

CRÉDITO REAL[®]

Beyond your limits

SPECIAL REPORT

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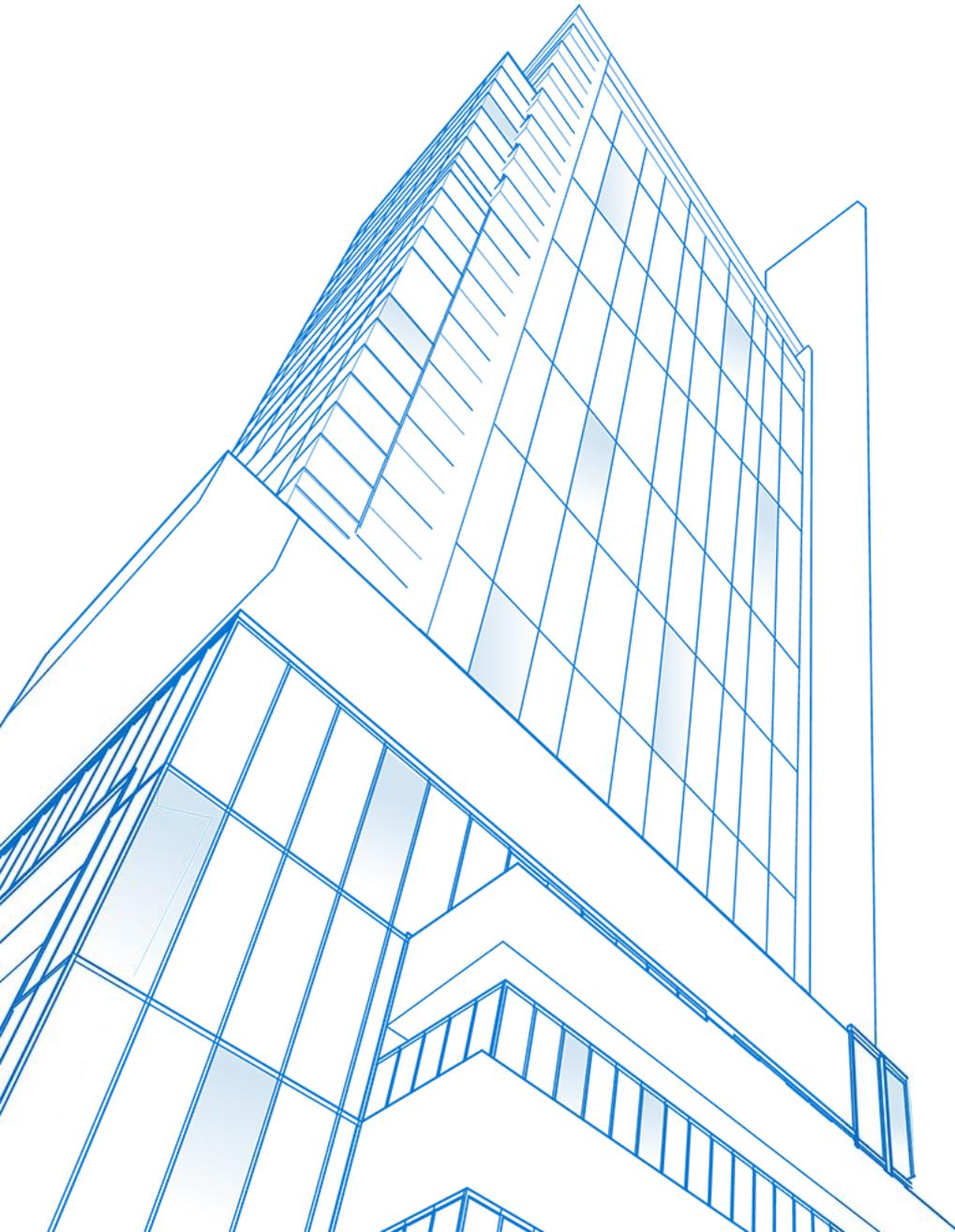
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CREAL*



CRÉDITO REAL REPORTS ADDITIONAL DETAILS OVER THE CALCULATION OF ITS NPL RATIO AND THE COMPOSITION OF ITS SMEs PORTFOLIO

In line with its renewed commitment to transparency and accountability, Crédito Real S.A.B. de C.V., SOFOM, E.N.R. (“Crédito Real” or the “Company”) has voluntarily committed to provide further explanation and disclosure of additional details regarding risk profiles and portfolio composition of its SME division.

