Financiera Independencia and Subsidiaries ANNUAL REPORT

2013: CELEBRATING 20 YEARS

With a refocused business model and return to profitability

We have transformed our business model, prioritizing quality and profitability over portfolio size.

Our hands on approach
puts us on the path to achieving our goals

1.7%

Increase in total portfolio:
from Ps.6,723 million to Ps.6,837 million

25.3%

Reduction in non-performing loans:
from Ps.670.0 million to Ps.500.8 million

(Excludes the impact from the Ps.300.0 million extraordinary portfolio clean-up undertaken in December 2012. Including this effect, non-performing loans would have increased 35.4%)

34.6%

Reduction in write-offs:
from Ps.1,748.1 million to Ps.1,143.1 million

(Excludes the impact from the Ps.300.0 million extraordinary portfolio clean-up undertaken in December 2012. Including this effect, write-offs would have increased 44.2%)

19.1%

Increase in the average loan balance:
from Ps.4,960.0 to Ps.5,909.6

3.7%

Increase in the number of branches:
from 536 to 556

FINANCIERA INDEPENDENCIA

Consolidated Financial Highlights

Millions of Mexican Pesos

Balance Sheet

	2011	2012	2013
Cash and Investments	641	382	511
Total Loan Portfolio	7,348	6,723	6,837
Past Due Loans	694	370	501
Allowances for Loan Losses	(530)	(435)	(501)
Other Assets	3,568	3,385	3,439
Total Assets	**11,026**	**10,056**	**10,286**
Debt	7,478	6,738	6,727
Other Liabilities	496	458	477
Total Liabilities	**7,973**	**7,197**	**7,204**
Shareholders' Equity	**3,053**	**2,859**	**3,082**
Total Liabilities and Shareholders' Equity	**11,026**	**10,056**	**10,286**

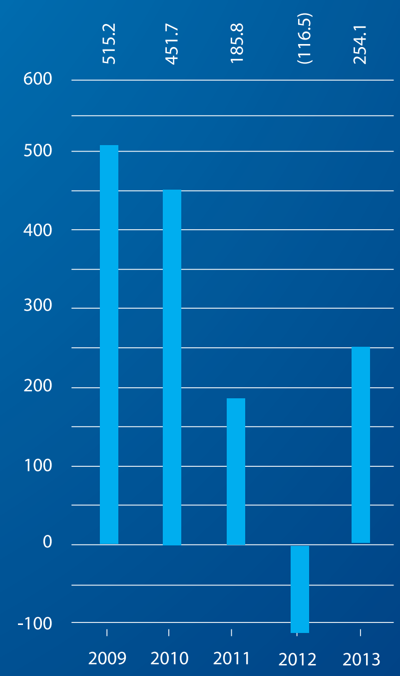
Income Statement

	2011	2012	2013
Net Interest Income before Provisions	3,643	4,268	4,082
Provision for Loan Losses	1,368	1,952	1,209
Net Interest Income after Provisions	2,275	2,316	2,873
Commissions Income	763	739	555
Market Related Income	24	10	(0)
Other Operating Income (Expense)	169	190	215
Net Operating Revenue	**3,231**	**3,256**	**3,644**
Non Interest Expense	2,926	3,421	3,314
Net Operating Income	305	(165)	330
Taxes	118	(46)	77
Minority Interest	(1)	2	1
Net Income	**186**	**(116)**	**254**

Selected Ratios

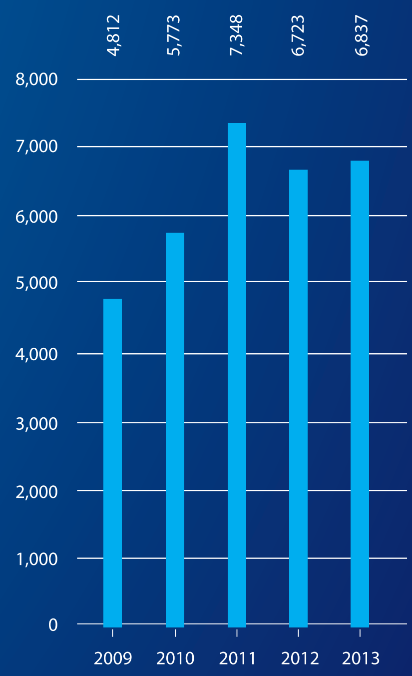
	2011	2012	2013
ROAA	1.9%	(1.1%)	2.5%
ROAE	6.2%	(3.9%)	8.6%
NIM before Provisions Excluding Fees	49.8%	56.6%	56.5%
NIM after Provisions (Excluding Fees) (1)	31.1%	30.7%	39.8%
NIM after Provisions (Including Fees) (2)	44.2%	43.1%	50.4%
Operating Efficiency (3)	29.7%	32.5%	32.6%
Efficiency Ratio (4)	90.6%	105.1%	90.9%
NPL Ratio (5)	9.4%	5.5%*	7.3%
Coverage Ratio (6)	76.4%	117.5%	100.0%
Capital / Assets	27.7%	28.4%	30.0%

Source: Financiera Independencia.
(1) Net interest margin after provisions (excluding fees) = NIM after provisions for loan losses / Average interest-earning assets
(2) Net interest margin after provisions (excluding fees) = Operating Income / Average interest-earning assets
(3) Operating efficiency = Non interest expense / Average Assets
(4) Efficiency ratio = Non interest expense / Operating income
(5) NPL ratio = Non-performing loans / Total loan portfolio
(6) Coverage ratio = Allowances for loan losses / Non-performing loans
* Takes into consideration the portfolio clean-up undertaken in December 2012. If this is not taken into consideration NPL ratio would have been 9.5%.



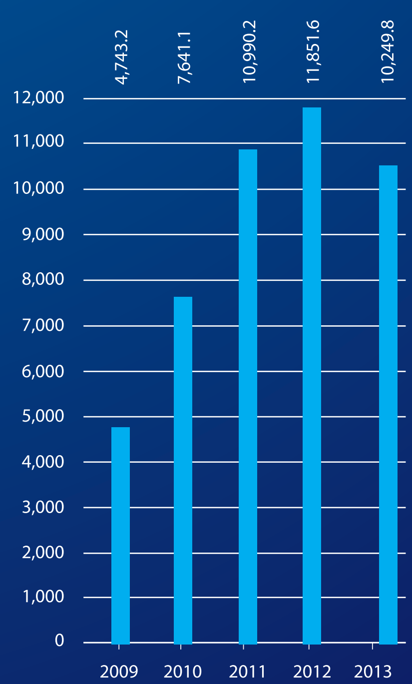
Net Income

Figures in millions of Mexican Pesos



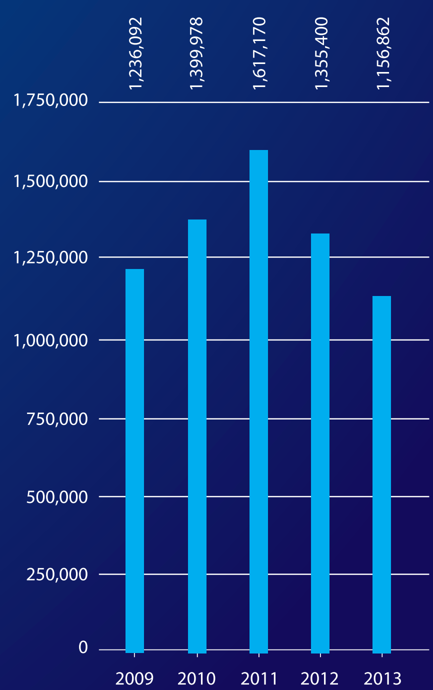
Total Portfolio

Figures in millions of Mexican Pesos



Total Loan Origination

Figures in millions of Mexican Pesos



Number of Clients

2013

Financiera Independencia and Subsidiaries ANNUAL REPORT AND FINANCIAL STATEMENTS

FINANCIERA INDEPENDENCIA

INDEX

Dear Shareholders:

For *Financiera Independencia*, 2013 was our first full year of operations under the new strategic plan that prioritizes loan portfolio quality and profitability over size. It was a period in which we concluded the implementation of the difficult, but necessary, measures to adapt the *Company's* business model to the new market conditions.

During the past twelve months, we continued strengthening our client selection processes, credit origination policies and collection practices with great success, while simultaneously firmly cementing the new culture of profitability and quality above any other goal across the organization. These new policies started at *Independencia* in September 2012, and given the achieved success, in January 2013 we introduced this strategy at *Finsol Mexico*. Across *Financiera Independencia*, these were the two only subsidiaries whose business models were in need of realignment and strengthening of their operating policies.

During 2013, in a more challenging macroeconomic environment, the new operating policies at *Independencia* and *Finsol Mexico*, together with the continuing contributions from *Apoyo Económico Familiar (AEF)*, *Finsol Brazil* and *Apoyo Financiero Inc. (AFI)*, allowed us to achieve results consistent with our new strategic focus, and expand our loan portfolio by 1.7%; a modest increase, though with higher profitability and efficiency in this transition year. As a result, we achieved significant improvements across all indicators of profitability, efficiency and quality; which, among other things, allowed us to close the year with an accumulated net profit of Ps.254.1 million, an excellent result compared to the Ps.116.5 million net loss reported in 2012.

In 2013, we concluded with great success our first year of operations under the new strategic framework that prioritizes loan portfolio quality and profitability over size.

Furthermore, the improved quality of the portfolio was reflected in the 25.3% contraction in non-performing loans that allowed us to close 2013 with a non-performing loan ratio (NPL) of 7.3%; a considerable 222 basis points improvement compared with the 9.5% ratio that would have been reported in 2012 had the *Company* not undertaken its Ps.300.0 million loan portfolio clean-up in 4Q12[1]. To put this performance in the context of the industry in Mexico, it is important to underscore that, according to information available from the National Banking and Securities Commission (CNBV), in December 2013 commercial banks reported a NPL ratio of 7.5% for their personal loans portfolio. Similarly, the 14 largest microfinance institutions in Mexico reported a NPL ratio of 8.7% during the same period[2], highlighting the success of our new strategic approach. This has allowed us to achieve loan portfolio quality above both, our comparables and the Mexican banking system.

Progress on reducing non-performing loans was mainly driven by *Independencia* and *Finsol Mexico*. Although the new policies resulted in a contraction of loan portfolio at these subsidiaries in 2013, of 2.0% and 22.3% respectively, their non-performing loans – excluding the loan portfolio clean-up in December 2012 – declined by 25.3% and 34.6% respectively, significantly offsetting the contraction in the loan portfolio.

1)In 2012, Financiera Independencia announced its new strategic focus of prioritizing loan portfolio quality and profitability over size; for which new operating policies were implemented. As part of these decisions, and in order to begin 2013 with a loan portfolio that more accurately and clearly reflected the benefits of the new strategic focus, in 4Q12 the Coverage Ratio was increased to 100% by reporting an additional Ps.175.0 million in Allowances for Loan Losses and accelerating a Ps.300.0 million loan portfolio write-off and thus reduce the level of non-performing loans from 180 to 121 days. As a result, the loan portfolio fell to PS.6,722.8 million, non-performing loans declined by Ps.300.0 million (reducing the NPL ratio from 9.5% to 5.5%), write-offs raised Ps.300.0 million and net profit in 2012 declined from Ps.5.8 million to a net loss of Ps.116.5 million.

2)NPL ratio based on the results of 14 financial institutions with a focus on microfinance (banks, sofomes, etc.) with loan portfolios in excess of Ps.500.0 million which had published their 4Q13 results as of the date of publication.

As a result, *Independencia* reported its best year-end NPL ratio since year-end 2007, positively contributing to the group's earnings in each quarter of 2013; while *Finsol Mexico* closed the year with its best NPL ratio since its acquisition in 2010, and delivered profits in 4Q13.

Moreover, *AEF* maintained its strong performance closing the year with a NPL ratio of 5.2% and delivering a 23.5% increase in profits. *Finsol Brazil*, in turn, reduced its NPL ratio by 43 basis points and reported a 16.2% increase in profits. *AFI* continued to expand, growing its loan portfolio by 78.0% and more than doubling its branch network.

Today we celebrate 20 years as a bigger, stronger and more diversified Company that is poised to take advantage of the great opportunities presented by the Mexican economy and within our industry.

Having closed 2013 with all subsidiaries contributing to group profits, we are particularly proud to celebrate the first 20 years of *Financiera Independencia* and our success in maintaining our position as the leading microfinance institution in personal loans in Mexico. Today, we are a bigger, stronger and more diversified company that is well-positioned to take advantage of the great opportunities presented by an improving Mexican economy and within our industry.

