D.C., August 14, 2024

FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER
Condensed Interim Statement of Financial Position
as of June 30, 2024, and December 31, 2023
(Figures expressed in thousands of Colombian pesos)

Statement of financial position	Note	June 30 2024	December 31 2023
Assets			
Cash and cash equivalents	10	\$ 1,578,187.928	1,431,619.711
Investment financial assets and derivatives	11	578,962.406	517,572.801
Loan portfolio and finance lease operations, net	12	12,968,915.131	12,326,019.892
Accounts receivable and other receivables, net	13	301,688.093	135,908.245
Property and equipment, net	15	32,666.981	32,717.921
Right-of-use assets, net	16	109.530	766.708
Investment properties		1,272.426	1,272.426
Intangible assets, net	17	2,964.689	3,852.421
Current tax asset	14	15,478.572	140,583.203
Deferred tax assets, net	14	167,189.027	189,419.041
Other assets, net	18	2,083.498	4,203.743
Total assets		\$ 15,649,518.281	14,783,936.112
Equity and liabilities			
Liabilities			
Derivative financial instruments measured at fair value		\$ 45,273.407	205,251.985
Current income taxes, net		-	-
Trade and other accounts payable		25,991.323	35,151.126
Certificates of deposit		10,017,205.443	8,643,321.844
Outstanding investment securities		1,279,999.742	1,584,337.225
Financial liabilities		2,643,618.502	2,717,244.911
Lease liabilities	16	116.104	785.572
Employee benefits		19,469.769	14,283.085
Financial guarantees	19	16,640.065	21,880.492
Provisions	20	-	-
Total liabilities		\$ 14,048,314.355	13,222,256.240
Subscribed and paid-in capital	21	1,312,620.509	1,222,387.592
Reserves		196,832.964	121,128.803
First-time adoption results		39,925.003	39,925.003
Other comprehensive income	22	6,864.690	12,301.396
Retained Earnings		-	-
Net income		44,960.760	165,937.078
Shareholders' equity		\$ 1,601,203.926	1,561,679.872
Total equity and liabilities		\$ 15,649,518.281	14,783,936.112

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

INGRID CATALINA GIRALDO CARDONA
Legal Representative
(See attached certification)

JOSÉ MIGUEL SALCEDO RAMÍREZ
Accountant
Professional License 126408-T
(See attached certification)

HILBER ALBERTO ALFONSO CASTILLO
Independent Auditor
Professional License 29262-T
Representing Forvis Mazars Audit S.A.S. - BIC
(See my report of August 14, 2024)

FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER
Condensed Interim Income Statement
(Figures expressed in thousands of Colombian pesos)

	Note	For the six-month periods ended		For the three-month periods ended	
		June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Revenue					
Interest on loan portfolio	23	\$ 977.874.440,00	873.638.740,00	480.816.525,00	443.246.872,00
Net revenue from investment valuation	24	91.218.902,00	106.957.853,00	49.795.577,00	48.443.004,00
Net interest on investments at amortized cost	24	2.775.274,00	8.506.842,00	1.284.522,00	3.455.141,00
Net derivative valuation gain (loss)		87.438.730,00	(398.481.679,00)	128.878.242,00	(272.436.318,00)
Operating expenses					
Interest on certificates of deposit	25,1	(605.786.401,00)	(498.583.198,00)	(308.544.986,00)	(248.815.233,00)
Interest on outstanding investment securities		(68.724.583,00)	(84.697.276,00)	(30.770.489,00)	(42.806.502,00)
Interest on financial obligations	25,2	(73.306.183,00)	(85.267.149,00)	(35.402.200,00)	(39.764.395,00)
Net exchange difference gain		(175.907.332,00)	320.181.777,00	(166.519.043,00)	236.289.028,00
Net financial margin		\$ 235.582.847,00	242.255.910,00	119.538.148,00	127.611.597,00
Impairment and recoveries for credit financial assets and accounts receivable, net		(34.983.141,00)	(1.358.412,00)	(7.293.234,00)	(2.156.709,00)
Impairment of other receivables	13	(1.677.032,00)	(663.843,00)	(594.392,00)	272.170,00
Net interest margin, after impairment		\$ 198.922.674,00	240.233.655,00	111.650.522,00	125.727.058,00
Income and expenses from commissions and other services					
Technical assistance income	26	25.423.334,00	18.526.418,00	14.409.045,00	9.510.324,00
Income from commissions and other services	26	719.914,00	3.641.064,00	373.684,00	2.516.111,00
Commission and other services expense		(3.426.048,00)	(6.145.357,00)	(1.704.404,00)	(3.455.297,00)
Net income and expenses from commissions and other services		\$ 22.717.200,00	16.022.125,00	13.078.325,00	8.571.138,00
Other income and expenses					
Other income	27	11.792.976,00	8.814.318,00	6.856.619,00	7.093.842,00
Other expenses		(145.775.823,00)	(122.351.462,00)	(72.968.473,00)	(60.920.939,00)
Other income and expenses, net		\$ (133.982.847,00)	(113.537.144,00)	(66.111.854,00)	(53.827.097,00)
Earnings before income taxes		\$ 87.657.027,00	142.718.636,00	58.616.993,00	80.471.099,00
Income tax expense		(42.696.267,00)	(52.206.111,00)	(28.940.202,00)	(25.786.242,00)
Net income		\$ 44.960.760,00	90.512.525,00	29.676.791,00	54.684.857,00

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

INGRID CATALINA GIRALDO CARDONA
Legal Representative
(See attached certification)

HILBER ALBERTO ALFONSO CASTILLO
Independent Auditor
Professional License 29262-T
Representing Forvis Mazars Audit S.A.S. - BIC
(See my report of August 14, 2024)

JOSÉ MIGUEL SALCEDO RAMÍREZ
Accountant
Professional License 126408-T
(See attached certification)

FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER
Condensed Interim Statement of Other Comprehensive Income
(Figures expressed in thousands of Colombian pesos)

		For the six-month periods ended		For the three-month periods ended	
		June 30, 2024	June 30, 2023	June 30, 2024	June 30, 2023
Net income	\$	44.960.760,00	90.512.525,00	29.676.791,00	54.684.857,00
Items not to be reclassified to profit or loss for the period					
Items to be reclassified to profit or loss for the period					
Valuation of available-for-sale financial instruments	22	(1.938.778,00)	10.507.546,00	(2.656.975,00)	4.297.434,00
Recognition of deferred tax	22	(3.497.928,00)	(3.211.015,00)	(3.345.313,00)	(1.449.565,00)
Total other comprehensive income, net of taxes		(5.436.706,00)	7.296.531,00	(6.002.288,00)	2.847.869,00
Comprehensive income	\$	<u>39.524.054,00</u>	<u>97.809.056,00</u>	<u>23.674.503,00</u>	<u>57.532.726,00</u>

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

INGRID CATALINA GIRALDO CARDONA
 Legal Representative
(See attached certification)

HILBER ALBERTO ALFONSO CASTILLO
 Independent Auditor
 Professional License 29262-T
 Representing Forvis Mazars Audit S.A.S. - BIC
(See my report of August 14, 2024)

JOSÉ MIGUEL SALCEDO RAMÍREZ
 Accountant
 Professional License 126408-T
(See attached certification)

FINANCIERA DE DESARROLLO TERRITORIAL S.A. - FINDETER
Condensed Interim Statement of Changes in Equity
For the six-month periods ended June 30, 2024 and 2023
(Figures expressed in thousands of Colombian pesos)

	Subscribed and paid-in capital	Reserves		First-time adoption results	Other comprehensive income OCI	Retained earnings		Total equity
		Legal	Occasional			Retained earnings	Net income	
Balance as of January 1, 2023	\$ 1.154.222.238	80.139.944	22.964.356	39.925.003	202.498	-	86.189.857	1.383.643.896
Changes in equity:								
Capitalization of earnings	68.165.354	8.618.986	9.405.517	-	-	(86.189.857)	-	-
Net income	-	-	-	-	-	-	90.512.525	90.512.525
Other comprehensive income	-	-	-	-	7.296.531	-	-	7.296.531
Total changes in equity	68.165.354	8.618.986	9.405.517	-	7.296.531	(86.189.857)	90.512.525	97.809.056
Final balance as of June 30, 2023	\$ 1.222.387.592	88.758.930	32.369.873	39.925.003	7.499.029	(86.189.857)	176.702.382	1.481.452.952
Balance as of January 1, 2024	\$ 1.222.387.592,00	88.758.930,00	32.369.873,00	39.925.003	12.301.396	-	165.937.078	1.561.679.872
Changes in equity:								
Capitalization of earnings	21 90.232.917,00	16.593.708,00	59.110.453,00	-	-	(165.937.078)	-	-
Net income	-	-	-	-	-	-	44.960.760	44.960.760
Other comprehensive income	-	-	-	-	(5.436.706)	-	-	(5.436.706)
Total changes in equity	90.232.917,00	16.593.708,00	59.110.453,00	-	(5.436.706)	(165.937.078)	44.960.760	39.524.054
Final balance as of June 30, 2024	\$ 1.312.620.509,00	105.352.638,00	91.480.326,00	39.925.003	6.864.690	(165.937.078)	210.897.838	1.601.203.926

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

D
i
g
i
t
a
l
i
y

s
i
g
n
e
d

b
y

I
N
G
R
I
D

INGRID CATALINA GIRALDO CARDONA
Legal representative
(See attached certification)

JOSÉ MIGUEL SALCEDO RAMÍREZ
Accountant
Professional License 126408-T
(See attached certification)

HILBER ALBERTO ALFONSO CASTILLO
Independent Auditor
Professional License 29262-T
Representing Forvis Mazars Audit S.A.S. - BIC
(See my report of August 14, 2024)

FINANCIERA DE DESARROLLO TERRITORIAL S.A. FINDETER
Condensed Interim Cash Flow Statement
For the six-month periods ended June 30, 2024 and 2023
(Figures expressed in thousands of Colombian pesos)