This special report, comprised of two sections, responds to this commitment. The first section discusses relevant considerations for the calculation of the NPL indicator. The second section discloses previously unreleased information regarding overall composition of Crédito Real’s SME portfolio.

1Q21 Overview SME total portfolio

Integrated by:

<i>Ps. million</i>	Amount	(%)
SMEs Mexico	11,053.5	88%
SMEs United States	1,465.8	12%
SMEs total portfolio³	12,519.3	100.0%

1Q21 Overview SME total portfolio in Mexico

Integrated by:

<i>Ps. million</i>	Amount	(%)
SMEs traditional	4,356.5	39%
CRA Credit loans and factoring	3,854.7	35%
SMEs loan portfolio	8,211.2	74%
CRA Leasing	2,842.3	26%
SMEs total portfolio³	11,053.5	100.0%

<i>Ps. million</i>	Amount
Performing loan portfolio	8,516.3
Non-performing loan portfolio	1,160.7
SMEs loan portfolio	9,677.0
(%) NPL ⁵	12.0%

<i>Ps. million</i>	Amount
Performing loan portfolio	7,058.4
Non-performing loan portfolio	1,152.8
SMEs loan portfolio	8,211.2
(%) NPL ⁵	14.0%

As Crédito Real quarterly reports indicate since the consolidation of CREAL Arrendamiento, the leasing portfolio registered in fixed assets is excluded for the proper calculation of the NPL ratio.

Rents are, by definition, not considered loan receivables. Computing them as such would result in double counting because the assets are registered net of depreciation as fixed assets, and the accrued unpaid rents are also provisioned.

As outlined, this means that the SMEs portfolio line (Ps. 12,519.3 million) includes Ps. 2,842.3 million from the leasing portfolio registered in fixed assets (as shown in the footnotes no. 3 and no. 5). To calculate the Company's overall NPL, only the SMEs loan portfolio (Ps. 9,677.0 million) is included.