We close 2013 with the perspective of a more competitive and dynamic environment in Mexico, following the approval of the financial, fiscal, energy, and political reforms adopted during the second half of the year that lay the groundwork for a stronger economic performance in the years to come. Among other benefits, and of particular importance for our industry, the financial reform is expected to strengthen the regulatory framework and enhance transparency in the sector, making available more detailed and up-to-date information on our clients and peers. This will allow us to strengthen our decision-making process and to further optimize the sizeable investments made over the past years in our operation and technology to better serve our clients.

Following a period that demanded greater discipline, commitment and effort, today we regard with satisfaction the progress achieved and conclude that the decisions taken were effective. In addition to allowing for outstanding operating and financial performance, our focus on quality and profitability has allowed us to establish a solid foundation on which to maintain sustained quality growth over the long term.

José L. Rión Santisteban
Chairman of the Board

Noel González Cawley
Executive Vice President
and Group CEO

At a glance

	 Independencia	 Apoyo Económico Familiar
Loan portfolio (Million Ps.)	3,956.0	1,311.6
Number of clients	764,260	158,216
Average loan balance	Ps.5,176	Ps.8,290
Use of funds	Personal, working capital and home improvements	Personal and working capital
Loan amount	From Ps.2,500 to Ps.20,000 Más Nómina loans range up to Ps.100,000	From Ps.1,500 to Ps.80,000
Number of branches	205	141
Frequency of payment	Weekly, bi-weekly or monthly	Weekly, bi-weekly or monthly
Loan type	Individual	Individual
Country and main region	Mexico Urban areas with more than 50,000 inhabitants	Mexico Urban areas and large cities
Means of payment	At our own branches, Bancomer, Banorte and HSBC bank branches, at OXXO and Super Bara retail stores and through our 01 800 line	At our own branches

Apoyo Financiero Inc.	Finsol Mexico	Finsol Brazil
222.1	788.9	557.9
6,007	149,701	78,678
Ps.36,976	Ps.5,270	Ps.7,091
Working capital. A high percentage of clients send funds from loans to relatives so they can invest in a business in their place of origin	Working capital	Working capital, fixed assets or improvements to business facilities
From 3,000 to 10,000 USD*	From Ps.500 to Ps.60,000	From R$300 to R$20,000*
12	174	24
Weekly, bi-weekly or monthly	Weekly or fortnight	Monthly
Individual	Group	Group
United States Urban areas in San Francisco, and surroundings	**Mexico** Rural and suburban areas	**Brazil** Rural and suburban areas in the northeast of Brazil
At our own branches	At our own branches, and Bancomer, Banorte and HSBC bank branches, at OXXO and Super Bara retail stores and Telecomm Telégrafos Bank deposits, direct payments through ATMs at all banks throughout the country	Bank deposits, direct payments through ATMs at all banks throughout the country

* 2.34 Real= 1USD; 1USD=Ps.13.08 as of December 31, 2013.

FINANCIERA INDEPENDENCIA

Financiera Independencia*

Working hand in hand

We are an unregulated, multi-purpose financial institution (Sociedad Financiera de Objeto Múltiple) or SOFOM, dedicated to providing unsecured loans and financial services to the low income segments of the formal economy and self-employed population in urban and suburban areas. We also provide working capital loans under the group methodology in rural areas. Through our subsidiaries we have operations in all states in Mexico, five states in the northeast of Brazil, and in the bay area of San Francisco, US. We operate 556 branches, through which we serve almost 1.2 million clients.

During our more than 20 years of business we have granted 9.1 million microcredits and have grown at an average annual rate of 63.4%. We began operations in 1993, focused exclusively in granting personal loans to workers in the formal economy in suburban areas. Beginning in 2004 we expanded our coverage to the self-employed segment. In 2010, through the acquisition of *Finsol*, we entered the group loan methodology microcredit business in rural areas in Mexico and Brazil. Through the acquisition of *Apoyo Económico Familiar* and *Apoyo Financiero Inc.* in 2011, we entered metropolitan areas in Mexico and the U.S, respectively.

Mission

Support the working class by providing them with access to the formal financial system and by offering various financial products that meet their needs, differentiated by service characterized by quality and timeliness.

Financiera Independencia
Number of clients per company

Independencia	764,260	66.1%
Apoyo Económico Familiar	158,216	13.7%
Finsol Mexico	149,701	12.9%
Finsol Brazil	78,678	6.8%
Apoyo Financiero Inc.	6,007	0.5%

* Financiera Independencia refers to Independencia and Subsidiaries / Independencia refers to operations excluding Finsol, AEF and AFI.

Today, *Financiera Independencia* is composed of five subsidiaries grouped in two lines of business: personal lending, and working capital loans under the group lending methodology. In addition, each subsidiary is specialized in one market, region or product niche.

Ranked No.1

In personal loans and no.3 in group loans in Mexico

	Personal loans 80.3% of portfolio			Group loans 19.7%	
	Independencia	Apoyo Económico Familiar	Apoyo Financiero Inc.	Finsol	
	Mexico	Mexico	USA	Mexico	Brazil
% of total loan portfolio	57.9%	19.2%	3.2%	11.5%	8.2%
% of total clients	66.1%	13.7%	0.5%	12.9%	6.8%
NPL ratio	9.7%	5.2%	3.4%	3.8%	1.8%
Effective rate	71.1%	79.7%	35.8%	78.3%	55.9%
Formal / Self-employed	72/28	52/48	100/0	0/100	0/100

Personal Loans:

Independencia: our traditional business, established in 1993 is focused on granting personal microcredit and providing financial services to both formal economy employees and self-employed individuals in the low-income segments. Loans are granted for working capital, home-improvements, or to acquire assets. *Independencia* serves clients in suburban areas of all States of the Mexican Republic.

Apoyo Económico Familiar (AEF): founded in 2005, AEF is dedicated to granting loans to employees and micro-businesses in the major metropolitan areas of Mexico. Its lending process is based on personalized attention, thus each branch manages a limited number of clients and amount of portfolio. Once that limit is reached, a new branch is opened and operates under the same criteria. At the close of 2006, *AEF* operated 11 branches and by 2013 it expanded its network to 141 branches. In 2011, *Financiera Independencia* acquired 100% of its shares.

Apoyo Financiero Inc. (AFI): founded in 2007 to service primarily clients in the Hispanic market with no credit history and that require resources for starting their own business or to send money to their home country for family members to acquire an asset or durable good. It offers microcredit under the CFL Lenders license, regulated by the State of California. Its business is concentrated in the San Francisco Bay area, United States. In 2011, *Financiera Independencia* acquired 77% of the shares outstanding and, due to *AFI's* strong performance and growth prospects, exercised its option to acquire the remaining shares in 2013.

556

Branches in three countries

A geographically diversified branch network

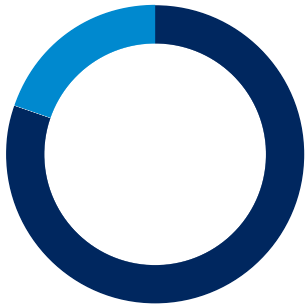
Financiera Independencia
Branch network

Independencia	205 Branches covering the whole Mexican Republic territory
Finsol Mexico	174 Branches covering 30 States of the Mexican Republic
Apoyo Económico Familiar	141 Branches covering 13 States of the Mexican Republic
Finsol Brazil	24 Branches in 5 States in the north east of Brazil
Apoyo Financiero Inc.	12 Branches in California, US

Group Loans:

Financiera Finsol Mexico: was established in Mexico in 2002 to grant loans to micro-entrepreneurs in rural areas of Mexico under the Group lending methodology. In 2010, *Financiera Independencia* acquired 100% of the shares. Today operates 174 branches across 30 States of the Mexican Republic.

Instituto Finsol Brazil: a subsidiary of *Finsol Mexico*, it began operations in 2007 as a non-profit financial institution. In 2013 through a presidential decree it modified its company name to become a for-profit entity, enabling it to expand funding sources and establishing the foundation for further growth. Today it operates 24 branches in five States of the Federative Republic of Brazil.



Financiera Independencia

Breakdown by methodology

Personal	80.3%
Grupal	19.7%

Financiera Independencia
Loan portfolio breakdown

Ps. Millions

Independencia	3,956.0	57.9%
Apoyo Económico Familiar	1,311.6	19.2%
Finsol Mexico	788.9	11.5%
Finsol Brazil	557.9	8.2%
Apoyo Financiero Inc.	222.1	3.2%

Financiera Independencia
Breakdown by segment

Self-employed
Formal economy

Ps. Millions

2009	64%	36%	4,812.0
2010	50%	50%	5,773.0
2011	49%	51%	7,347.7
2012	50%	50%	6,722.8
2013	55%	45%	6,836.6

20 years’

experience in microlending

1993. Initiated operations as the first limited purpose financial entity (Sociedad Financiera de Objeto Limitado), or SOFOL, in Mexico. We were pioneers in offering microcredit loans to low income individuals in the country.

2004. Expanded our coverage to the self-employed segment.

2007. Became an unregulated multipurpose financial entity (Sociedad Financiera de Objeto Múltiple), or SOFOM, which provided increased flexibility to embark on new business opportunities. Began to trade as a public company on the Mexican Stock Exchange.

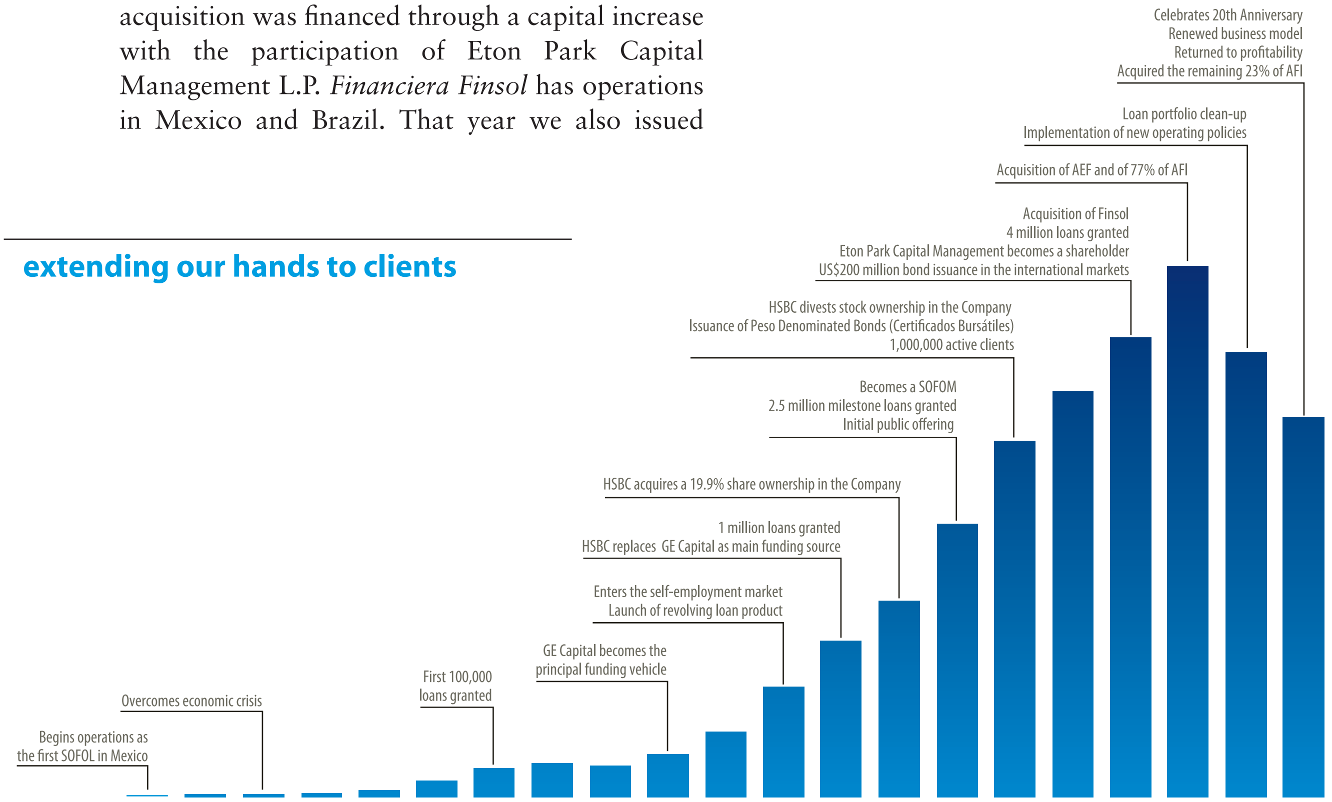
2010. Strengthened our national and international growth plans with the acquisition of *Financiera Finsol*, the second largest microfinance company granting group loans in Mexico. The acquisition was financed through a capital increase with the participation of Eton Park Capital Management L.P. *Financiera Finsol* has operations in Mexico and Brazil. That year we also issued US$200 million in notes under rule 144A / Reg S., and positioned ourselves as the first microfinance institution in the region to access the international debt markets.