	Notes	June 30, 2024	June 30, 2023
Net income		\$ 44.960.760,00	90.512.525,00
Adjustments to reconcile net income to net cash used in operating activities:			
Income tax expense for the period		42.696.267,00	52.206.111,00
Impairment of loan portfolio		23.542.694,00	5.575.375,00
Impairment of accounts receivable		566.691,00	222.433,00
Impairment of other receivables, net	13	1.677.032,00	663.843,00
Reimbursement of provisions for loan portfolio		(8.900.152,00)	(7.541.904,00)
Reimbursement of provisions for accounts receivable		(549.926,00)	(264.752,00)
Reimbursement of provisions for financial guarantees	19	(5.240.427,00)	(3.825.881,00)
Depreciation of property and equipment	15	334.850,00	309.960,00
Right-of-use depreciation	16	657.178,00	217.002,00
Amortization of intangible assets	17	1.293.571,00	904.604,00
Amortization of other assets	18	2.136.297,00	2.198.497,00
Provisions, litigations, indemnities and lawsuits		-	(2.412.153,00)
Exchange differences of banks in foreign currencies		(263.445,00)	1.176.853,00
Gain on valuation of investments, net	24	(93.994.176,00)	(115.464.695,00)
Gain (loss) on valuation of derivatives, net		(87.438.730,00)	398.481.679,00
Interest on loan portfolio	23	(977.874.440,00)	(873.638.740,00)
Interest expense on deposits and borrowings		605.786.401,00	498.583.198,00
Interest expense on financial obligations		73.306.183,00	85.267.149,00
Interest expense on outstanding investment securities		68.724.583,00	84.697.276,00
Changes in operating assets and liabilities:			
Marketable investments		30.665.793,00	104.983.274,00
Derivative financial instruments		(72.539.847,00)	(165.598.593,00)
Loan portfolio and finance lease transactions, net		320.336.660,00	865.744.525,00
Accounts receivable		(167.473.646,00)	(5.935.937,00)
Current income taxes, net		-	-
Deferred income taxes		101.140.451,00	(36.691.811,00)
Outstanding investments		(373.062.067,00)	(45.983.596,00)
Employee benefits		5.186.683,00	3.742.664,00
Accounts payable and other liabilities		(9.159.803,00)	(5.035.066,00)
Income taxes paid		-	(181.686.405,00)
Interest paid		(80.948.192,00)	(82.067.001,00)
Net cash provided by (used in) operating activities		\$ (554.432.757,00)	669.340.434,00
Investing activities			
Additions to property and equipment	15	(283.910,00)	(37.201,00)
Additions of other intangible assets		-	-
Increase in investment properties	17	(405.838,00)	(643.469,00)
Additions to other assets	18	(16.051,00)	-
Net cash used in investing activities		\$ (705.799,00)	(680.670,00)
Financing activities			
Payments of financial obligations		(243.538.335,00)	(168.753.697,00)
Exchange difference effect on financial obligations		177.553.932,00	(287.130.856,00)
Increase and/or decrease in deposits		768.097.199,00	(443.231.971,00)
Payments for capital lease agreements		(669.468,00)	(226.036,00)
Net cash provided by (used in) Financing activities		\$ 701.443.328,00	(899.342.560,00)
Cash and cash equivalents before foreign exchange effect		146.304.772,00	(230.682.796,00)
Exchange difference on cash		263.445,00	(1.176.853,00)
Net decrease in cash and cash equivalents		\$ 146.568.217,00	(231.859.649,00)
Cash and cash equivalents at the beginning of the period	9	1.431.619.711,00	1.033.518.547,00
Cash and cash equivalents at the end of the period	9	\$ 1.578.187.928,00	801.658.898,00
Restricted Cash and cash equivalents	9	(12.176.449,00)	(11.447.972,00)
Cash and cash equivalents at the end of the period without restricted cash		\$ 1.566.011.479,00	790.210.926,00

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

INGRID CATALINA GIRALDO CARDONA
Legal representative
(See attached certification)

JOSÉ MIGUEL SALCEDO RAMÍREZ
Accountant
Professional License 126408-T
(See attached certification)

HILBER ALBERTO ALFONSO CASTILLO
Independent Auditor
Professional License 29262-T
Representing Forvis Mazars Audit S.A.S. - BIC
(See my report of August 14, 2024)

FINANCIERA DE DESARROLLO TERRITORIAL S. A. - FINDETER

CONDENSED INTERIM FINANCIAL STATEMENTS

As of June 30, 2024, and December 31, 2023
Independent Auditor's Report

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

Table of Contents

Independent Auditor’s Report.....	1
Condensed Interim Statement of Financial Position.....	3
Condensed Interim Income Statement.....	4
Condensed Interim Statement of Other Comprehensive Income.....	5
Condensed Interim Statement of Changes in Equity.....	6
Condensed Interim Cash Flow Statement.....	7
Notes to Condensed Interim Financial Statements.....	9
Certification of Financial Statements.....	36

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

1. Reporting Entity

Financiera de Desarrollo Territorial S.A., hereinafter Findeter, was incorporated by public deed number one thousand five hundred seventy (1,570), dated May 14, 1990, with operating authorization issued by the Financial Superintendence of Colombia by Resolution No. 3354 of September 17, 1990. Findeter is a mixed economy joint-stock company established under the laws of the Republic of Colombia headquartered in the city of Bogota at Calle 103 No. 19-20, organized as a credit establishment tied to Grupo Bicentenario S.A.S., subject to the control and oversight of the Financial Superintendence of Colombia. Its main shareholder, with a 92.55% interest, is Grupo Bicentenario S.A.S., with registered address in Bogota - Colombia. It currently has five regional offices and one area, for a total of six offices in the country. Its term of duration is indefinite. As of June 30, 2023, Findeter employs a total of 617 permanent employees (624 in June 2024).

Findeter's corporate purpose is the promotion of regional and urban development, mainly by financing and advising the municipalities and departments of Colombia on the design, execution and management of investment projects or programs relative to the construction, expansion and replacement of infrastructure for drinking water, transport routes, educational facilities, sports facilities, hospitals and health services, etc., as well as the execution of such activities as may be assigned by legal provision or by the National Government, including the management of funds and special accounts, derived from inter-administrative contracts signed with government agencies for the development of activities associated with technical assistance and resource management.

The development of its corporate purpose is defined by Decree 663 of 1993. Findeter acts as a second-tier development bank granting loans to government entities, territorial entities, or private entities engaged in projects for the construction, expansion and replacement infrastructure and technical assistance to adequately develop these activities for the economic sectors listed above. This is done through Colombian financial system institutions, which assume the total credit risk with the customer. Findeter, on the other hand, assumes the credit risk with the financial institution at interest rates generally below the market rate. These rates are financed with resources obtained from multilateral organizations, public resource mobilization through certificates of deposits, issuance of bonds in national and international markets, and its own resources.

In supporting the government's economic policies, the company was granted powers through Presidential Decrees Numbers 468 of March 23, 2020, and 581 of April 15, 2020, for the granting of loans under the direct loan modality to public service providers on account of the Covid-19 pandemic.

The financial management report as of June 30, 2024, was submitted to the Board Meeting held on July 24 this year, according to Minutes No. 430.

2. Declaration of Compliance with Financial Reporting Standards Accepted in Colombia

The condensed interim financial information has been prepared in accordance with International Accounting Standard 34 (IAS 34) - Interim Financial Reporting, contained in the Financial Reporting Standards accepted in Colombia (CFRS), established in Act 1314 of 2009, regulated by Unified Regulatory Decree 2420 of 2015, as amended by Decrees 2496 of 2015, 2131 of 2016, 2170 of 2017, 2483 of 2018, 2270 of 2019, 1432 of 2020, 938 and 1670 of 2021 and 1611 of 2022. The CFRS applicable in 2023 are based on the International Financial Reporting Standards (IFRS), together with their interpretations, issued by the International Accounting Standards Board (IASB). The core standards correspond to those officially translated into Spanish and issued by the IASB up to the second half of 2020.

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

In accordance with the provisions of IAS 34, the interim financial statements are prepared with the intention of updating the last annual financial statement report, emphasizing the new activities, events and circumstances that occurred during the interim reporting period, without duplicating information previously published in the annual report. These condensed interim financial statements do not include all the information and disclosures required for an annual financial statement; therefore, they must be read together with the annual financial statements as of December 31, 2023.

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

The application of IFRS 9 regarding the treatment of the portfolio and its impairment, and the classification and valuation of investments. For these cases, it continues to apply what is required in the Accounting and Financial Basic Circular of the Financial Superintendence of Colombia (SFC).

3. Significant Accounting Policies

The accounting policies applied in the condensed financial statements of Financiera de Desarrollo Territorial S.A. - FINDETER are the same as those applied in the financial statements as of December 31, 2023.

4. Relevant Facts

The financial results and business dynamics as of June 30, 2024, were influenced by the macroeconomic environment conditions described below:

World Economic Outlook Growth projections to 2024.



As can be seen, the economic growth estimate for 2024 is 2.6% of GDP, with China standing out with 4.2%, and an improvement in the United States, which went from a forecast of 2.1% to 2.75% between January and June 2024. In the case of Colombia, a growth of 1.1% is forecast for 2024, higher than that presented in 2023, which was 0.6%, being this the lowest growth so far this century, with the exception of 2020, the year in which the COVID-19 pandemic affected all economies worldwide.

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

Prior to this, between 2014 and 2019, the Colombian economy was growing at a healthy pace of 2.8% annually, and after the health crisis, 2021 and 2022 were years of recovery and accelerated growth that could not be sustained in 2023.

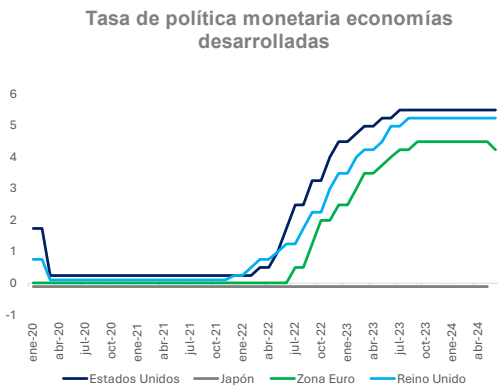
High interest rates and persistent inflation, generalized worldwide, affected the country’s investment, household consumption and net exports components. The country is expected to return to its long-term growth levels starting this year.