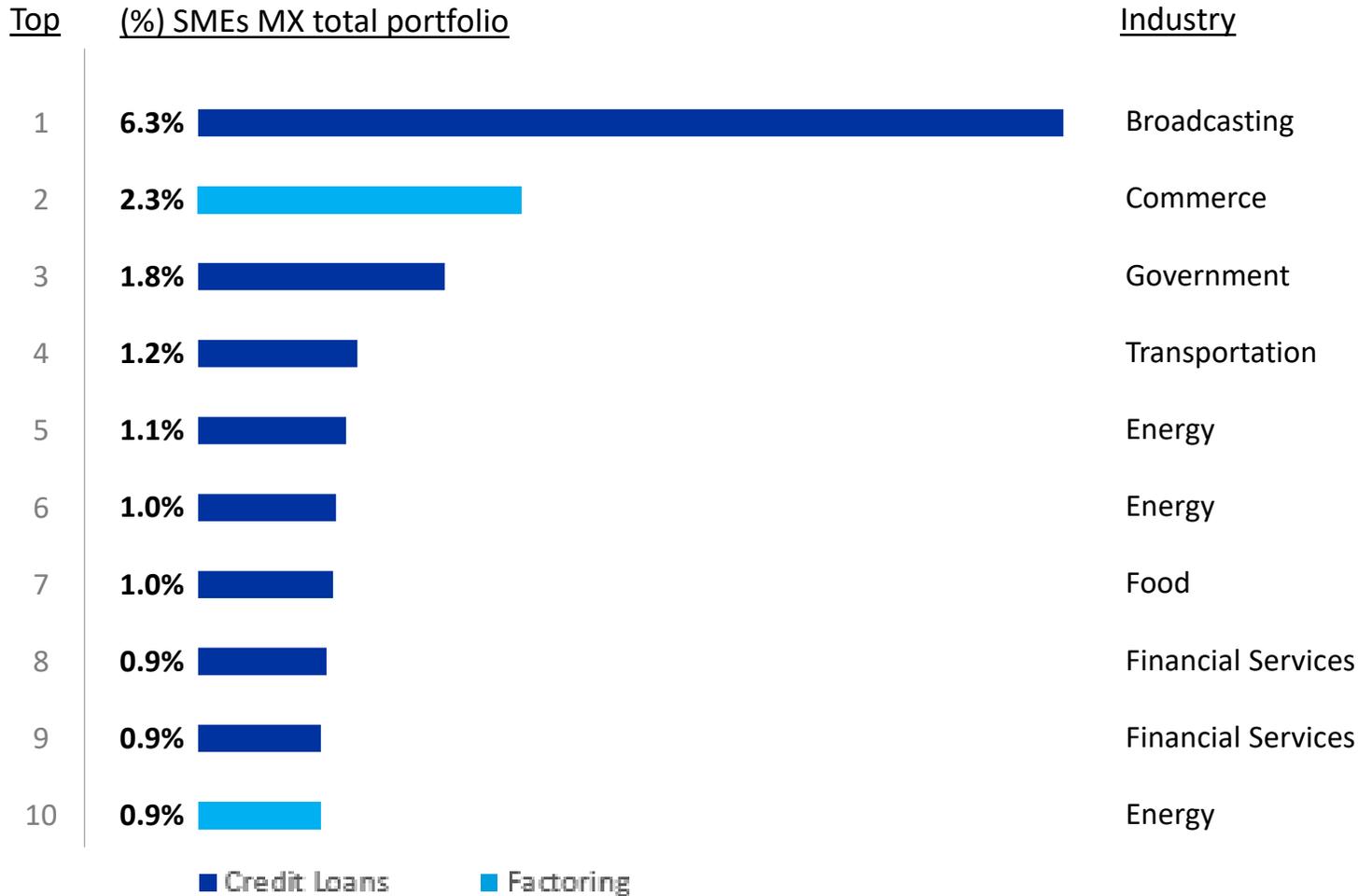
This information, along with its relevant footnotes, is extracted verbatim from the "Summary of Operations" section in Crédito Real's 1Q21 Earnings Release.

Notes:

(3) Includes Ps. 2,842.3 million from the leasing portfolio registered in fixed assets. The Ps. 632.7 million factoring portfolio, previously recorded in other accounts receivable, as of this quarter is registered in loan portfolio due to recommendation from the Company's external auditor. In 1Q20, the factoring portfolio amounted Ps. 165.9 million.

(5) Related to loan portfolio which excludes the leasing portfolio previously detailed.

2 SME MX portfolio information



The 10 largest loans in the SME portfolio only amount to 17.4% of the total SME portfolio.

The largest of those loan amounts to Ps. 695 million, representing 6.3% of the Company's SME portfolio. While not material with respect to the Company's loan portfolio, taken as a whole (at only 1%), this loan is by far the largest within the SME loan portfolio. The second largest loan in the SME portfolio stands at roughly one-third that size (37%).

The specific accounts listed in the top 10 exclude accounts on the leasing segment as it is not subject to NPL ratio calculations (notwithstanding, a loan within the leasing segment accounts for 1.1% of the total SME portfolio).