2011. Strengthened our presence in major metropolitan areas in Mexico by acquiring all the outstanding shares of *Apoyo Económico Familiar (AEF)*. We also entered the U.S. market by acquiring 77% of the shares of *Apoyo Financiero Inc. (AFI)*, a company with operations in the State of California.

2013. Acquired 23% of the remaining shares of *AFI* to consolidate our presence and growth prospects in the United States.

We celebrate 20 years of hands-on service to our 1,156,862 clients, operating a 556 branch network. We completed the year with outstanding results - our first year operating under the new strategic focus of prioritizing loan portfolio quality and profitability over size.

extending our hands to clients



	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Clients	498	10,048	10,253	14,603	22,763	50,869	91,287	104,967	97,045	132,617	200,123	337,404	476,493	598,831	833,902	1,085,963	1,236,092	1,399,978	1,617,170	1,355,400	1,156,862
Branches	1	1	6	6	11	24	24	29	32	52	53	78	108	117	152	192	204	371	509	536	556
Portfolio*	2	28	31	47	86	171	286	380	353	531	860	1,492	1,783	2,163	3,350	4,473	4,812	5,773	7,347	6,722	6,837

*Ps. Millions

2013: A renewed business model

Return to profitability

In 2013, we successfully concluded our first complete year operating under the new strategic focus of prioritizing loan portfolio quality and profitability over size. After 20 years of operating in a constantly changing market and competitive landscape, we made the decision to transform our business model from one based on granting loans to a high volume of clients, to a more selective approach focused on profitability and quality of the portfolio as the key objective. The current model incorporates more stringent policies that, although they limit the potential volume of clients, they ensure a better credit profile and repayment ability.

These new operating policies were implemented at *Independencia* and *Finsol Mexico*, although the pursuit of excellence in processes and its vision encompasses all group subsidiaries.

These new operating policies consist of four fundamental pillars:

1. Better client selection process:

To ensure the quality of the portfolio, it was essential to improve the client profiling process; applying new criteria of analysis, segmentation and selection, and eliminating high-risk clients and low profitability products. This, together with a strict monitoring of the credit history of our clients in the Credit Bureau, has resulted in a reduction in non-performing loans and a greater proportion of clients in the formal sector of the economy.

2. Update of lending and operating policies:

We strengthened the loan origination process by reinforcing the documentation, IDs and references required for loan application. In addition, we transformed the verification process into a risk analysis and increased field visits and phone calls applying the same loan approval criteria to both, the new and the existing clients wishing to renew their loans.

3. Change in the focus of the collections area:

In 2013, we took a 180 degree turn in our collection practices. In the past, our best collection agents were focused on collecting past-due loans. Today they are focused on collecting existing loans in early delinquency. Thus, accounts with the slightest arrears immediately receive a face-to-face visit and a follow-up from our telephone client service centers. Systematically monitoring early delinquency has allowed us to achieve better collection results and reduce the number of clients in arrears by an average of over 30% during 2013.

4. Emphasis on quality and profitability:

These new strategies have been implemented across the *Company* at the operating level. In the past, sales, operation and collection teams were evaluated and compensated based on the scope of their individual goals, now their variable compensation is also a function of the profitability and quality of the loan portfolio of their branches. Thus, their interests are now perfectly aligned with the *Company's* goal of prioritizing loan portfolio quality and profitability over size.

The benefits achieved since the implementation of this new strategic approach have been outstanding. Although these new policies restricted loan portfolio growth during 2013, they were successful in strengthening quality and profitability, more than compensating for its smaller size.

The new focus on quality and profitability over size allowed us to expand the loan portfolio by 1.7% during 2013, a modest increase but of great importance in this year of transition, as all indicators of profitability, efficiency and portfolio quality before and after provisions improved significantly. Thanks to these achievements, as well as other factors, we closed the year with an accumulated net profit of Ps.254.1 million, an excellent result compared to the net loss of Ps.116.5 million reported in 2012.

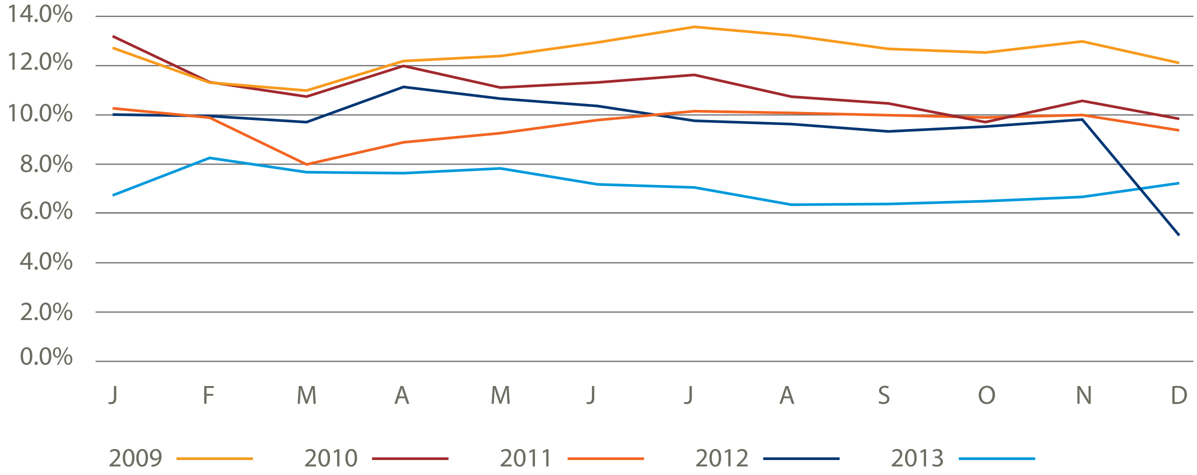
Similarly, the improved loan portfolio quality was reflected in the 25.3% contraction in past due loans and the 7.3% NPL ratio at the close of 2013. This represented a significant 222 basis points improvement compared with the 9.5% NPL ratio that would have been reported in 2012 if the Ps.300.0 million portfolio clean-up in 4Q12 had not been implemented.

These improvements were mainly driven by *Independencia* and *Finsol Mexico*. Although the new operating policies resulted in a contraction of loan growth in 2013 by 2.0% and 22.3%, respectively, past-due loans - excluding the portfolio clean-up implemented in December 2012[3] - fell by 25.3% and 27.0%, respectively, more than offsetting its smaller size. As a result, *Independencia* reported its lowest year-end NPL ratio since 2007 and contributed to the group's profits every quarter during 2013, while *Finsol Mexico* closed the year with the best NPL ratio since it was acquired in 2010, and delivered profits in 4Q13.

1.7%

loan portfolio growth with a NPL ratio of 7.3%

Financiera Independencia
NPL



3) In 2012, *Financiera Independencia* announced its new strategic focus of prioritizing loan portfolio quality and profitability over size; for which new operating policies were implemented. As part of these decisions, and in order to begin 2013 with a loan portfolio that more accurately and clearly reflected the benefits of the new strategic focus, in 4Q12 the Coverage Ratio was increased to 100% by reporting an additional Ps.175.0 million in Allowances for Loan Losses and accelerating a Ps.300.0 million loan portfolio write-off and thus reduce the level of non-performing loans from 180 to 121 days. As a result, the loan portfolio fell to PS.6,722.8 million, non-performing loans declined by Ps.300.0 million (reducing the NPL ratio from 9.5% to 5.5%), write-offs raised Ps.300.0 million and net profit in 2012 declined from Ps.5.8 million to a net loss of Ps.116.5 million.

Financial Performance

2013 results in line with objectives, underscore the benefits of the new focus on quality and profitability

In 2013, *Financiera Independencia* concluded its first year of operations under the new strategic framework that prioritizes loan portfolio quality and profitability over size. It was a period in which we concluded the implementation of the drastic, but necessary, measures announced in September 2012 to adapt the *Company's* business model to the new market conditions.

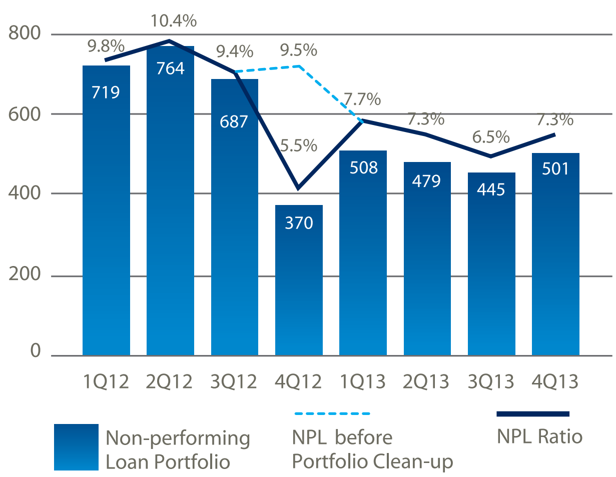
To put this performance in the proper context, it should be noted that, to start 2013 with a loan portfolio that clearly and more accurately reflected the benefits of the new strategic approach, in 4Q12 we took a series of actions that influenced results:

(a) Increased our Coverage Ratio to 100% by reporting Ps.175.0 million of additional Allowances for Loan Losses.

(b) Accelerated write-offs by Ps.300.0 million, reducing non-performing loans from 180 to 121 days.

Non-performing Loan / NPL Ratio (NPL)

Ps. Millions



As a result:

• The loan portfolio fell to PS.6,722.8 (from Ps.7,022.8 million),

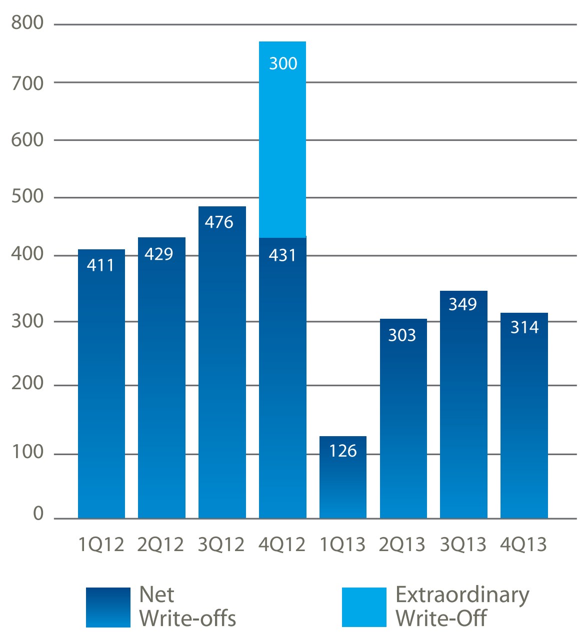
• Non-performing loans declined by Ps.300.0 million (from Ps.670.0 million to Ps.370.0 million, thus reducing the NPL ratio from 9.5% to 5.5%),

• Write-offs rose by Ps.300.0 million (from Ps.430.5 million to Ps.730.5 million in 4Q12),

• Net income in 2012 reversed from a Ps.5.8 million gain into a Ps.116.5 million net loss.

Net Write-offs

Ps. Millions



In this context, we reported outstanding results in 2013:

- Total loan portfolio of Ps.6,836.6 million, a 1.7% YoY increase (or a 2.7% decline excluding the effect of portfolio clean-up), representing its first increase in 12 months given the lower comparison base in December 2012 and the new focus on quality and profitability over size,

- Non-performing loans fell 25.3% YoY (or a 35.3% increase including the portfolio clean-up), closing the year with a NPL ratio of 7.3%, a 222 bps decrease compared with the 9.5% NPL ratio that would have been reported in 2012 if the portfolio clean-up had not been implemented,

- Write-offs fell 34.6% YoY (or a 44.2% decline including the portfolio clean-up),

- Net income of Ps.254.1 million, compared with a net loss of Ps.116.5 million in 2012,

- Improvements in the Adjusted Financial Margin and Efficiency Ratio to 50.4% and 90.9%, respectively (compared to 43.1% and 105.1%, respectively in 2012),

- Capital to total assets ratio of 30.0%, a 153 basis points increase compared to 2012,

- ROAE of 8.6% in 2013 compared to negative 3.9% in 2012.