The central banks of several countries have been cautious in monetary policy measures in order to control inflation, however, the probability of an economic recession has decreased, the following are the forecasts and risks in the national and international context:

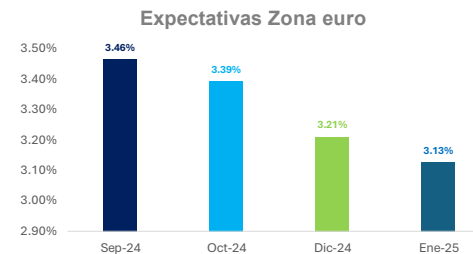
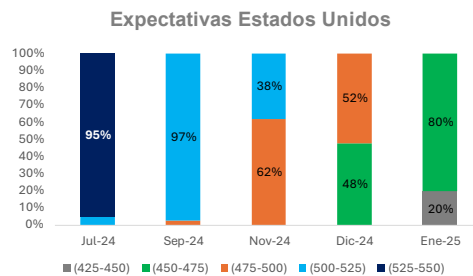
The Fed would delay the start of its rate cut until September, while the ECB would delay it until June.

Contexto internacional

La persistencia de algunas presiones inflacionarias mantiene en vilo a los bancos centrales



Fuente: Bloomberg, CME group, elaborado por Findeter



The following shows the appreciation and/or depreciation of emerging market currencies internationally, showing the Colombian peso in the 13th position with a depreciation. It has moved from \$3,822.05 to \$4,148.04, representing a depreciation of \$153.69, which corresponds to 8.52% in the first half of 2024.

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

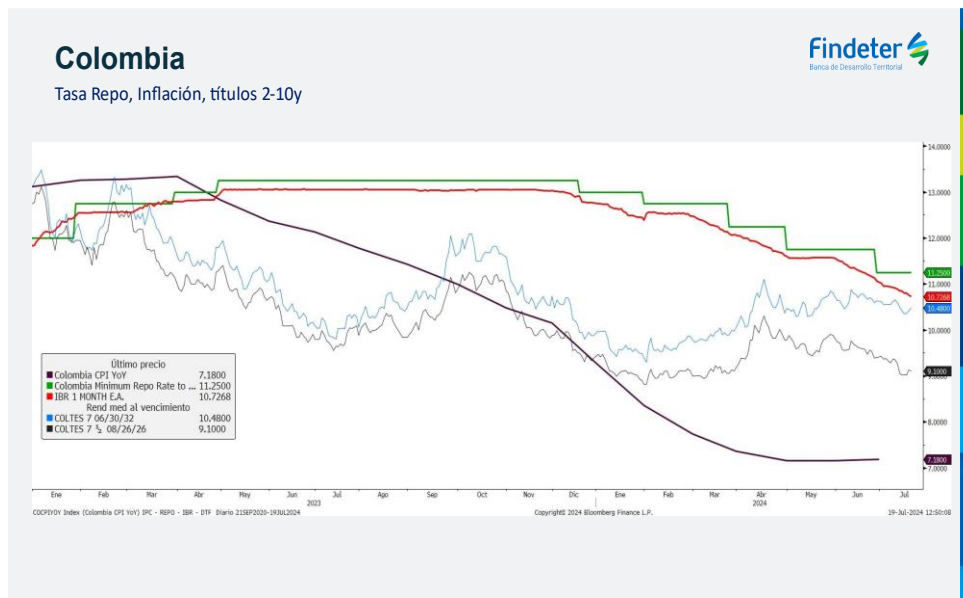
FX Latam



LATAM CURRENCIES							
TENOR	19-jul-24	12-jul-24	CHG	28-jun-24	CHG MTD	29-dic-23	CHG YTD
COP	4041,56	3921,59	-3,01%	4148,68	2,62%	3875,34	-4,20%
ARS	924,37	919,30	-0,55%	911,51	-1,40%	808,48	-13,40%
BRL	5,58	5,43	-2,69%	5,59	0,30%	4,85	-13,92%
MXN	18,04	17,62	-2,35%	18,32	1,54%	16,97	-6,09%
CLP	948,60	905,80	-4,62%	941,05	-0,80%	881,00	-7,39%



The economic expansion cycle, along with the reduction in the monetary policy rate by the Colombian Central Bank, has been transmitted to a lesser extent to various economic rates, including the IBR and DTF, which are used for indexing both the assets and liabilities of Findeter. This situation translates into a direct impact on the entity's income and expenses. The following graph shows the evolution of various financial indicators over the past year, highlighting the Consumer Price Index (CPI) behavior. The CPI stood at 7.18% as of June 2024, representing a significant drop from the same month in 2023, when it was 12.12%, a decrease of 495 basis points (bps). This results in a real rate of 407 bps when comparing the CPI with the monetary policy rate as of the same date.

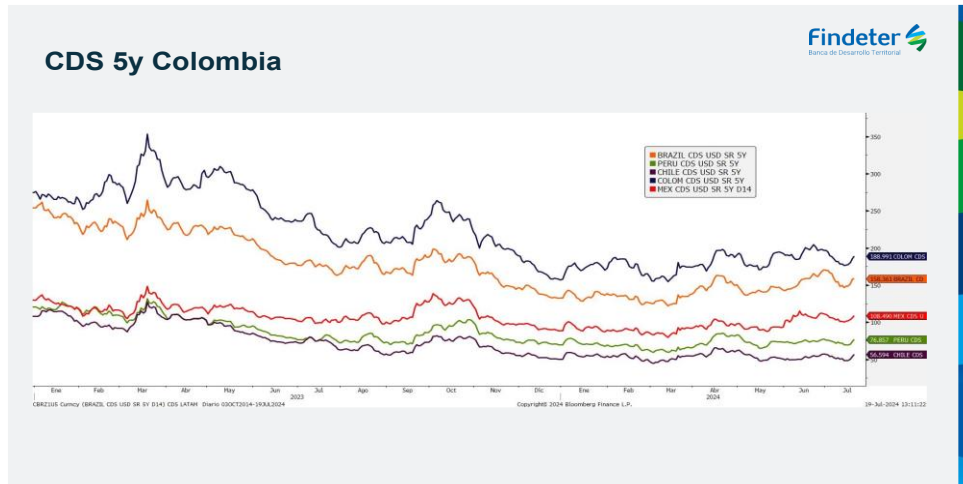


Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

On the other hand, the levels of the FED rates are strongly correlated with the sovereign credit risk, as evidenced by the rise in Credit Default Swaps (CDS) levels. In 2024, Colombia’s CDS levels continue to be the highest among its peers in Latin America, standing 30.63 basis points above Brazil. This directly impacts the cost of debt, with direct repercussions on the cost of obtaining funds to finance operations. Findeter has not been immune to this situation, as reflected in the behavior of financial expenses. The above shows that the risk premium for Colombia continues to exceed those of comparable economies in the region:

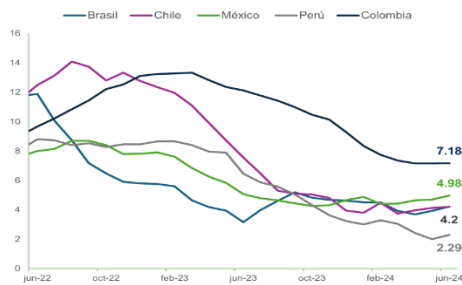


At its December meeting, the Colombian Central Bank began the cycle of decreasing monetary intervention policy levels with 25 bp cuts in the monetary policy rate, setting it at 11.25% APR starting July 2, 2024.; however, despite these cuts, it remains lagging compared to its regional counterparts.

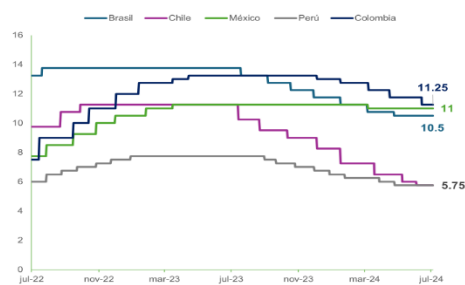
Contexto Internacional – América Latina

La inflación de alimentos acelera el nivel de precios en la región en el último mes.

Inflación América Latina (2022-2024)



Tasa de Política Monetaria (2022-2024)



Fuente: Bloomberg, elaborado por Findeter

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

5. Going Concern

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

6. Judgments and Estimates

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

Findeter makes estimates and assumptions that affect the amounts recognized in the financial statements and the carrying amounts of assets and liabilities within the next accounting period.

Judgments and estimates are continually evaluated and are based on Findeter's experience and other factors, including the expectation of future events that are believed to be reasonable.

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

a. Financial Asset Impairment:

i. Loan Portfolio Provision

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

- Qualitative analysis of the intermediary.
- Calculation of the value to be provisioned (impairment).
- Systemic risk adjustment of the value to be provisioned (impairment).

Considering that Findeter S.A. engages in operations with various types of intermediaries (Compensation and Welfare Funds, Credit and Savings Cooperatives, Employee Funds, Credit Institutions, and Institutes for Regional Development Promotion), the methodology is tailored to the specific characteristics of each type of intermediary.

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

As of June 30, 2024, a critical judgment was identified, related to the determination of the customer's risk level, carried out in accordance with the regulations issued by the Financial Superintendence of Colombia in Chapter XXXI Integrated Risk Management System SIAR of the Basic Accounting and Financial Circular, which is reviewed by credit analysts.

This judgment's application is focused on the analysis of the direct loan portfolio, where this verification is conducted.

ii. Estimates for Legal Proceedings

It estimates and records a provision for legal proceedings to cover possible losses from labor cases, civil and administrative lawsuits or others, under circumstances that, based on the opinion of Findeter's Legal Department and the Judicial Defense Committee, supported by advice from external legal advisors when

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

warranted, are considered probable and reasonably quantifiable. Due to the nature of claims, cases, or processes, it's not always possible to make an accurate forecast or reasonably quantify a loss amount. As a result, differences between the actual amount of disbursements made and the initially estimated and provisioned amounts are recognized in the period in which they are identified.