SMEs MX portfolio distribution

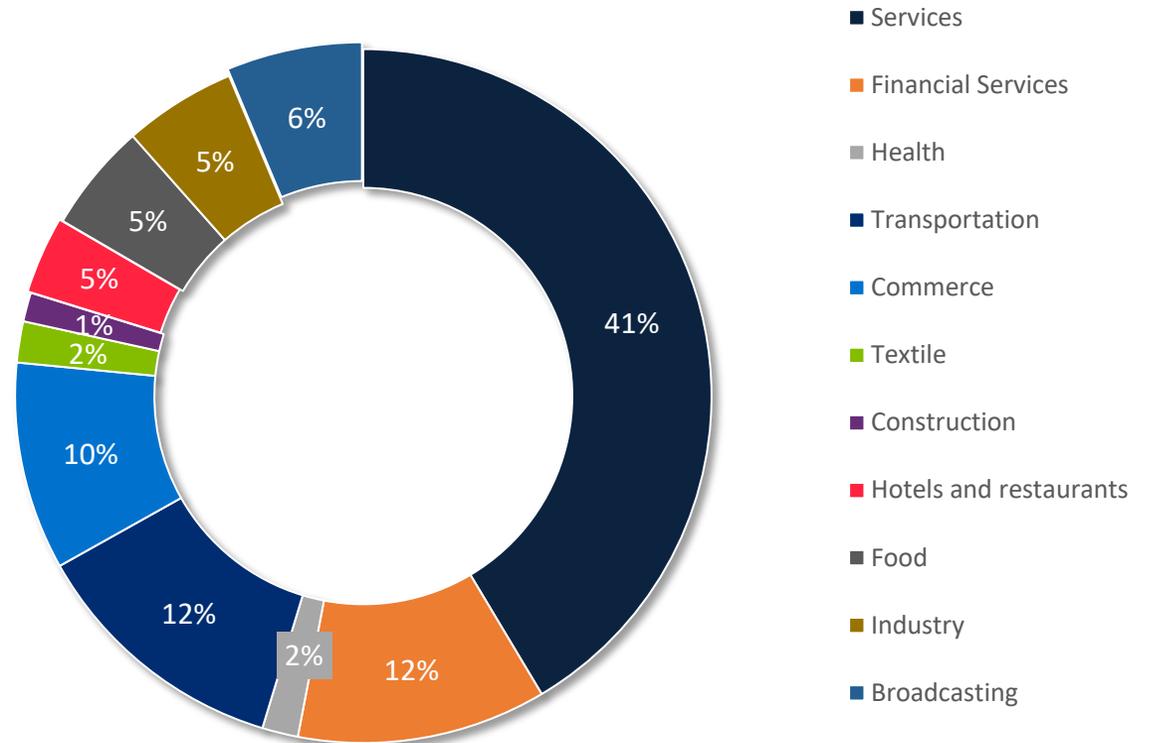
Crédito Real's SME portfolio is highly diversified by loan size, geographic distribution, and economic sector.

From a loan size perspective, more than 80% of the SME portfolio lies below the average loan. Beyond the top 10 accounts that are being disclosed in this report, the distribution of the portfolio has a long tail (meaning high pulverization), making geographic and economic sector diversification relevant risk mitigation factors.

Regarding sector composition, the SME portfolio is comprised by loans in more than 30 sectors. Except for the services sector, no other sector represents more than 20% of the portfolio. The services sector portfolio is comprised of several different sub-sectors.

In terms of geographical distribution within the country, the Mexican SME is diversified across 22 states, with a marked focus on Mexico City and Jalisco, which host the first and second largest metropolitan areas, respectively. These are the only two states with more than 10% of the country's share of loans. The remainder of the portfolio is distributed among other 20 states of Mexico.

Portfolio breakdown by economic sector



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About Crédito Real

Crédito Real is a leading financial institution in Mexico, with presence in the United States, Costa Rica, Panama, Nicaragua and Honduras, focusing on consumer lending with a diversified business platform in the following main lines of business: payroll loans, small business loans, used car loans, consumer loans through Instacredit and group loans. Crédito Real offers its products mainly to low and middle-income segments of the population that have historically been underserved by other financial institutions. The Company's stock is listed on the Mexican Stock Exchange under the ticker symbol “CREAL*”. (Bloomberg identification number is CREAL*:MF)



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