Consolidated Income Statement

(Ps. Millions)

	12M13	12M12	12M12 without Portfolio Clean-up	%	% without Clean-up
Net Interest Income	**4,082.5**	**4,268.1**	**4,268.1**	**(4.4%)**	**(4.4%)**
Provision for Loan Losses	1,209.1	1,952.4	1,777.4	(38.1%)	(32.0%)
Net Interest Income After Provision for Loan Losses	**2,873.4**	**2,315.8**	**2,490.8**	**24.1%**	**15.4%**
Commissions and Fees Collected (Net)	555.4	739.5	739.5	(24.9%)	
Market Related Income	(0.1)	10.4	10.4	-100.6%	
Other Operating Income (expense)	215.3	190.3	190.3	13.1%	
Net Operating Revenue	**3,644.1**	**3,256.0**	**3,431.0**	**11.9%**	**6.2%**
Non-Interest Expense	3,314.1	3,420.9	3,420.9	(3.1%)	
Net Operating Income (Loss)	**330.0**	**(164.8)**	**10.2**	**(300.2%)**	**3145.2%**
Net Operating Income (Loss) Before Taxes	**330.0**	**(164.8)**	**10.2**	**(300.2%)**	**3145.2%**
Income Tax and Employees' Statutory Profit Sharing	76.8	(46.3)	6.4		
Total Income (Loss) Before Minority Interest	**253.2**	**(118.5)**	**3.8**	**(313.7%)**	**6627.4%**
Minority Interest	0.9	2.0	2.0	(56.0%)	(56.0%)
Net Income (Loss)	**254.1**	**(116.5)**	**5.8**	**(318.2%)**	**4281.2%**

Consolidated Balance Sheet

(Ps. Millions)

	12M13	12M12	12M12 without Portfolio Clean-up	%	% without Clean-up
Cash and Cash Equivalents	**511.0**	**382.5**	**382.5**	**33.6%**	**33.6%**
Performing Loans	6,335.8	6,352.8	6,352.8	(0.3%)	(0.3%)
Non-Performing Loans	500.8	370.0	670.0	35.3%	(25.3%)
Total Loan Portfolio	**6,836.6**	**6,722.8**	**7,022.8**	**1.7%**	**(2.7%)**
Allowances for Loan Losses	(500.8)	(434.8)	(559.8)	15.2%	(10.5%)
Total Loan Portfolio - Net	**6,335.8**	**6,288.1**	**6,463.1**	**0.8%**	**(2.0%)**
Total Assets	**10,286.1**	**10,055.5**	**10,181.9**	**2.3%**	**1.0%**
Total Liabilities	**7,204.5**	**7,196.6**	**7,192.7**	**0.1%**	**0.2%**
Total Stockholders' Equity	**3,081.6**	**2,858.9**	**2,989.2**	**7.8%**	**3.1%**
Total Liabiliies and Stockholders' Equity	**10,286.1**	**10,055.5**	**10,181.9**	**2.3%**	**1.0%**

Additionally, we made progress in our objective of further strengthening and diversifying our funding sources, and today we have 12 lines of credit from eight commercial and development banks.

During 2013:

- Obtained a new revolving line of credit with Scotiabank for a total of Ps.195.0 million and a 4 year term,
- Renegotiated credit lines with HSBC and extended their expiration from December 2013 to December 2016, reducing the rate by 25 basis points and increasing funds from Ps.1,250.0 million to Ps.1,375.0 million.

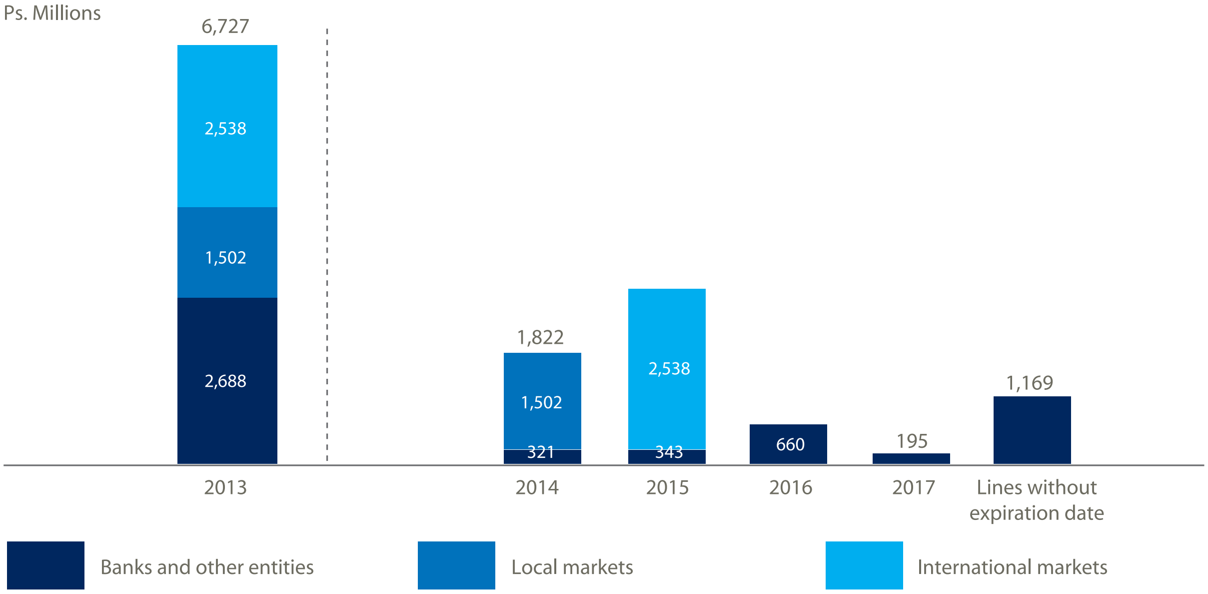
These achievements confirm the success of this new focus on quality and profitability over size. We obtained solid results consistent with our expectations, in addition to having established the basis for our steady return to our historical levels of profitability.

Diversification of funding sources

Institution	Millions	Maturity	Interest rate	Balance at 2013	Available
Financiera Independencia					
Bond 144 A	USD$200	Mar-15	14.66%	$2,538	$ -
Cebures	$ 2,000	May-14	TIIE + 265 bp	$1,502	
BBV Bancomer	$ 260	May-14	TIIE + 295 bp	$ 260	$ -
HSBC	$ 750	Dec-13	TIIE + 475 bp	$ 220	$ 530
NAFINSA	$ 1,000	Indefinite	TIIE + 350 bp	$ 722	$ 278
Finsol Mexico					
Banco Monex	$ 50	Feb-14	TIIE + 350 bp	$ 9	$ -
FIRA *	$ 600	Dec-13	TIIE FIRA	$ 301	$ 299
NAFINSA	$ 500	Indefinite	TIIE + 450 bp	$ 249	$ 251
Finsol Brazil					
HSBC	USD$ 50	Jan-14	Several	$ 439	$ 215
Apoyo Económico					
PRONAFIM	$ 60	Nov-15	Cetes + 550 bp	$ 20	$ 40
PRONAFIM (simple)	$ 70	Jul-14	Cetes + 550 bp	$ 11	$ -
NAFINSA	$ 200	Indefinite	TIIE + 400 bp	$ 198	$ 2
Scotiabank	$ 195	May-17	TIIE + 300 bp	$ 195	$ -
Bridge Bank (AFI)	USD$4.75	Nov-13	Prime + 125 bp	$ 62	$ -
			Total	**$6,727**	**$1,615**

* Subject to rural loan portfolio generation
PRONAFIM = Programa Nacional de Financiamiento al Microempresario NAFINSA = Nacional Financiera FIRA = Fideicomisos Instituidos en Relación con la Agricultura

Debt Profile

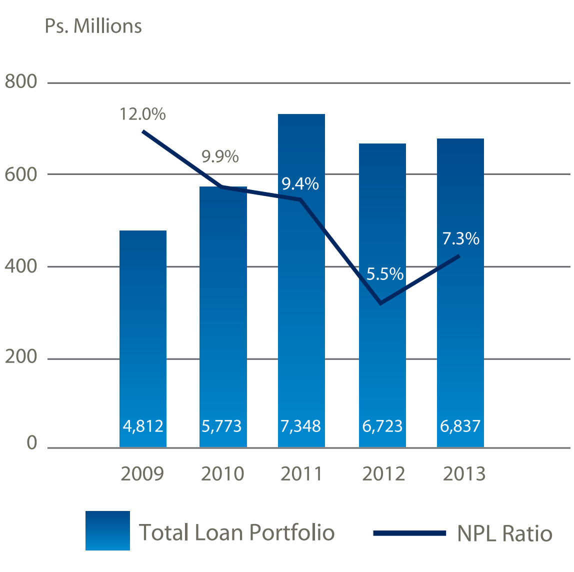


Financial & Operational Highlights

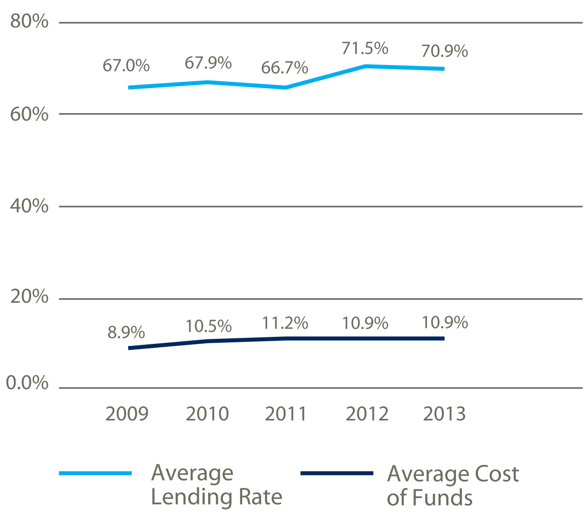
	2009	2010	2011	2012	2013	% vs 2012
Income Statement Data						
Net Interest Income after Provisions*	1,709.1	2,119.6	2,275.2	2,315.8	2,873.4	24.1%
Net Operating Income (Loss)*	637.7	569.5	304.9	-164.8	330.0	-300.2%
Net Income (Loss)*	515.2	451.7	185.8	-116.5	254.1	-318.2%
Total Shares Outstanding (million)	680.0	715.9	715.9	715.9	715.9	0.0%
Earnings (Loss) Per Share	0.7577	0.6309	0.2596	-0.1627	0.3550	-318.2%
Profitability & Efficiency						
NIM before Provisions Excl. Fees	55.0%	51.8%	49.8%	56.6%	56.5%	-0.1 pp
NIM after Provisions Excl. Fees	33.7%	35.5%	31.1%	30.7%	39.8%	9.1 pp
NIM after Provisions Incl. Fees	48.9%	51.5%	44.2%	43.1%	50.4%	7.3 pp
ROA	9.1%	6.2%	1.9%	-1.1%	2.5%	3.6 pp
ROE	31.5%	18.8%	6.2%	-3.9%	8.6%	12.5 pp
Efficiency Ratio Incl. Provisions	74.3%	81.5%	90.6%	105.1%	90.9%	-14.1 pp
Efficiency Ratio Excl. Provisions	51.8%	61.9%	63.6%	65.7%	68.3%	2.6 pp
Operating Efficiency	32.5%	34.3%	29.7%	32.5%	32.6%	0.1 pp
Fee Income	29.9%	23.7%	23.6%	22.7%	15.2%	-7.5 pp
Capitalization						
Equity to Total Assets	31.3%	34.0%	27.7%	28.4%	30.0%	1.5 pp
Credit Quality Ratios						
NPL Ratio	12.0%	9.9%	9.4%	5.5%	7.3%	1.8 pp
Coverage Ratio	73.4%	65.8%	76.4%	117.5%	100.0%	-17.5 pp
Operational Data						
Number of Clients	1,236,092	1,399,978	1,617,170	1,355,400	1,156,862	-14.6%
Number of Offices	199	371	509	536	556	3.7%
Total Loan Portfolio*	4,812.3	5,773.0	7,347.7	6,722.8	6,836.6	1.7%
Average Balance (Ps.)	3,893.2	4,123.7	4,543.5	4,960.0	5,909.6	19.1%

* Figures in millions of Mexican Pesos.