Estimates with respect to contingencies are based on the criteria adopted according to IFRS, which were established according to numeral 7 of Resolution 353 of November 1, 2016 of the National Agency of Legal Defense of the State which establishes:

- a) If the possibility of loss is rated as HIGH (more than 50%), the representative records the value of the claims adjusted as an accounting provision.
- b) If the probability of loss is rated MEDIUM (greater than 25% and less than or equal to 59%), the representative shall record the value "0" in the State's Unified Litigation Information System and shall inform the financial area of the adjusted value of the claims to be recorded as a memorandum account.
- c) If the probability of loss is classified as LOW (between 10% and 25%), the representative shall register the value "0" in the State's Unified Litigation Information System and shall inform the financial area of the adjusted value of the claims so that it may be registered as a memorandum account.
- d) If the probability of loss is classified as REMOTE (less than 10%), the representative shall register the value "0" in the State's Unified Litigation Information System. Since the probability is remote, the financial area shall not record this information.

iii. Income Taxes

There are uncertainties regarding the interpretation of complex tax regulations, changes in tax rules, and the timing and amount of the resulting current and future tax outcomes. Given the wide range of business relationships and the long-term nature and complexity of existing contractual agreements, differences between actual results and the assumptions made, or future changes to those assumptions, could require future adjustments to recorded tax income and expenses.

The Entity calculates provisions based on reasonable estimates for the possible consequences arising from inspections conducted by Colombian tax authorities. The amount of these provisions depends on various factors, such as the experience of previous tax inspections and different interpretations of tax regulations made by the tax-paying entity and the responsible tax authority. These differences in interpretation can arise in a wide range of issues, depending on the circumstances and conditions existing in the Entity's domicile. Since the Entity considers the probability of tax litigation and subsequent disbursements as a result of such litigation to be remote, no contingent liabilities related to taxes have been recognized.

In accordance with IAS 12 Income Taxes, the current tax payable is based on taxable profit for the year. Taxable profit differs from the profit reported in the statements of income and other comprehensive income due to items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The current tax liability is calculated using the tax rates enacted by the tax authority at the end of the reporting period.

Deferred tax assets and liabilities are recognized for the future tax consequences attributable to differences between the book values of existing assets and liabilities in our financial statements and their respective tax bases. Deferred tax assets and liabilities are calculated based on the statutory tax rates that we believe will be applied to our taxable income during the years in which the temporary differences between book values are expected to be recovered.

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

The carrying amount of a deferred tax asset must be reviewed at the end of each reporting period and reduced to the extent that it is probable that sufficient taxable profit will not be available in the future to allow for the recovery of all or part of the asset.

The measurement of deferred tax liabilities and deferred tax assets reflects the tax consequences that would result from the manner in which the entity expects, at the end of the reporting periods, to recover or settle the carrying amount of its assets and liabilities.

iv. Calculation of the Technical Reserve for Water Bonds

For financial guarantees, measuring the reserve associated with the guarantee issued by Findeter to the Intermediaries participating in the debt substitution operation of the “Water Bonds” with the FIDEICOMISO FINDETER CRÉDITOS ET - AGUA is based on analyzing risk factors present in the life of the loans. The following risk factors are focused on, analyzed, and studied:

- Decrease in interest due to probable debt restructuring within the framework of Act 550.
- Sensitivity of cash flows to changes in interest rates, Consumer Price Index (CPI).
- Sensitivity of income to changes in the allocation of the General System of Participation (SGP) budget for water supply and sanitation.
- Negative impact on the scheme due to possible legal contingencies aiming to challenge the existence or legality of loans acquired by municipalities.

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

v. Calculation of the Technical Reserve for the National Guarantees Fund

The calculation of the technical reserves for the National Guarantees Fund is based on estimating the expected losses for different products underwritten by Findeter. For the affordable housing products, an expected loss of 5.71% was estimated for a horizon of 8.5 years. This horizon is the maximum time during which a loan can have the guarantee, considering that the mandate guarantees loans for the first 7 years and a claim can be made for a guarantee that is a maximum of 18 months in arrears.

The expected loss percentage is the result of an estimation based on a historical basis of recovered and sold affordable housing property loans by banks, as well as the design of tables for estimating losses, which estimate losses for loans with different terms between 5 and 20 years, with different proportions between the loan amount and property value (Loan to Value or LTV), and scenarios regarding the year in which the loss event may occur.

vi. Useful Life of Properties

The Entity determines the estimated useful lives and depreciation charges for property (real estate). The Entity’s management periodically reviews the useful lives and depreciation charge.

7. Operating Segments

Findeter has defined two business line operating segments for the provision of services: Financial Services and Technical Assistance. For this purpose, it has aligned the direct allocation of revenues, expenses, assets, and liabilities with the allocation of the cost centers in the Findeter areas. For the reporting period, the same segments as in the last annual financial statements as of December 31, 2023, are defined. The following figures relate to income and expenses for the three- and six-month periods ended June 30, 2024 and 2023:

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

	INCOME STATEMENT BY OPERATING SEGMENT					
	FINANCIAL SERVICES		TECHNICAL ASSISTANCE		TOTAL	
	June 30, 2024	June 30, 2023	For the six-month periods that ended		June 30, 2024	June 30, 2023
			June 30, 2024	June 30, 2023		
Net revenue						
Interest on loan portfolio	977,874,440	873,638,740	-	-	977,874,440	873,638,740
Net gain from investment valuation	91,218,902	106,957,853	-	-	91,218,902	106,957,853
Net interest on investments at amortized cost	2,775,274	8,506,842	-	-	2,775,274	8,506,842
Net derivative valuation gain and/or (loss)	87,438,730	(398,481,679)	-	-	87,438,730	(398,481,679)
Operating expenses						
Financial expenses	(747,817,167)	(668,547,623)	-	-	(747,817,167)	(668,547,623)
Net exchange difference gain and/or (loss)	(175,907,332)	320,181,777	-	-	(175,907,332)	320,181,777
Net financial margin	235,582,847	242,255,910	-	-	235,582,847	242,255,910
Net loan portfolio impairment	(34,983,141)	(1,358,412)	-	-	(34,983,141)	(1,358,412)
Net accounts receivable impairment	-	-	(1,677,032)	(663,843)	(1,677,032)	(663,843)
Net financial margin after impairment	200,599,706	240,897,498	(1,677,032)	(663,843)	198,922,674	240,233,655
Revenue and expenses from commissions and other services						
Technical assistance revenue	-	-	25,423,334	18,526,418	25,423,334	18,526,418
Commissions and other services revenue	719,914	3,641,064	-	-	719,914	3,641,064
Commissions and other services expenses	(2,983,454)	(5,855,087)	(442,594)	(290,270)	(3,426,048)	(6,145,357)
Net revenue and expenses from commissions and other services	(2,263,540)	(2,214,023)	24,980,740	18,236,148	22,717,200	16,022,125
Other income and expenses						
Other income	11,792,976	8,814,318	-	-	11,792,976	8,814,318
Other expenses	(97,947,751)	(81,728,636)	(47,828,072)	(40,622,826)	(145,775,823)	(122,351,462)
Net other income	(86,154,775)	(72,914,318)	(47,828,072)	(40,622,826)	(133,982,847)	(113,537,144)
Earnings before income tax	112,181,391	165,769,157	(24,524,364)	(23,050,521)	87,657,027	142,718,636
Income tax expense	(54,641,674)	(60,637,933)	11,945,407	8,431,822	(42,696,267)	(52,206,111)
Net income	57,539,717	105,131,224	(12,578,957)	(14,618,699)	44,960,760	90,512,525
	FINANCIAL SERVICES		TECHNICAL ASSISTANCE		TOTAL	
	June 30, 2024	December 31, 2023	June 30, 2024	December 31, 2023	June 30, 2024	December 31, 2023
Assets	15,574,302,685	14,713,170,311	75,215,596	70,765,801	15,649,518,281	14,783,936,112
Liabilities	13,991,849,825	13,166,389,148	56,464,530	55,867,093	14,048,314,355	13,222,256,241

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

INCOME STATEMENT BY OPERATING SEGMENT

	FINANCIAL SERVICES		TECHNICAL ASSISTANCE		TOTAL	
	June 30, 2024	June 30, 2023	For the three-month periods that ended		June 30, 2024	June 30, 2023
			June 30, 2024	June 30, 2023		
Net revenue						
Interest on loan portfolio	480,816,525	443,246,872	-	-	480,816,525	443,246,872
Net gain from investment valuation	49,795,577	48,443,004	-	-	49,795,577	48,443,004
Net interest on investments at amortized cost	1,284,522	3,455,141	-	-	1,284,522	3,455,141
Net derivative valuation gain and/or (loss)	128,878,242	(272,436,318)	-	-	128,878,242	(272,436,318)
Operating expenses						
Financial expenses	(374,717,675)	(331,386,130)	-	-	(374,717,675)	(331,386,130)
Net exchange difference gain and/or (loss)	(166,519,043)	236,289,028	-	-	(166,519,043)	236,289,028
Net financial margin	119,538,148	127,611,597	-	-	119,538,148	127,611,597
Net loan portfolio impairment	(7,293,234)	(2,156,709)	-	-	(7,293,234)	(2,156,709)
Net accounts receivable impairment	-	-	(594,392)	272,170	(594,392)	272,170
Net financial margin after impairment	112,244,914	125,454,888	(594,392)	272,170	111,650,522	125,727,058
Revenue and expenses from commissions and other services						
Technical assistance revenue	-	-	14,409,045	9,510,324	14,409,045	9,510,324
Commissions and other services revenue	373,684	2,516,111	-	-	373,684	2,516,111
Commissions and other services expenses	(1,468,045)	(3,339,983)	(236,359)	(115,314)	(1,704,404)	(3,455,297)
Net revenue and expenses from commissions and other services	(1,094,361)	(823,872)	14,172,686	9,395,010	13,078,325	8,571,138
Other income and expenses						
Other income	6,856,619	7,093,842	-	-	6,856,619	7,093,842
Other expenses	(49,230,892)	(42,548,612)	(23,737,581)	(18,372,327)	(72,968,473)	(60,920,939)
Net other income	(42,374,273)	(35,454,770)	(23,737,581)	(18,372,327)	(66,111,854)	(53,827,097)
Earnings before income tax	68,776,280	89,176,246	(10,159,287)	(8,705,147)	58,616,993	80,471,099
Income tax expense	(33,956,015)	(28,575,729)	5,015,813	2,789,487	(28,940,202)	(25,786,242)
Net income	34,820,265	60,600,517	(5,143,474)	(5,915,660)	29,676,791	54,684,857

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

8. Seasonality or Cyclical Nature of the Period Transactions

Findeter does not show any seasonality in its operations, the transactions were carried out homogeneously during the reporting period.