Total loan portfolio and NPL Ratio (NPL)



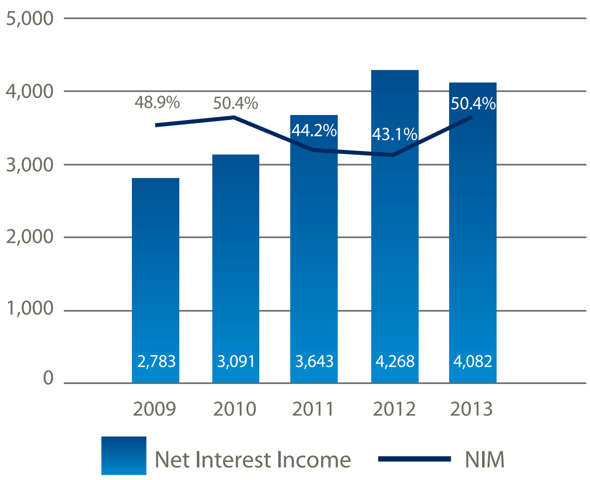
Average lending rate and Average cost of funds



Financial margin and NIM *

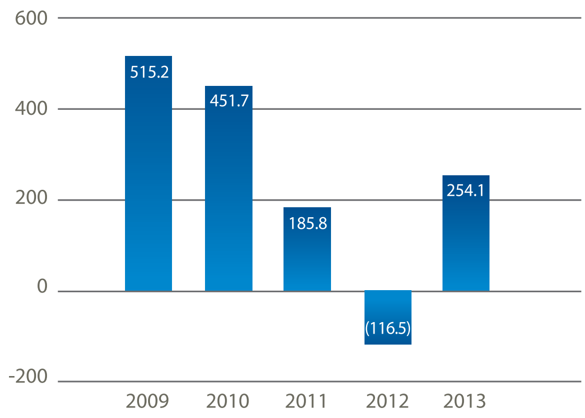
Ps. Millions

* Net Interest Margin



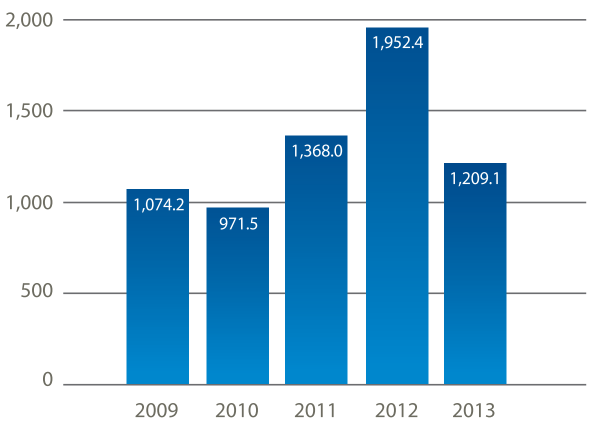
Net income

Ps. Millions

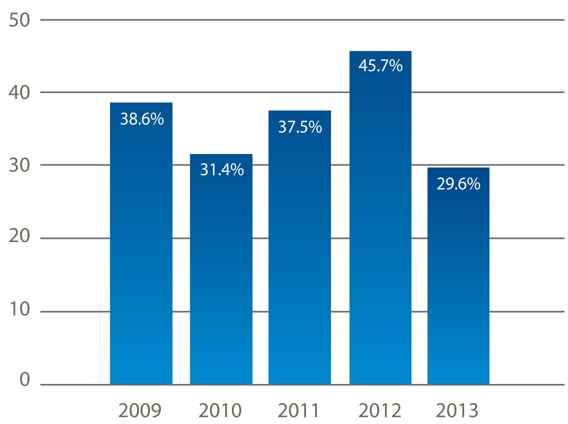


Provision for loan losses

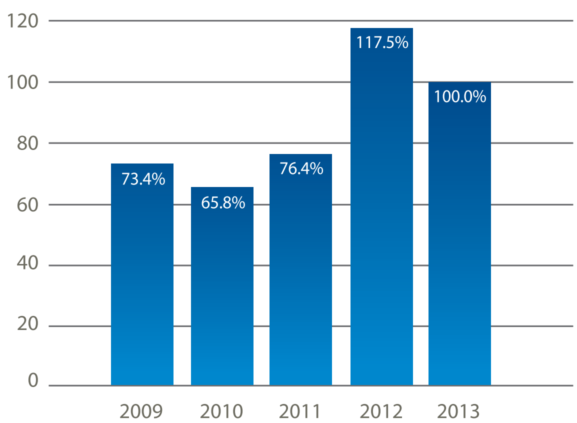
Ps. Millions



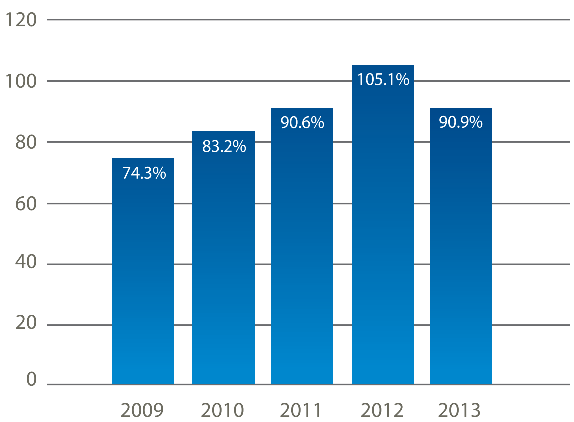
Provision for loan losses / Net interest income



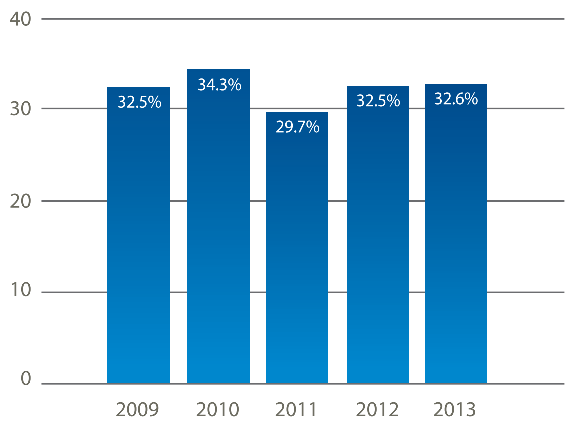
Coverage ratio



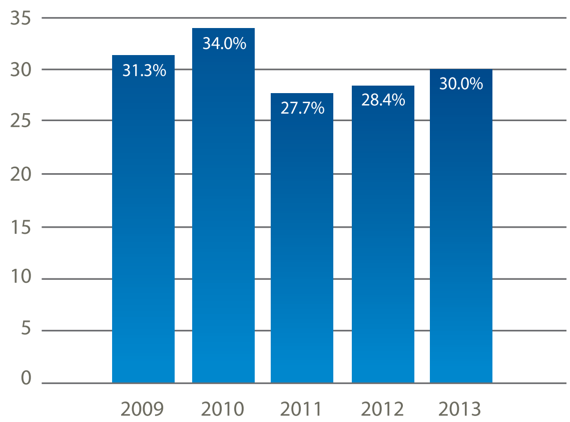
Efficiency ratio



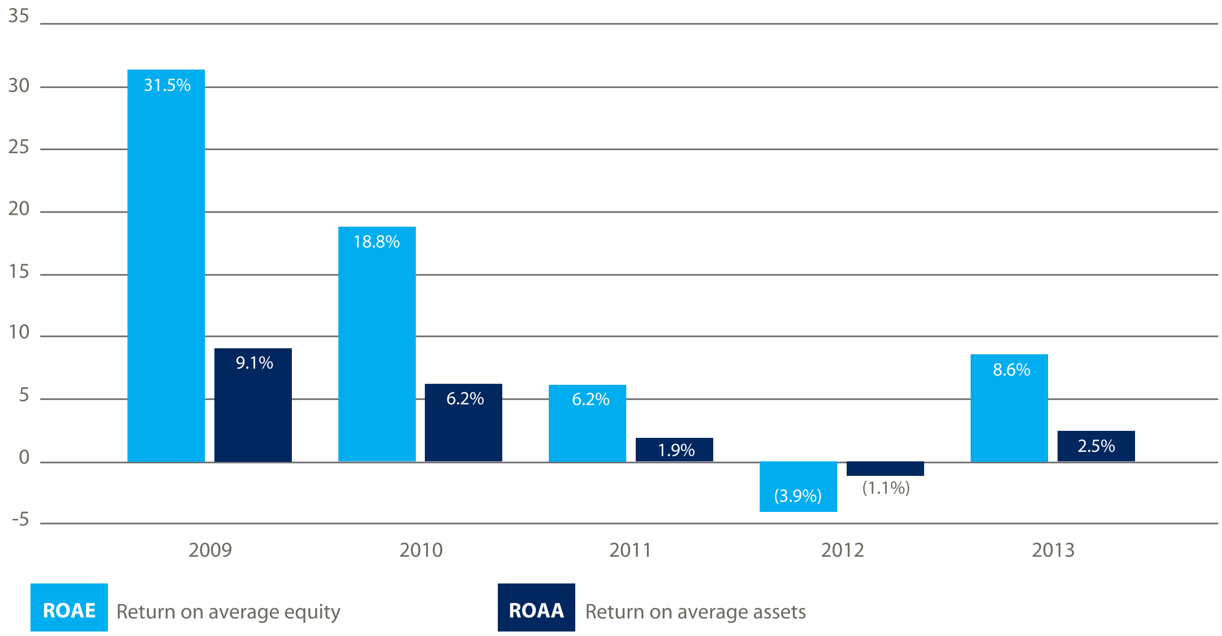
Operating efficiency



Equity to total assets



ROAE and ROAA



Operating Excellence

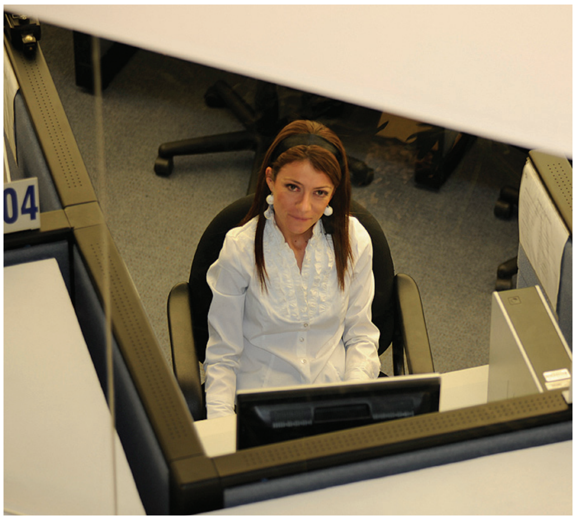
Human capital, processes, technology and systems

At *Financiera Independencia* we know that by seeking to permanently improve our processes, meeting and exceeding our goals is at our fingertips. During 2013 we enhanced the efficiency of our Operations Centers at Leon, Guanajuato (COL) and Aguascalientes, Ags. (COA). From these centers we manage the National Center for Information Processing (Centro Nacional de Captura), our Credit Analysis Integral System (Sistema Integral de Análisis de Crédito), telephone verification, data auditing and localization, and the Command Center. These centers also host telephone collections and Virtual Executives, the Help Desk, and payment application (checking accounts, debit, or credit cards).

These centers are also responsible for telephone client service, monitoring service quality, as well as telemarketing, both for *Independencia* and *AEF*. During the year, these systems provided support 24 hours a day, 365 days a year, with 99.7% availability. More than 28 million calls were made from these two centers, with the support of 395 people at Leon and 277 at Aguascalientes.

As part of the goal to standardize policies and operating processes, we have made adjustments so that *Finsol Mexico* and *Independencia* work under the same platform by unifying the Help Desk for both companies. Today we are able to meet any situation that may arise in day-to-day activities with greater speed and precision. We provided geolocation equipment to 51 of our Consultants and Executives at *Finsol Mexico*. This allows us to identify opportunities to further enhance productivity, maintain quality standards and optimize daily operations. We installed our own security monitoring area. Today from our corporate offices we control all branches of *AEF*, *Independencia* and *Finsol Mexico* with greater operational and cost efficiency.

We continue to focus on the security and support of our information through the DRP (Disaster Recovery Plan) and DCP (Disaster Continuity Plan) plans. We have streamlined documentation to be simpler and easier to apply processes that would be required in the unlikely event that a contingency were to arise.



More technology, lower operating costs

Throughout its twenty-year history, *Financiera Independencia* made use of all the technological advantages at its disposal to reduce operating costs. This year completed the consolidation of IT platforms between *Independencia* and *Finsol Mexico*, achieving a single centralized structure that protects all the information related to the business process, from the generation of the loan request until the maturity of the contract. By doing so, we also reduced license fees, communications and computer equipment.

In 2013 we signed a contract with our database software provider, through which over the next three years we will obtain an unlimited number of licenses to accompany growth without increasing our costs. Simultaneously, we continue developing proprietary software and enhancing our self-sufficiency in tools that support operations.

We also studied ways of enhancing the efficiency of our internal IT processes. We analyzed the lifecycle of our applications, as well as of the computer hardware and telecommunications equipment. With respect to the latter, we have implemented new ways to reduce unit costs per call and have started the migration of physical files to a digital format. By concentrating all data on the same platform we are also improving the ability to answer any question that arises.

We use technology to unify processes, align standards and optimize our operation, which contributes to increased efficiency of the *Company* in the long run.

99.7%

availability of the Operations Centers operating 24 hours a day, 365 days a year

Human Capital:
Hands-on-approach to achieve objectives

Building a high-performance corporate culture involves identifying the areas of growth opportunity, as well as designing clear strategies to guide all the members of our team towards a common goal: profitability. Thus, training our team members on topics ranging from detailed issues of collections to the operational aspects that give sustenance to the technical training of our people is a key factor.

During 2013 we continued to unify several regional managerial positions within divisional sales and collections, and today 100% of our Divisional Managers are trained to efficiently cover the sales and collection functions. This allows for more effective decision making by having a more comprehensive understanding of both aspects of the loan business.

Furthermore, we continued with the mandatory certification of our Managers through a training program that taught them all aspects of the loan process, including: sales, collections and operations. In addition, 2,927 training sessions were conducted in our virtual classrooms, with a total of 45,269 participants from *Independencia* and *Finsol Mexico*.

Moreover, to ensure we bring the most qualified personnel to our team, our Talent Recruiting department conducted a development program aimed at middle management: Branch, Verification, and Collections Managers on topics of recruitment, selection and talent retention. This innovative strategy was adopted by *Independencia* and *Finsol Mexico* to operate with the same policies and with the same objectives.

Financiera Independencia
Team of collaborators

Financiera Independencia	7,846
Apoyo Económico Familiar	2,053
Finsol Mexico	1,464
Finsol Brazil	337
Apoyo Financiero Inc.	76

At the same time, we have implemented automation that streamlines our selection process. We can now pre-screen candidates by utilizing video interviews and a pre-set group of questions. In addition, we continue to collaborate with foundations and institutions that allow us to open our diversity hiring processes to individuals with disabilities. Today we have 20 colleagues with disabilities, and appreciate their important contribution to the team all over the country.

This year we created the Labor Relations department which supports our team in the resolution of day-to-day situations, as well as advising and helping in the effective resolution of potential conflicts, so they might use these situations as a learning opportunity to improve the team's performance.

At *Financiera Independencia* we maintain our commitment to our community. For the eleventh consecutive year, we were recognized as a Socially Responsible Company by the Mexican Center of Philanthropy (Centro Mexicano para la Filantropía).

With respect to the support of our company and employees to Assistance Institutions, it's worth noting:

- During 15 years, the TUCAN campaign (Tu Café Ayuda a la Niñez) has raised over Ps.28 million, benefitting more than 81,000 children,

- This September, TUCAN launched a new campaign: "Give me a future", through which we facilitate the ongoing contributions of our employees through payroll deductions, with 65% of our collaborators at *Independencia* and *Finsol México* participating in this program. The *Company* participates by matching donations,

- Finally, the "Health Month" campaign (Mes de la Salud), which benefits all of our *Independencia* employees reached its XI edition. We provided a total of 6,138 medical exams, including: cholesterol tests, measurements of glucose, dental checkups, eye exams, and vaccines among others to 80% of our personnel.

Our five subsidiaries

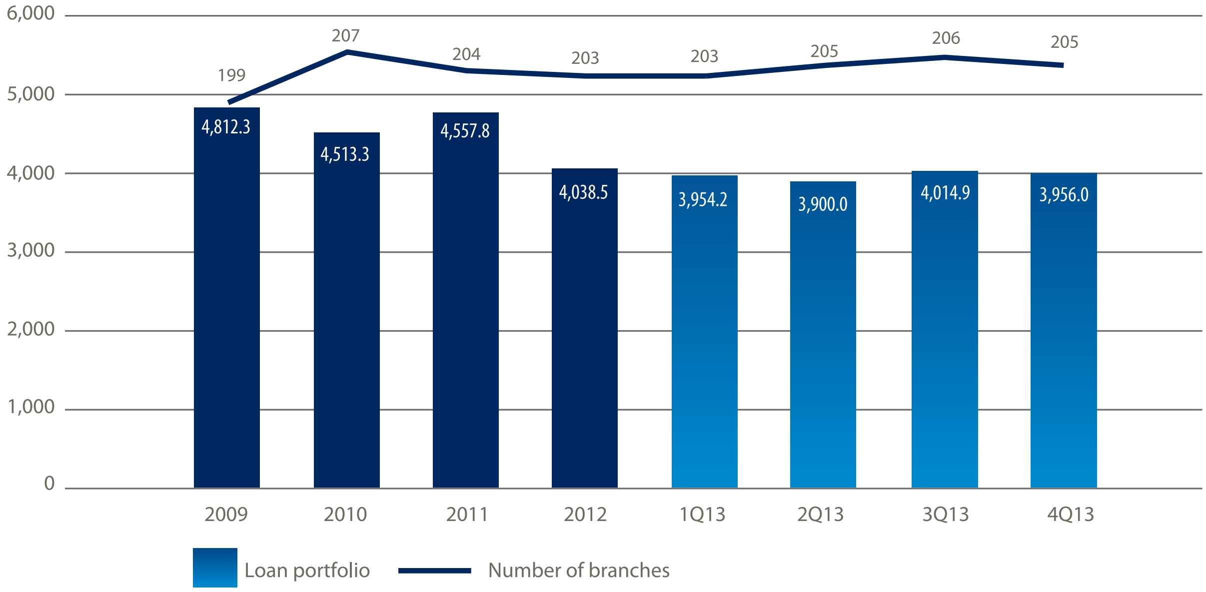
FINANCIERA INDEPENDENCIA

Independencia
Personal loans in Mexico

Our traditional business was established in 1993 and is focused on granting microcredit and providing financial services to low income workers in the formal and self-employed economies, to finance working capital needs, home improvements and the purchase of durable goods. This subsidiary serves clients in suburban areas across all States of the Mexican Republic.

Our team's hands-on approach this year was aimed at meeting one goal: becoming a more profitable company. Focus was placed on several strategic fronts: we significantly improved the collection process of early delinquencies, realigned our sales force to make it more productive and careful during the client selection process, and instituted new incentive programs to strengthen our efficiency culture. Through diligent training we now manage a nimble operation and have reduced the number of processes that hindered profitability.

Independencia
Loan growth and number of branches
Ps. Millions



We sell our product through several methods:

- Door-to-door sales,
- Service booths at companies and high traffic areas,
- Our branches,
- Referrals from our clients,
- Telemarketing: calls to sell new loans or for renovations.

We currently have 1,916 sales agents dedicated to the promotion of *Independencia's* traditional products, as well as 317 sales agents specialized in the promotion of Más Nómina payroll loans and 415 floor executives, responsible for the draw down and renewal of loans as well as the placement of new loans.

In 2013, we continued with the implementation of the new operating policies to prioritize portfolio quality and profitability over volume. Although the implementation of these new policies contributed to a 2.0% contraction of the loan portfolio, *Independencia's* non-performing loans fell 35.2%, more than compensating for its smaller size. As a result, we were able to close 2013 with a NPL ratio of 9.7%, our best year-end ratio since 2007, reporting profits every quarter of 2013.

Independencia
Products

	CrediInmediato Simple	CrediInmediato Revolvente	CrediPopular**	CrediConstruye	Más Nómina
Targeted to	Employees and retirees	Employees, retirees and self-employed	Self-employed	Employees, retirees and self-employed	Employees
Payment frequency	Bi-weekly and monthly	Bi-weekly	Weekly	Weekly, bi-weekly and monthly	Weekly, bi-weekly and monthly
Characteristics	Employees in the formal sector of the economy or affiliated retirees who can show proof of income. Terms range from 12 to 48 bi-weeks for employees and 6 to 24 months for retirees.	Revolving line of credit accessible through the renewal of a loan. Allows clients to draw down cash on balances.	Individuals, who cannot show proof of income, but have a proven economic activity. Terms range between 32 to 52 weeks.	Exclusively available to finance home improvements. Disbursed in the form of vouchers for home construction materials. Term of up to 24 months.	Loans established through fixed payments directly deducted from payroll to public and private employees. Terms range from 6 to 48 months.
Loan amount	From Ps.3,000 to Ps.20,000	Subject to credit history.	From Ps.2,500 to Ps.4,400	From Ps.3,000 to Ps.20,000	From Ps.3,000 to Ps.100,000
Loan portfolio*	Ps.1,452.6	Ps.1,154.9	Ps.1,066.5	Ps.33.1	Ps.248.9
Share of Financiera Independencia loan portfolio	36.7%	29.2%	27.0%	0.8%	6.3%
Share of the group's total loan portfolio	21.2%	16.9%	15.6%	0.5%	3.6%
NPL ratio	11.7%	6.2%	12.1%	14.8%	3.0%

* Ps. Millions ** Includes CrediMamá data

CrediSeguro

Life, total and permanent disability microinsurance	
Targeted to	Active clients
Characteristics	When purchasing or renewing a product, clients have the opportunity to access a micro-loan insurance of up to Ps.36,000. The premium is financed throughout the duration of the loan with a maturity ranging between six to twelve months.
Policies sold in 2013	170,486
Revenues*	Ps.21.5

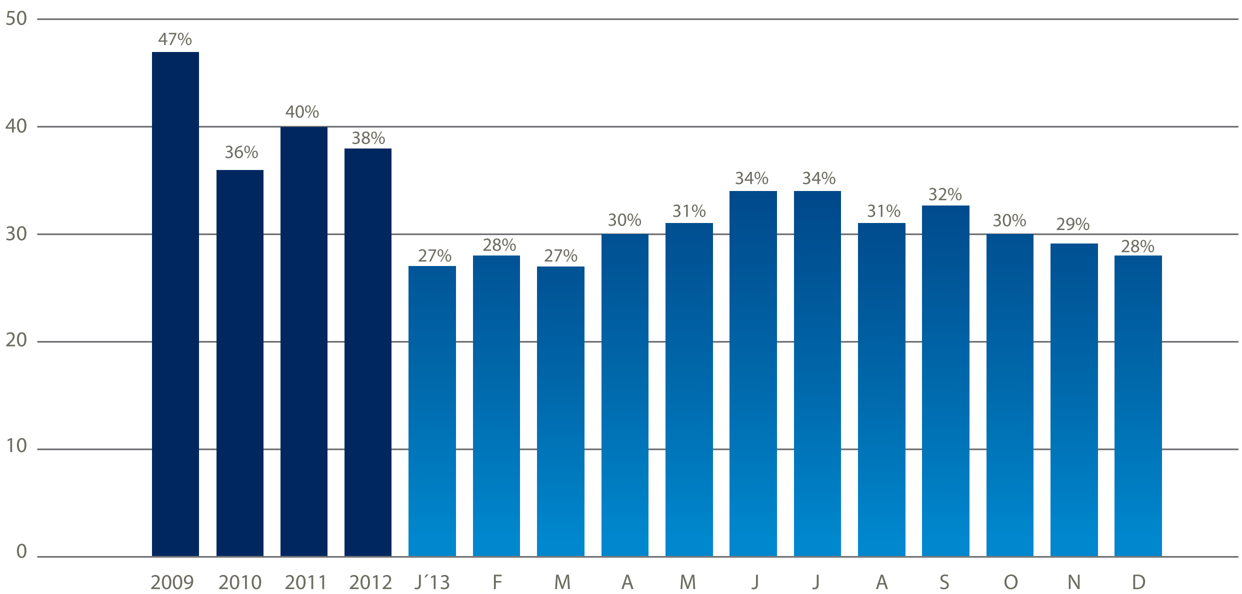
* Ps. Millions

Services

To provide our clients with comprehensive attention, we offer the following additional services:	
Cell phone recharge	At our offices, covers the leading mobile phone service providers
ATMs	Own network of ATMs with 83 units. In 2013 upgraded 30% of the ATM network with newer and more efficient equipment
Alternative means of payment	OXXO and Super Bara retail stores, Banorte, HSBC and BBVA Bancomer branches