9. Fair Value Estimate

Findeter values financial assets and liabilities such as derivatives and debt and equity securities, which are traded in an active market with sufficient and available information at the valuation date, using the price information published by the official pricing entity certified by the Financial Superintendence of Colombia (PRECIA SA). This way, Findeter obtains the prices and curves published by the pricing entity and applies them according to the methodology corresponding to the valued instrument.

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

The fair value hierarchy has the following levels:

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

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

9.1 Recurring Fair Value Measurements

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

To determine the levels of fair value hierarchy, an evaluation is made of the methodologies used by the official pricing entity, with knowledge of the markets, inputs and approaches used to estimate fair values of the recurring bases.

On the other hand, and in accordance with the methodologies not objected by the Financial Superintendence of Colombia, the pricing entity (PRECIA) receives the information from all external and internal sources of negotiation, information and registration.

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

- a) Market Price: Methodology applied to assets and liabilities that have sufficiently wide markets, in which the volume and number of transactions are generated to establish an output price for each negotiated reference. This methodology, equivalent to a level 1 input, is generally used for investments in sovereign bonds.

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

- b) Benchmark margins and curves: Methodology applied to assets and liabilities for which market variables such as benchmark curves and spreads or margins are used with respect to recent quotes of the asset or liability in question or similar. This methodology, equivalent to a level 2 input, is generally used for investments in debt securities of financial institutions and corporate debt in the local market of low-recurring issuers with low outstanding amounts.

OTC derivatives: These instruments are valued by applying the discounted cash flow approach, which, based on inputs published by the pricing entity of domestic, foreign and implicit interest rate curves, and exchange rates, projects and discounts the future flows of each contract based on the underlying asset in question. The portfolio of these instruments, classified as level input, is made up of currency forward contracts.

For the case of collective investment funds, the valuation of the current participation unit for the day and applicable for transactions carried out on this date will be determined by the pre-closing value of the Collective Investment Fund divided by the total number of units at the start of the day. It should be noted that the value of the unit of the Collective Investment Fund will determine the number of units corresponding to the investors. The value of the unit for each type of participation in the Collective Investment Fund, valid for the day and applicable for transactions carried out on this date, will be determined by the pre-closing value of each type of participation in the Collective Investment Fund divided by the number of units of the type of participation at the start of the day.

- c) For the investment classified as level 3 input, which corresponds to the investments in the Ashmore Colombia Infrastructure Private Equity Fund, the valuation of the participation unit held is obtained from the value of the Fund at closing of the previous day (Equity Value) plus the results of the day in which the Fund is being valued ((+) Contributions (-) Withdrawals (+) Income (-) Expenses), divided by the number of Participation Units issued by the Fund at the closing of the previous day (Total Units of the Fund, which are generated in each capital call). The result gives the value of the participation unit of the Fund that is reported to investors in accordance with legal provisions.

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

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

Assets	Fair value June 30, 2024	Hierarchy level			Fair value December 31, 2023	Hierarchy level		
		1	2	3		1	2	3
Marketable Investments								
Debt securities other Financial Entities	120,900,038	-	20,900,038	-	156,677,362	-	156,677,362	-
Government debt securities	238,423,851	238,423,851	292,760,693	-	175,830,783	175,830,783	-	-
Private Equity Fund- Ashmore	30,246,466	-	-	30,246,466	29,371,399	-	-	29,371,399
Collective investment funds	20,309,203	-	20,309,203	-	20,340,041	-	20,340,041	-
Available for sale								
Government debt securities	76,795,987	76,795,987	-	-	75,850,700	75,850,700	-	-
FNG shares	39,522,164	-	-	39,522,164	40,663,870	-	-	40,663,870
Currency forward	37,162,398	-	37,162,398	-	974,569	-	974,569	-
Total investments	563,360,107	315,219,838	471,132,332	69,768,630	499,708,724	251,681,483	177,991,972	70,035,269
Liabilities								
Currency forward	45,273,407	-	45,273,407	-	205,251,985	-	205,251,985	-
Financial guarantees	16,640,065	-	-	16,640,065	21,880,492	-	-	21,880,492
Total liabilities	61,913,472	-	45,273,407	16,640,065	227,132,477	-	205,251,985	21,880,492

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

To establish the reporting values of the Private Capital Fund as Level 3 Assets, the historical series of the investment position of the last 56 months was determined, as well as the Value at risk for each of the months and reported to the SFC. The results were as follows:

Year	Month	Position value	Max, Var,	Standard Deviation
2019	November	52,416,386,298	7,705,208,786	1,201,274,605,501,660,000
2019	December	61,938,007,145	9,104,887,050	6,228,543,448,949,480,000
2020	January	62,140,980,360	9,134,724,113	6,378,362,711,793,530,000
2020	February	61,945,817,503	9,106,035,173	6,234,275,517,540,220,000
2020	March	61,571,142,673	9,050,957,973	5,962,269,657,805,540,000
2020	April	60,798,251,847	8,937,343,022	5,420,333,509,257,730,000
2020	May	61,006,829,672	8,968,003,962	5,564,040,811,512,330,000
2020	June	49,337,749,895	7,252,649,235	414,050,017,612,007,000
2020	July	55,314,385,822	8,131,214,716	2,316,583,435,865,750,000
2020	August	56,183,549,177	8,258,981,729	2,721,838,980,891,190,000
2020	September	57,898,861,387	8,511,132,624	3,617,415,985,516,700,000
2020	October	57,335,698,198	8,428,347,635	3,309,363,426,034,060,000
2020	November	57,898,661,387	8,511,103,224	3,617,304,151,687,310,000
2020	December	42,085,661,312	6,186,592,213	178,582,170,450,632,000
2021	January	42,085,661,312	6,186,592,213	178,582,170,450,632,000
2021	February	42,886,928,870	6,304,378,544	92,905,177,344,118,000
2021	March	43,436,086,533	6,385,104,720	50,210,649,689,637,100
2021	April	43,845,575,026	6,445,299,529	26,857,480,761,630,500
2021	May	44,448,052,620	6,533,863,735	5,672,848,556,893,230
2021	June	45,130,238,576	6,634,145,071	623,152,401,951,397
2021	July	45,390,083,625	6,672,342,293	3,989,216,279,471,940
2021	August	45,886,191,847	6,745,270,201	18,519,984,962,731,900
2021	September	45,226,661,757	6,648,319,278	1,531,722,640,239,080
2021	October	45,268,948,255	6,654,535,393	2,056,925,759,801,530
2021	November	46,070,596,083	6,772,377,624	26,632,795,443,592,100
2021	December	44,478,538,454	6,538,345,153	5,017,866,010,791,600
2022	January	45,071,798,114	6,625,554,323	268,051,313,336,959
2022	February	44,983,888,554	6,612,631,617	11,899,515,732,426
2022	March	45,857,434,053	6,741,042,806	17,387,258,936,769,500
2022	April	46,594,007,312	6,849,319,075	57,665,790,731,007,200
2022	May	47,412,820,081	6,969,684,552	129,962,053,902,404,000
2022	June	48,165,733,273	7,080,362,791	222,011,290,750,421,000
2022	July	48,756,111,866	7,167,148,444	311,326,497,170,375,000
2022	August	49,442,321,633	7,268,021,280	434,069,131,054,194,000
2022	September	50,253,048,139	7,387,198,076	605,308,937,386,594,000
2022	October	44,352,249,590	6,519,780,690	7,992,603,207,087,150
2022	November	44,994,773,309	6,614,231,676	25,498,726,343,791
2022	December	43,123,227,276	6,339,114,410	72,936,530,406,347,700
2023	January	43,871,657,929	6,449,133,716	25,615,469,360,292,600
2023	February	44,898,343,095	6,600,056,435	83,276,849,847,517
2023	March	42,573,453,883	6,258,297,721	123,119,812,485,686,000
2023	April	42,845,164,223	6,298,239,141	96,685,492,805,459,300
2023	May	36,463,743,729	5,360,170,328	1,560,030,281,143,020,000
2023	June	36,973,312,529	5,435,076,942	1,378,522,805,181,320,000
2023	July	37,399,458,078	5,497,720,337	1,235,347,138,429,010,000
2023	August	37,708,531,238	5,543,154,092	1,136,415,607,267,500,000
2023	September	33,836,128,397	4,973,910,874	2,674,111,817,882,300,000
2023	October	29,234,785,612	4,297,513,485	5,343,811,554,514,430,000
2023	November	29,486,100,226	4,334,456,733	5,174,375,266,978,030,000
2023	December	29,371,399,459	4,317,595,721	5,251,367,905,365,110,000
2024	January	29,544,724,905	4,343,074,561	5,135,243,151,783,100,000
2024	February	29,734,244,665	4,370,933,966	5,009,754,486,507,970,000
2024	March	29,943,226,239	4,401,654,257	4,873,178,956,033,620,000
2024	April	31,212,128,773	4,588,182,930	4,084,437,444,324,310,000
2024	May	31,407,811,081	4,616,948,229	3,968,995,597,941,960,000
2024	June	30,246,465,028	4,446,230,359	4,678,360,017,034,370,000

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

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

Based on the above statements, the deviation of the data series is calculated, yielding a value of \$1,396,002, which means that the average means have an average gap of that value, which is also taken to stress the possible loss to that extent.

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

Potential impact on negative hypothesis results (Loss) =

$$\$-6,609,182 - \$1,396,002 = \$-8,005,184$$

To measure the potential impact on the Positive Hypothesis account, the average of the active position in the series is taken and multiplied by the value of the active rate of the on-loan portfolio for the final month of the calculation June 2024, 15.58% APR, producing as the most favorable result a yield of \$7,004,834.

As of June 30, 2024, Findeter has an investment in the Ashmore Colombia Infrastructure Fund of \$30,246,465, which is equivalent to a 12.84% participation and 916,367.03 units of the Fund's total.

Ashmore Private Equity Fund - investment	Balance
June 30, 2024	\$ 30,246,465
December 31, 2023	29,371,399
Variation	\$ 875,065

As of June 30, 2024, the private equity fund generated a net valuation gain of \$875,065.

Ashmore Private Equity Fund	June 30, 2024	December 31, 2023
Valuation income	\$ 2,378,788	\$ 6,923,243
Valuation expense	1,503,723	6,734,839
Net valuation	\$ 875,065	\$ 188,404

The valuation of the Fund is reported by an independent third party in accordance with the provisions of the Fund's regulations. The valuation variables are presented in the following table:

Type	Valuation technique	Significant unobservable inputs	Interrelationship between significant unobservable inputs and fair value measurements
Contingent Consideration	The valuation of the companies that are part of the FCP-I Ashmore Colombia Infrastructure Fund is carried out	The main unobservable significant input corresponds to: 1. Estimated income for the valuation period.	The estimated unit value can increase or decrease if:

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

	<p>through the Discounted Cash Flow and Asset Appraisal methodologies.</p>	<p>2. The pricing and cost structure of companies</p> <p>3. The weighted average cost of capital used to discount future flows</p> <p>4. The level of administrative and sales expenses.</p> <p>5. The working capital management policies used in the projection.</p> <p>6. The balance structure used in the projection.</p> <p>7. The dividend policy of each of the companies.</p> <p>The information of the points mentioned above comes from the business plans generated within each company, which in turn are built based on historical performance, specific growth objectives according to market information and business strategies.</p>	<p>1. The projected income assumptions are met</p> <p>2. If there is an effective control of costs and expenses in each company</p> <p>3. If the working capital requirements increase or decrease</p> <p>4. If the dividend policy is substantially modified.</p> <p>5. If the discount rate used to discount free cash flows increases or decreases.</p>
--	--	---	--

Financial assets and financial liabilities measured at fair value did not present value hierarchy transfers as of June 30, 2024, compared to December 31, 2023.

9.2 Non-recurring fair value measurements:

As of June 30, 2024, there are assets or liabilities measured at fair value determined on non-recurring bases.

Below is the detail of the way in which financial assets and liabilities accounted for until maturity were measured at fair value only for purposes of this disclosure.

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

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

To determine the fair value of the loan portfolio, investment financial assets at amortized cost, financial obligations, certificates of deposit and outstanding investment securities, the following methodologies and the necessary inputs for their calculation were determined:

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

- **Flow projection**

For each of the portfolios, the cash flows to receivable and/or payable during their corresponding terms are projected individually. For the respective projection, the interest rate of the current flow is taken at the cut-off date to determine the interest value receivable and/or payable in the period immediately following the calculation cut-off date and the days are determined upon maturity.

- **Determining the Discount Rate**

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

- **Calculating Duration**

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

Below is the breakdown of the carrying amount and the fair value of financial assets and liabilities, on a non-recurring basis:

	<u>June 30, 2024</u>		<u>December 31, 2023</u>		<u>Hierarchy level I</u>
	<u>Carrying value</u>	<u>Fair value</u>	<u>Carrying value</u>	<u>Fair value</u>	
Assets					
Net loan portfolio and finance lease transactions	\$ 12,968,915,131	12,831,337,523	12,326,019,892	12,308,604,600	3
Investment financial assets *	15,602,300	16,130,540	17,864,078	17,376,539	3
Total financial assets	12,984,517,432	12,847,468,063	12,343,883,970	12,325,981,139	
Liabilities					
Certificates of deposit	10,017,205,443	9,989,455,372	8,643,321,844	8,613,580,951	3
Outstanding investment securities	1,279,999,742	1,273,133,851	1,584,337,225	1,585,119,803	3
Financial obligations	2,643,618,502	2,639,631,137	2,717,244,911	2,608,152,092	3
Total liabilities	\$ 13,940,823,687	13,902,220,361	12,944,903,980	12,806,852,846	

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

10. Cash and Cash Equivalents

The following table corresponds to the bank ratings of the financial institutions where Findeter holds the balance of cash and cash equivalents as of June 30, 2024, and December 31, 2023.

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

Bank	Risk Rating	June 30, 2024	December 31, 2023
Banco de Bogotá S.A.	AAA	\$ 3,988,821	\$ 3,714,611
Banco Popular S.A.	AAA	84,938,033	1,976,848
Bancolombia S.A.	AAA	9,822,102	12,232,169
Banco GNB Sudameris	AA+	746,770	246,500
BBVA Colombia S.A.	AAA	413,317,213	512,753,299
Banco Santander S.A.	AAA	1,073,829	1,016,461
Banco Itaú S.A.	AAA	163,739,792	91,594,516
Banco de occidente S.A.	AAA	312,470	340,088
Davivienda S.A.	BB+	3,619,853	2,109,511
Banco Caja Social S.A.	AAA	8,853,936	51,507,683
Banco AV Villas S.A.	AAA	122,074	122,068
Banco Scotiabank Colpatría S.A.	AAA	7,851,891	929,009
Corficolombiana	AAA	302,479,768	439,787,114
Colombian Central Bank	Country risk	68,482,726	62,172,081
Banks Foreign Currency	BBB	102	479,043
Petty Cash	No rating	29,958	30,961
Interbank (1)	AAA	496,632,141	240,922,083
Restricted Cash (2)	AAA	12,176,449	9,685,666
		\$ 1,578,187,928	\$ 1,431,619,711

There is no restriction on their availability, except for the pledge on the resources of Banco de la República for \$68,482,726. See Note 28 paragraph 1, Commitments and contingencies - Counter-guarantees for a detail of the pledges; however, there is no restriction on their use.

- (1) As of June 30, 2024, and December 31, 2023, interbank funds were classified as cash equivalents for \$496,100,000 and \$240,922,083, respectively, which have maturities between 1 and 30 days according to policy.

Information as of June 30, 2024					
Entity	Rate	Amount	Maturity	Rating	Agency
Corficolombiana	10.955%	\$ 136,100,000	02/07/2024	AAA	Standard and Poors y Fitch Ratings Colombia
Davivienda	10.955%	200,000,000	02/07/2024	BB+	SYP Global Rating Ratings Direct
Citibank	10.962%	100,000,000	02/07/2024	AAA	Standard and Poors y Fitch Ratings Colombia
Corpbanca	10.959%	60,000,000	02/07/2024	AAA	BRC Ratings – S&P Global S.A.
Total		\$ 496,100,000			
Information as of December 31, 2023					
Entity	Rate	Amount	Maturity	Rating	Agency
Corficolombiana	12.05%	\$ 240,922,083	02/01/2024	AAA	BRC Ratings- S&P Global S,A,
Total		\$ 240,922,083			

- (2) Corresponds to cash balances as of June 30, 2024, and December 31, 2023, recorded in the Agency Agreement with the National Guarantees Fund for \$9,487,322 and \$9,514,818, and the Pre-Investment Fund for \$2,689,127 and \$170,848, respectively, for a total of \$12,176,449 and \$9,685,666.

The cash and cash equivalents of these funds are restricted, due to the fact that they have exclusive allocations for their purpose, as is the case of the Agency Agreement with the National Guarantees

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

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

11. Investment Financial Assets and Derivatives

The following table shows the balances and ratings of the counterparties of the securities comprising Findeter's portfolio as of June 30, 2024, and December 31, 2023:

Issuer	June 30, 2024	December 31, 2023	Rating
Banco de Comercio Exterior S.A.	3,031,230	3,096,420	AAA
Banco de Bogotá S.A.	26,694,614	23,827,900	AAA
Banco Bilbao Vizcaya Argentaria Colombia S.A.	16,140,096	18,716,015	AAA
Banco Popular S.A.	20,212,496	17,309,605	AAA
Banco Davivienda S.A.	13,609,279	19,385,039	BB+
Banco Colpatría Red Multibanca S. A	3,064,050	4,613,460	AAA
Banco Comercial AV Villas S.A.	3,608,955	4,704,705	AAA
Banco de Occidente S.A.	14,455,217	6,085,005	AAA
Corficolombiana S.A.	21,361,176	13,578,660	AAA
Bancolombia S.A.	27,400,522	32,070,625	AAA
Ministry of Finance and Public Credit	239,334,474	195,833,447	BB+
CMR Falabella S.A. Cia. Fin. Cial.	1,021,440	2,033,710	AA
Collective Investment Fund Fiduprevisora	20,309,203	20,340,040	AAA
FCP Fondo Inf Col Ashmore I-S1	30,246,465	29,371,399	No Rating
Titularizadora Colombia S.A.	15,864,152	18,308,150	AAA
Enertolima S.A. E.S.P.	100	100	No Rating
Fondo Nacional De Garantías S. A	39,521,964	40,663,670	AAA
Ecopetrol	100	100	AAA
RCI Colombia S.A. Compañía de Financiamiento	1,596,720	1,635,615	AAA
Banco Santander de Negocios Colombia S.A.	-	10,151,100	AAA
Scotiabank Colpatría	5,604,788	-	AAA
Colombian Central Bank	75,885,365	55,848,036	AAA
	578,962,406	517,572,801	

(*) The counterparties with which Findeter has constituted the Forward transactions are: (Banco BBVA, Banco Colpatría, Banco Itaú Corbanca, Davivienda, Bogota, Occidente, Popular, Bancolombia and Corficolombiana), and futures transactions with associate Brokers.