Independencia

% of loan request approvals underscores the focus on prioritizing quality over size



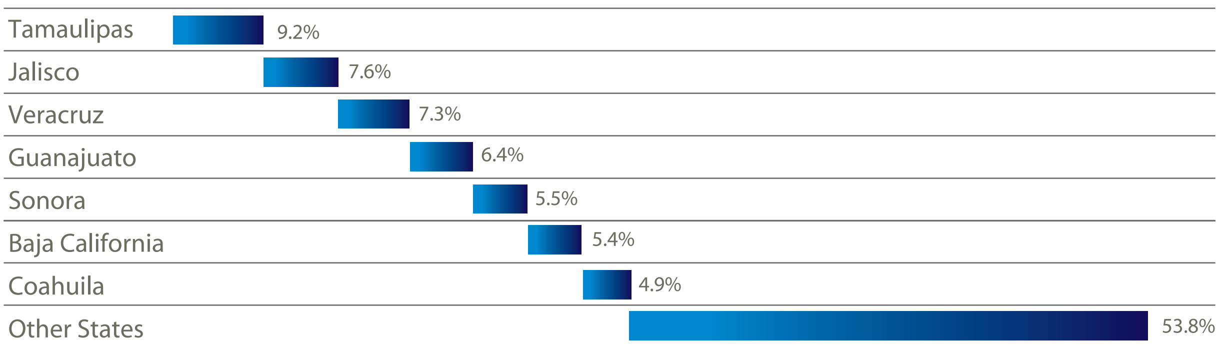
Independencia
Coverage across Mexico

States with 15 to 20 branches		States with 5 to 14 branches		States with 1 to 4 branches	
Jalisco	20	Michoacan	13	Baja California Sur	4
Guanajuato	16	Sonora	12	Chihuahua	4
Tamaulipas	15	Coahuila	11	Distrito Federal	4
Veracruz	15	Baja California Norte	8	Yucatan	4
		Puebla	8	Zacatecas	4
		San Luis Potosi	8	Aguascalientes	3
		Sinaloa	7	Colima	3
		Chiapas	5	Estado de Mexico	3
		Guerrero	5	Nayarit	3
		Morelos	5	Queretaro	3
		Oaxaca	5	Tlaxcala	3
		Quintana Roo	5	Campeche	2
				Durango	2
				Hidalgo	2
				Tabasco	2
				Nuevo Leon	1

205 Branches

Coverage of the whole territory of the Mexican Republic

Independencia
Geographically diversified loan portfolio



Apoyo Económico Familiar
Personal loans in Mexico

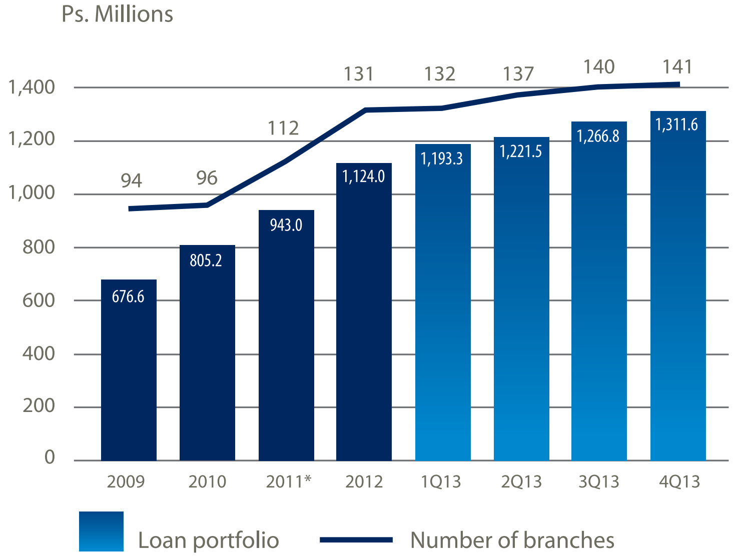
Incorporated in 2005, *Apoyo Económico Familiar (AEF)* is dedicated to providing loans to employees and micro-businesses in the main metropolitan areas of Mexico. Personalized attention is a key element of *AEF's* business model, and thus each branch has a cap on the number of clients and portfolio size it manages. Once one of these maximum levels is reached, a new branch is opened and operates under the same criteria. At the close of 2013, *AEF* operated 141 branches across 13 States in Mexico, including the Federal District.

AEF's business model is based on three pillars:

- Controlled and steady expansion,
- Tight control of operating expenses,
- Support the professional development of our team members and efficiently service each client.

These three pillars allowed *AEF* to achieve organic growth in 2013. Additionally, being part of *Financiera Independencia* has allowed *AEF* to exchange best practices with the other group companies. *AEF* contributed 71.8% of total profits for 2013.

Apoyo Económico Familiar
Portfolio growth and number of branches



*Acquisition concluded on March 14, 2011.

Expand business opportunities

This year, we began selling cell phones in 15 *AEF* branches in Mexico City. Exclusively for select clients, this service offers a mobile plan of up 18 months, independent of their line of credit. This project is part of a strategy that seeks to develop new business opportunities.

To promote the professional development of *AEF* employees, as well as continue with our commitment to our communities, we work hand-in-hand through programs such as:

- "Building Teams, Developing People": With the objective of increasing satisfaction levels, communication, commitment and teamwork, this program benefitted 1,780 employees to date,

• Individual Coaching: Provided to 55 branch managers and three corporate managers with exercises for employee integration and the management of employee differences to enhance their effectiveness,

• "Apollotón" Program: Through payroll contributions, employees pledged to donate a total of Ps.114,154.00 per month with the participation of 97.3% of personnel at our branches and 93.3% at our corporate headquarters. A total of 34 institutions which support a wide range of causes, including education, assistance to people with disabilities, and homeless elderly or children benefitted from this program,

• The Monthly Health Campaign "Stay in Balance, it depends on you" (Mes de la Salud): Provided 1,680 employees with access to different medical tests such as triglycerides, cholesterol and glucose, among others. The employees were given the results of their tests so that they could take preventive and corrective measures.

Thinking about the welfare of our clients:

• Maintain the "Comunidad Apoyo" campaign, through which we negotiated agreements with diverse entities (clinical laboratories, office supply and language training institutes), who provide special discounts,

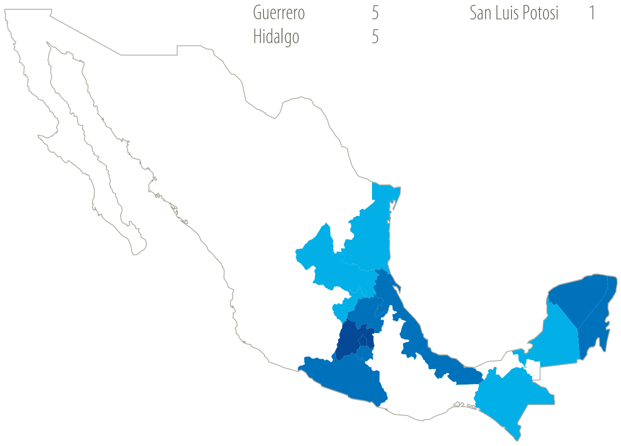
• Continue our efforts to spread a financial culture that prevents over indebtedness of our clients. This year, with the support of Nafinsa, we offered 11 courses in which we provided counsel to identify the alternatives best suited to their needs.

Apoyo Económico Familiar
Geographically diversified loan portfolio

Estado de Mexico	39.8%
Distrito Federal	26.3%
Quintana Roo	4.9%
Yucatan	4.6%
Veracruz	4.3%
Other States	20.1%

Apoyo Económico Familiar
Coverage across Mexico

States with 11 to 55 branches		States with 4 to 10 branches		States with 1 to 3 branches	
Estado de Mexico	55	Yucatan	8	Chiapas	4
Distrito Federal	34	Quintana Roo	7	Campeche	3
		Veracruz	7	Queretaro	3
		Morelos	6	Tamaulipas	3
		Guerrero	5	San Luis Potosi	1
		Hidalgo	5		



141 Branches

Apoyo Económico Familiar
Products

	Regular	Preferred
Targeted to	Employees and microbusiness owners	
Payment frequency	Weekly, bi-weekly or monthly	
Characteristics	Loans granted in support of the household economy, working capital, improvements to a microbusiness, or investments in fixed assets to individuals with a minimum household income Ps.2,000 verifiable through a payroll receipt, or to individuals dedicated to a microbusiness without proof of income.	
Loan amount	From Ps.1,500 to Ps.80,000	
Groups	Clients without or with a limited credit history.	Clients with a more significant credit history or bank client.
Loan portfolio *	Ps.1,166.5	Ps.145.0
Share of AEF portfolio	88.9%	11.1%
Share of group's total loan portfolio	17.1%	2.1%
NPL ratio	5.8%	0.5%

* Ps. Millions

Microseguro Apoyo Seguro

Insurance protection for families	
Targeted to	Active clients
Characteristics	Clients acquiring or renewing a product can also acquire life insurance and/or employment insurance. The first has an annual cost Ps.365 and covers life and/or permanent disability with a coverage of Ps. Ps.50,000 that can be increased up to Ps.300,000 according to their family needs. The insurance premium has a monthly fee of Ps.30, and in the case of unemployment and/or a disability that prevents the insured from working, covers clients for up to three months of their financial obligations up to a maximum of Ps.16.500.
Policies in 2013	198,867
Revenues*	Ps.47.2

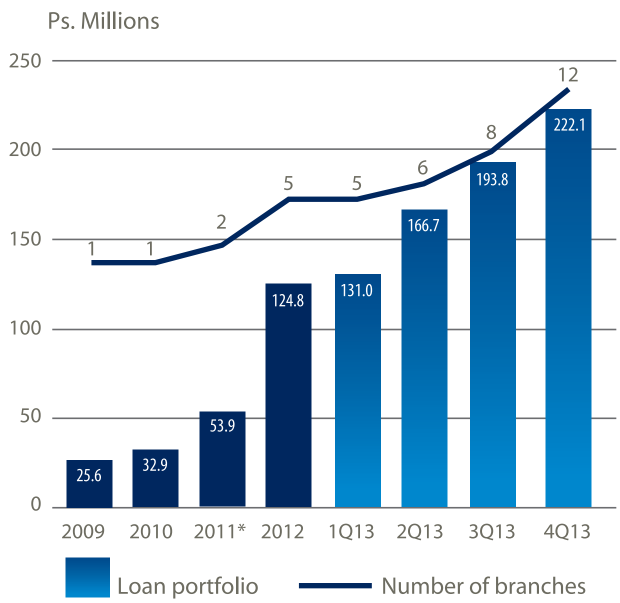
* Ps. Millions

Apoyo Financiero, Inc.
Personal loans in the United States

Apoyo Financiero was founded in 2007 to provide microcredit mostly to individuals in the underbanked Hispanic market who require resources to start their own business or to send money to their family in their home country to acquire assets or durable goods. Focused on the Bay area of San Francisco, US, this subsidiary offers microcredit under the California Finance Lenders (CFL) license, which is regulated by the State of California.

In 2011, *Financiera Independencia* acquired 77% of *AFI's* shares and in 2013, following *AFI's* strong performance and expectations of strong future growth, exercised its option to acquire the remaining shares. *AFI* runs its own credit scoring model, which allows it to offer microcredit to individuals without a credit history in the US. Clients must submit: an official identification from California, the consulate, or a passport, together with a recent payroll receipt, proof of address, and their Social Security number or Personal Tax Identification Number. Response is given within 48 hours and, in the case of approval, clients receive a check for the full loan amount.