Findeter's investment portfolio is classified as follows:

	June 30, 2024	December 31, 2023
Marketable investments	409,879,556	382,219,584
Held-to-maturity investments	15,602,300	17,864,078
Available-for-sale investments	116,318,152	116,514,570
Derivative instruments	37,162,398	974,569
	578,962,406	517,572,801

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

12. Net Loan Portfolio and Finance Lease Transactions

The financial assets account for loan portfolio in the balance sheet is classified by commercial, housing and consumer portfolio, considering that this is the classification adopted by the Financial

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

Superintendence in the Unified Financial Information Catalog “CUIF”. Findeter presents the portfolio balances according to the categories under the following classification:

	June 30, 2024	December 31, 2023
Ordinary loans (1)	\$ 9,102,247,219	\$ 8,805,407,919
Direct loans	3,718,869,933	3,343,372,162
Housing portfolio (employees and former employees)	109,069,600	89,706,135
Consumer portfolio (employees and former employees)	7,887,247	7,342,161
Accounts receivable interest	159,825,638	174,192,880
Subtotal	\$ 13,097,899,637	\$ 12,420,021,257
Impairment	(128,984,506)	(94,001,365)
Total	\$ 12,968,915,131	\$ 12,326,019,892

The following is the movement in the impairment of the loan portfolio:

	June 30, 2024	December 31, 2023
Capital Recoveries	\$ 4,759,096	\$ 2,355,366
Capital Charges (2)	(39,339,398)	(3,299,672)
Interest Recoveries	528,651	261,996
Interest Charges	(931,490)	(931,546)
Net portfolio impairment	\$ (34,983,141)	\$ (1,613,856)

(1). The increase is due to disbursements made during the first half of 2024.

(2). This increase is due to the re-classification of credit risk of financial intermediaries.

13. Net trade accounts receivable and other receivables

Accounts receivable as of June 30, 2024 and December 31, 2023 were \$301,688,093 and \$135,908,245, for an increase of \$165,779,848, mainly derived from the income tax credit balance of \$139,429,579,000.

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

	December 31, 2022	Charges	June 30, 2023	December 31, 2023	Charges	June 30, 2024
Other	\$ 62,919	-	62,919	\$ 62,919	-	\$ 62,919
Technical assistance	2,100,131	663,843	2,763,974	1,598,888	1,677,032	3,275,920
	\$ 2,163,050	\$ 663,843	\$ 2,826,893	\$ 1,661,807	\$ 1,677,032	\$ 3,338,839
Net impairment			\$ 663,843			\$ 1,677,032

14. Income Tax

Income tax expense is recognized based on management’s best estimate of both current income tax and deferred income tax. Findeter S.A.’s effective tax rate in respect of continuing operations for the three-month period ended June 30, 2024, was 49.37% (Three-month period ended June 30, 2023, was 32.05%).

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

- The increase in the effective tax rate of 17.32 percentage points from one period to the next is mainly due to the following factors:
- For the quarter ended June 30, 2024, the entity generated an exchange difference effect due to the variation of the exchange rate on debt operations in foreign currency, compared to that settled as of December 31, 2023, whose variation in pesos per dollar was 325.99 (4148.04 - 3822.05), a different behavior to that generated in the same period for the quarter ended June 30, 2023, whose effect due to the rate differential was 164.12 pesos per dollar.
- For the second quarter of 2024, the behavior of the effective rate by rate differential used in the constitution of deferred taxes versus the nominal rate of the previous taxable year was higher compared to the same quarter of 2023, mainly due to the rate differential of the unrealized exchange difference. This situation generated a comparative effective rate increase of 11.5 percentage points.
- Non-deductible expenses for the second quarter of 2024 showed a 4.7% increase compared to the same period of the previous year. This situation is mainly due to the fact that in 2023, the expense for the industry and commerce tax was not deductible but was instead taken as a tax credit.

Current tax asset balance

	June 30, 2024
Income tax and surtax expense	23,964,180
- Income tax credit 2023	(139,429,579)
- Withholdings applied	(39,457,085)
Asset balance	154,922,484

Net deferred tax balance

Denomination	December 31, 2023	P&L	OCI	June 30, 2024
DTA	211,026,857	(8,484,062)	278,975	202,821,770
DTL	(21,607,816)	(10,248,024)	(3,776,903)	(35,632,743)
	189,419,041	(18,732,086)	(3,497,928)	167,189,027

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

15. Net Property and Equipment

The following is the movement in property and equipment:

	December 31, 2022	Additions	Withdrawals	Depreciation write-downs	Depreciation	June 30, 2023
Land (revalued)	7,992,600	-	-	-	-	7,992,600
Buildings and constructions (revalued)	22,518,678	-	-	-	(150,168)	22,368,510
Furniture, fixtures, and office equipment	194,576	2,687	(269,673)	263,134	(42,038)	148,686
Vehicles	740	-	-	-	(143)	597
Computer equipment	523,557	41,217	(138,282)	138,282	(117,774)	447,000
	31,230,151	43,904	(407,955)	401,416	(310,123)	30,957,393

	December 31, 2023	Additions	Withdrawals	June 30, 2024
Land (revalued)	8,600,144	-	-	8,600,144
Buildings and constructions (revalued)	23,630,747	-	(159,730)	23,471,017
Furniture, fixtures, and office equipment	127,106	20,019	(20,418)	126,707
Vehicles	454	-	(144)	310
Computer equipment	359,470	263,891	(154,558)	468,803
	32,717,921	283,910	(334,850)	32,666,981

16. Net rights-of-use asset and lease liabilities

Below is the recognition made in Findeter's financial statements for the year 2024 as of June, derived from the application of IFRS 16:

	June 30, 2024	December 31, 2023
Movement in right-of-use assets		
Balance right-of-use assets -Buildings	766,708	330,032
Adjustment for recalculation of rights of use during the period	-	1,241,275
Straight-line depreciation right of use during the period	(657,178)	(804,599)
Right-of-use balance	109,530	766,708
Movement in Lease Liabilities	2024	2023
Lease liabilities as of Dec, 31 Previous	785,572	337,035
Adjustment for recalculation of current year lease liabilities	-	1,241,275
Payments of Principal Liabilities in the period	(669,468)	(792,738)
Balance of Lease Liabilities	116,104	785,572

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

17. Net intangible assets

Below is the movement of the cost of intangible assets as of March 31, 2024 and 2023:

	December 31, 2023	Acquisition/ Additions	Amortization	June 30, 2024
Computer software and applications	\$ 3,852,421	405,838	(1,293,570)	\$ 2,964,689
Net intangible assets	\$ 3,852,421	405,838	(1,293,570)	\$ 2,964,689
	December 31, 2022	Acquisition/ Additions	Amortization	June 30, 2023
Computer software and applications	\$ 2,449,655	643,469	(904,604)	\$ 2,188,520
Net intangible assets	\$ 2,449,655	643,469	(904,604)	\$ 2,188,520

18. Net other assets

The following is the detail of other assets as of June 30, 2024 and 2023:

	December 31, 2023	Acquisition/ Additions	Amortization	June 30, 2024
Insurance	\$ 4,201,643	16,051	(2,136,296)	\$ 2,081,398
Other	2,100	-	-	2,100
Net other assets	\$ 4,203,743	\$ 16,051	\$ (2,136,296)	\$ 2,083,498
	December 31, 2022	Acquisition/ Additions	Amortization	June 30, 2023
Insurance	\$ 4,492,286	215,002	(2,413,500)	\$ 2,293,788
Other	2,100	-	-	2,100
Net other assets	\$ 4,494,386	215,002	(2,413,500)	\$ 2,295,888

19. Financial Guarantees

Below is the movement of financial guarantees:

	December 31, 2023	Recoveries	March 31, 2024
Technical Reserve FNG	\$ 12,882,446	(3,019,560)	\$ 9,862,886
Water Bonds Reserve	8,998,046	-	8,998,046
	\$ 21,880,492	\$ (3,019,560)	\$ 18,860,932

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

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

The coverage of the technical estimate of the National Guarantees Fund, on the loans granted called low-income housing, decreased by \$5,011,087, in accordance with the application of the model for calculating reserves on the guarantees granted established in the Fund.

20. Provisions

As of June 30, 2024, there are 155 lawsuits against Findeter, of which, according to the instance and the provisions policy, there are no lawsuits provisioned that can be classified as probable according to IAS 37.

As of June 30, 2024, there are no fines, penalties and indemnities payable.

21. Shareholders' Equity

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

	June 30, 2024	December 31, 2023
Number of subscribed and paid-in shares	13,126,205	12,223,852
Subscribed and paid-in capital	\$ 1,312,620,100	\$ 1,222,385,200
Dividends declared	409	2,392
	\$ 1,312,620,509	\$ 1,222,387,592

During the General Shareholders' Meeting held on March 19, 2024, the surplus application project was approved, where the capitalization in the amount of \$78,165,354 was ordered. In June 2024, the securities corresponding to the approved capitalization were issued and delivered. Findeter has not issued preferred shares.

Findeter is a national joint-stock company, exclusively composed of public entities. According to Article 30 of Act 1328 of July 15, 2009, which amends Article 271 of the Organic Statute of the Financial System, "it shall not be subject to mandatory investments and shall not distribute profits in cash among its shareholders."

22. Other Comprehensive Income - OCI

As of June 30, 2024 and December 31, 2023, \$46,789,693 and \$52,226,399, presenting a variation of (\$5,436,706), generated by the effect of the valuation of investments classified as available for sale with changes in OCI of (\$1,938,778), the effect of the application of deferred tax charged to equity of (\$3,497,928).

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

23. Portfolio Income

As of June 30, 2024 and 2023, the balances of income derived from the loan portfolio were \$977,874,440 and \$873,638,740 respectively, presenting a variation of \$104,235,700, this increase is mainly due to the increase in the net portfolio by \$1,819,580,194.

24. Gains on valuation of investments and interest on investments at fair value and amortized cost, net

As of June 30, 2024 and 2023 the balance of the valuation of investments was \$93,994,176 and \$115,464,695 respectively, presenting an increase in the loss for value of (\$21,470,519), mainly generated by the valuation of the portfolio of debt instruments, especially those indexed to: Benchmark Banking Indicator, Real Value Unit and Consumer Price Index.

25. Interest on operating expenses

25.1 Interest on certificate of deposit

As of June 30, 2024 and 2023, the balance of interest on certificates of deposit was \$605,786,401 and \$498,583,198, respectively, which increased by \$107,203,203, as a result of the increase in liabilities by \$2,839,956,000.

25-2 Interest on financial obligations

As of June 30, 2024 and 2023, the balance of interest on financial obligations was \$73,306,183 and \$85,267,149, suffering a variation of \$11,960,966, mainly generated by the variation in rates, which affect IDB loans.

26. Revenues from technical assistance, commissions and other services

As of June 30, 2024 and 2023, revenues recognized for technical assistance, commissions and other services presented a variation of \$6,896,916, which is detailed below according to the service rendered:

Technical Assistance (1)	June 30, 2024	June 30, 2023
Territorial Development-Housing	\$ 2,587,586	\$ 4,854,918
Environment -Water (1)	8,690,558	4,953,526
Infrastructure	9,572,820	8,789,718
Transportation and Mobility (2)	4,572,370	682,295
Other (3)	-	(754,039)
	\$ 25,423,334	\$ 18,526,418
Commissions and Other Services	June 30, 2024	June 30, 2023
Guarantees Water bonds	\$ 745,364	\$ 1,019,173
Commissions National Guarantees Fund	22,150	123,570
Commissions Availability (4)	18,277	2,464,801
Commissions Insfopal	261	4,533
Consulting (3)	(66,138)	28,987
	\$ 719,914	\$ 3,641,064
	\$ 26,143,248	\$ 22,167,482

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

- (1) The increase of \$6,896,916 in the recognition of technical assistance income, which rose from (\$18,526,418 in 2023 to \$25,423,334 in 2024), is mainly due to the income generated from contracts 2595 and 610 of 2023 from the Environmental Management departments, resulting in an increase of \$3,732,969. Additionally, the new transportation and mobility line saw an increase of \$3,890,075.
- (2) The variation is due to the creation of the transportation and mobility line in May 2023, which resulted in 2 contracts by June 2023, whereas by June 2024, there were already 6 contracts.
- (3) This corresponds to the reversal of estimated income for 2023, which was not collected.
- (4) For the 2024 period, the 4G contracts were canceled, and therefore, no commission income continued to be recognized.

27. Other income and other expenses

As of June 30, 2024, and 2023, other income recorded a balance of \$11,792,976 and \$8,814,318, respectively, showing an increase of \$2,978,658, primarily due to the recovery of the FNG's technical reserve and provisions for invoices from 2023.

Other expenses showed an increase of \$23,424,361, mainly driven by the following items: personnel expenses by \$12,521,487, industry and commerce taxes, Financial Transactions Tax, and other taxes by \$3,442,087, as well as the increase in professional services and consulting fees resulting from the execution of new projects by \$5,371,788, and other expenses by \$2,088,999.

The increase in personnel expenses is due to the salary increase of 12% in 2024, as well as a higher expense for industry and commerce tax due to the increase in the tax base.

28. Commitments and contingencies

Commitments and contingencies correspond to:

	<u>March 31, 2024</u>	<u>December 31, 2023</u>
IDB loan pledge (1)	\$ 68,482,726	\$ 62,172,081
Due to litigations (claims) (2)	6,891,734	21,807,158
Approved and undisbursed loans (3)	1,510,250,371	1,122,304,460
Interest on suspended loans (4)	1,411,444	1,315,212
	<u>\$1,587,036,275</u>	<u>\$ 1,207,598,911</u>

- (1) IDB loan pledge

Findeter signed Loan Agreements with the IDB 1967 of 2008, 2314 of 2010, 2768 of 2012, 3392 of 2015, 3596 of 2016 and 3842 of 2019, which established counter-guarantees in favor of the Nation, and in which the revenues received by FINDETER for the rediscount portfolio collection were pledged and paid directly in Deposit Account No. 65812166 of the Colombian Central Bank. Such revenues must cover 120% of the value of the semi-annual service of the debt of the Loan Agreement.

CUD account balance	Amount to cover COP	Coverage 120%
June 30, 2024	June 30, 2024	
\$ 68,482,726	\$ 56,804,121	120.6%

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

- (2) Corresponds to the claims of the legal processes filed against Findeter, which as of June 30, 2024, add up to 155 processes, including 56 labor and administrative processes, 3 civil processes and 96 administrative processes qualified with medium and low risk, revealed with the value of the plaintiffs' indexed claims, which effectively supports the possible contingency.
- (3) The commitments from the approved credits not disbursed are the product of contracts with customers. In this sense, we determined that the outstanding balances of unused loan do not necessarily represent future cash requirements because such available amounts may expire and therefore not be used totally or partially, but they are recognized in the contingent accounts as possible capital requirements.

The following table shows the value of the approved loans to the different financial institutions that have not been disbursed by Findeter:

Banking Entity	June 30, 2024	December 31, 2023
Approved Loans - Direct Loan	1,510,250,371	1,122,304,460
	\$1,510,250,371	\$ 1,122,304,460

- (4) Suspended interest:

These correspond to interest on loans granted to former employees of the entity, as well as a first-tier loan, who have not serviced the debt on the obligations they acquired. As of June 30, 2024, there are 15 loans (16 in 2023) generating this interest, of which 9 are for housing (10 in 2023) and 6 are for consumer credit (6 in 2023).

- (5) Assignment of Enterritorio S. A. Shareholding.

In accordance with the provisions of paragraph 1 of article 10 of Decree 1962 of 2023, issued by the Ministry of Finance and Public Credit, Findeter acts as shareholder of Empresa Nacional Promotora del Desarrollo Territorial S.A., with a total of 5,068,623 shares, which are in the process of formalization by the issuing entity.

As a member of Grupo Bicentenario, Findeter has been holding meetings with other entities within the Group to analyze the potential accounting and tax impacts that will arise from the recognition of the participation granted to us. This way, when notified about the issuance of the securities that establish the right, we will have the technical grounds for their registration.

Preliminarily, it has been concluded that the fiscal impacts resulting from this operation will not affect current taxes, pursuant to the provisions of Article 21-1, paragraph 6 of the Tax Code.

- (6) BBVA Spain Loan.

According to Board of Directors Minutes 405 of 2022, a loan operation with BBVA Spain was approved, in pesos or dollars, for up to \$900,000. This approval was reaffirmed with Board of Directors Minutes 429 of 2024, detailing the closing negotiation terms of the operation. As part of this authorization, a loan for USD 196,000,000 was processed, which was disbursed in July 2024.

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

29. Related-Party Transactions

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

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

Findeter has undertaken the following transactions with related parties:

- a) The following sums were paid to Board members for attending Board and Committee meetings and to Findeter's key personnel:

	June 30, 2024	June 30, 2023
Board Member Fees	\$ 384,587	\$ 417,283
Key Management Personnel Remuneration	2,301,045	1,769,180
	\$2,685,632	\$2,186,463

- b) As of June 30, 2024 and 2023, Findeter records loan portfolio balances with key Findeter personnel, as detailed below:

	June 30, 2024	June 30, 2023
Loan portfolio	\$4,676,126	\$ 5,019,319

All operations and disbursements were made under the terms described in the collective agreement.

- c) In compliance with the provisions of IAS 24 Related Party Disclosures, paragraph 25 Government-Related Entities, Findeter discloses the information stated in paragraph 26, considering that the Colombian Government exercises joint control or significant influence over each of the companies that make up Grupo Bicentenario through its participation in the board of directors.

Therefore, as of June 30, 2024 and 2023, the transactions recorded by Findeter in its financial statements with entities of Grupo Bicentenario are detailed, identifying their nature:

BALANCE AS OF JUNE 30, 2024							
ITEM	BANCO AGRARIO	NATIONAL DEVELOPMENT FINANCIAL INSTITUTION	NATIONAL SAVINGS FUND	NATIONAL GUARANTEES FUND	POSITIVA	FIDUCIARIA LA PREVISORA	TOTAL
Banks	-	-	-	9,487,322	-	2,689,127	12,176,449
Investments	-	-	-	154,269,406	-	20,309,203	174,578,609
Portfolio	14,069,593	214,773,981	-	-	-	-	228,843,574
Accounts receivable	152,517	5,906,648	-	372,555	-	1,916,874	8,348,593
Accounts payable	-	-	248,066	466,835	-	751,658	1,466,559
Income	692,376	15,979,574	-	17,287,754	-	3,592,453	37,552,156
Expenses	-	-	-	8,555,447	821,421	86,941	9,463,810

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

BALANCE AS OF JUNE 30, 2023							
ITEM	BANCO AGRARIO	NATIONAL DEVELOPMENT FINANCIAL INSTITUTION	NATIONAL SAVINGS FUND	NATIONAL GUARANTEES FUND	POSITIVA	FIDUCIARIA LA PREVISORA	TOTAL
Banks	-	-	-	11,286,135	-	161,837	11,447,972
Investments	-	-	-	140,825,723	-	19,409,142	160,234,865
Portfolio	19,803,206	256,184,356	-	-	-	-	275,987,562
Accounts receivable	466,800	7,611,625	-	1,014,581	-	-	9,093,006
Accounts payable	3,196	-	223,897	18,767,292	-	7,015,786	26,010,172
Income	1,365,509	25,024,101	-	21,885,464	-	-	48,275,074
Expenses	-	-	-	7,836,014	668,143	27,248	8,531,405

30. Events After the Reporting Period

Between June 30, 2024, and August 14, 2024, date of the report of the Independent Auditor MAZARS COLOMBIA S.A.S., there are no events that impact the condensed interim financial statements that should be disclosed, or that may affect the financial position, the prospects of Findeter or that may cast doubt on its continuity.

31. Approval of Financial Statements

The condensed interim information and accompanying notes were approved by Management on July 30, 2024. The financial results were presented to the Board of Directors and the Legal Representative, in accordance with Minutes No. 430, dated July 24, 2024.

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Notes to the Condensed Interim Financial Statements

As of June 30, 2024, and December 31, 2023

(In thousands of Colombian pesos, except where otherwise indicated)

FINANCIERA DE DESARROLLO TERRITORIAL S. A. – FINDETER

Certification of Financial Statements

August 14, 2024

We, the undersigned Legal Representative and Public Accountant under whose responsibility the financial statements were prepared, certify:

That for the issuance of the statements of financial position as of June 30, 2024, and December 31, 2023, and statements of comprehensive income, changes in equity, and cash flows, for the one-year periods ended on those dates, and that in accordance with the regulations they are made available to the Shareholders and third parties, and the assertions contained therein have been previously verified and the figures have been faithfully taken from the books.

Ingrid Catalina Giraldo Cardona
Legal Representative

José Miguel Salcedo Ramírez
Public Accountant
Professional License 126408–T