Apoyo Financiero Inc.
Portfolio growth and number of branches



* Acquisition concluded on February 28, 2011

1USD= Ps. 13.08 as of December 31, 2013

Apoyo Financiero Inc.
Products

	AFI Microcredit
Targeted to	Employees, independent workers and owners of a microbusiness.
Payment frequency	Weekly, fortnight, bi-weekly and monthly
Characteristics	Loans granted to Hispanic workers in urban areas of San Francisco, California, US, who require financing for working capital needs. A large share of clients sends funds to relatives for investment in their home country.
Loan amount	From USD.$3,000 to USD.$10,000
Loan portfolio*	Ps.222.1
Share of the group's total loan portfolio	3.2%
NPL ratio	3.4%

* Ps. Millions
1USD=Ps.13.08 as of December 31, 2013.

To assist our clients in building their credit history in the US, we report on each of our clients timely payments to the Credit Bureau.

2013 was a year of expansion for *AFI*, ending the year with a total of 12 branches in eight counties in the urban areas of San Francisco, California and environs.

Apoyo Financiero Inc.
Geographic coverage

12 Branches

Finsol
Group Loans in Mexico

Finsol Mexico began operations in 2003, and has specialized in group lending to the low-income segment. This subsidiary operates in rural and suburban areas in Mexico servicing entrepreneurs who use loan proceeds as working capital for their various productive and commercial activities.

This year, *Finsol Mexico* made adjustments based on four basic pillars:

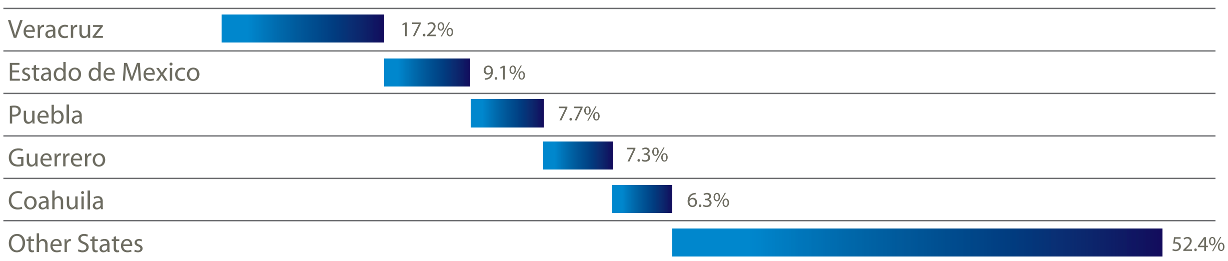
1. Quality growth:
Maintain careful attention to loan origination to allow for profitable growth.

2. Client orientation:
Understand market needs and products demanded. We must ensure a recommendation per client, and retain our current clients.

3. Increase operating efficiency:
Fine-tune processes and rely on technology to increase our response time to loan requests, a decisive factor in service selection.

4. Develop talent:
The management team today collaborates with the operations staff of each of our branches, to train and jointly develop a consistent work culture. We review the use of resources and how goals are established, and thus define an action plan.

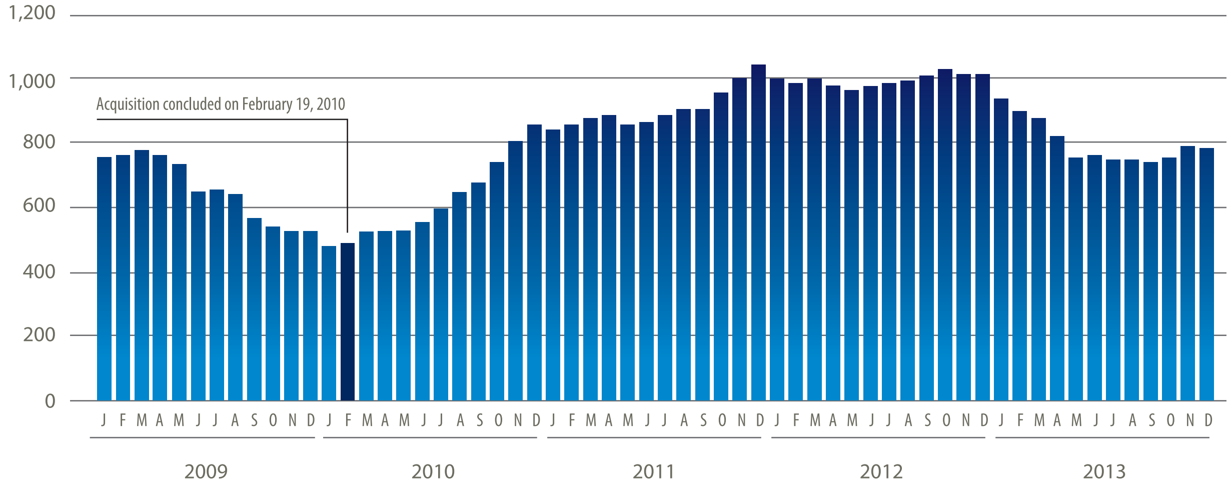
Finsol Mexico
Geographically diversified loan portfolio



Finsol Mexico
Products

	Comunal	Solidario	Oportunidad
Targeted to	Independent workers	Independent workers owners of a microbusiness	Independent workers who are active Finsol clients
Payment frequency	Weekly or fortnight	Weekly or fortnight	Weekly or fortnight
Characteristics	Offered to self-selected groups that have or are undertaking a productive activity, for terms ranging from 16 to 26 weeks. Groups composed of 8 to 60 members. Based on a joint guarantee that implies the mutual support of the group.	Intended for groups who have a business which has been operating for at least one year. Terms range between 12 to 26 weeks. Groups between 4 and 6 individuals. Based on a joint guarantee that implies the mutual support of the group.	Applies to groups with a minimum of two active members and a positive credit history. Has to be paid-out before or at the same time as the outstandin loan. Based on a joint guarantee that implies the mutual support of the group.
Loan amount	From Ps.500 to Ps.60,000	From Ps.7,000 to Ps.60,000	Up to 30% of the outstanding loan
Loan portfolio (Millions)	Ps.750.1	Ps.34.1	Ps.4.7
Share of Finsol Mexico loan portfolio	95.1%	4.3%	0.6%
Share of the goup's total loan portfolio	11.0%	0.5%	0.1%
NPL ratio	3.9%	3.6%	1.0%

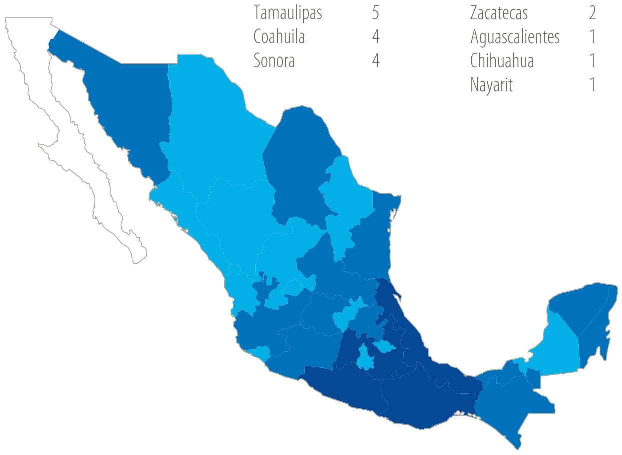
Finsol Mexico
Evolution of the loan portfolio
Ps. Millions



At the beginning of 2013 we implemented new operating policies to prioritize loan portfolio quality and profitability over size. Although the implementation of these new policies resulted in a 22.3% contraction of the loan portfolio, this was more than compensated for by the 40.6% decline in non-performing loans. As a result, we closed 2013 with a NPL of 3.8%, the best ratio since 2010, and delivered profits in 4T13.

Finsol Mexico
Coverage across Mexico

States with 10 to 27 branches		States with 4 to 9 branches		States with 1 to 3 branches	
Veracruz	27	Chiapas	9	Campeche	3
Estado de Mexico	17	Michoacan	8	Distrito Federal	3
Guerrero	13	Jalisco	6	Nuevo Leon	3
Puebla	11	Tabasco	6	Sinaloa	3
Oaxaca	10	Yucatan	6	Tlaxcala	3
		Guanajuato	5	Colima	2
		Hidalgo	5	Durango	2
		Quintana Roo	5	Morelos	2
		San Luis Potosi	5	Queretaro	2
		Tamaulipas	5	Zacatecas	2
		Coahuila	4	Aguascalientes	1
		Sonora	4	Chihuahua	1
				Nayarit	1



174 Branches

Finsol:
Group loans in Brazil

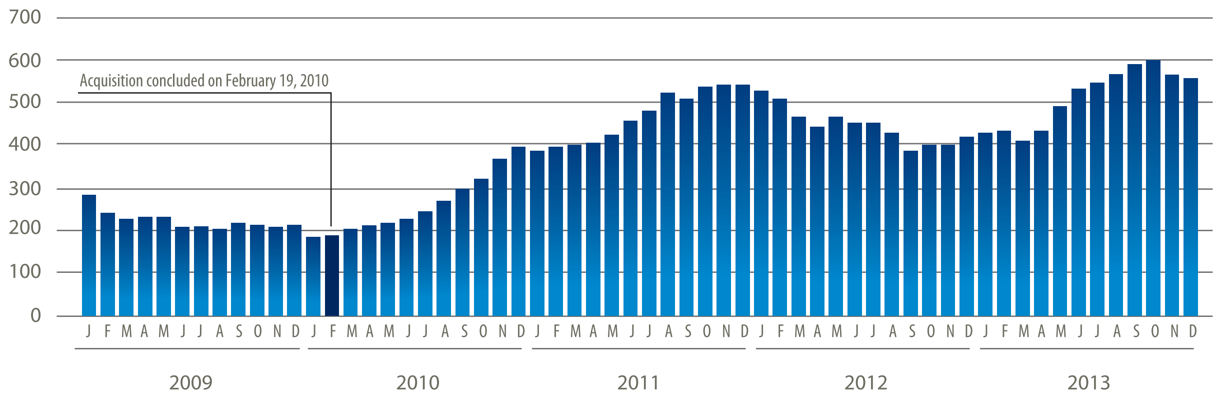
Instituto Finsol Brazil began operations in that South American country in 2007 as a non-profit institution. It seeks to put group loans and financial services into the hands of the low-income segment of the population. It has presence in rural and suburban areas of five States in the northeast of Brazil. It services entrepreneurs, who use the loan as working capital for their different productive and commercial activities.

In 2013, with the approval of President Dilma Roussef, it became a for-profit-organization (Lending Entity for Entrepreneurs and SMEs (SCMEPP)). It is regulated by the Central Bank of Brazil, and is authorized to expand its service offering in this market by participating with a wider range of microfinance products.

All of the above placed *Finsol Brasil* as the 3rd largest player in that country. In March 2013, *Finsol* reached the 500,000 microcredits' mark since its creation in 2007. Today, it has 78,678 clients and achieved loan portfolio growth of 33% year-on-year; which represents 8.2% of *Financiera Independencia's* total loan portfolio.

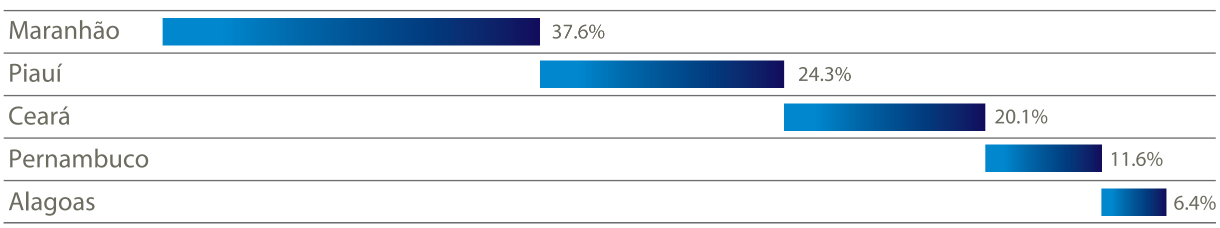
Finsol Brazil
Evolution of the loan portfolio

Ps. Millions



* 2.34 Real= 1USD; 1USD=Ps.13.08 as of December 31, 2013.

Finsol Brazil
Geographically diversified loan portfolio



Finsol Brazil
Coverage in Brazil

Number of branches per state

Maranhão 8 | Piauí 7 | Ceará 5 | Pernambuco 3 | Alagoas 1

24 Branches

Finsol Brazil
Products

	Comunal	Solidario
Targeted to	Independent workers owners of a microbusiness	
Payment frequency	Monthly	
Characteristics	Offered to finance working capital, improvement to business facilities or fixed assets. Terms range from 12 to 24 months based on use of proceeds. Based on a joint guarantee that implies the mutual support of the group.	
Groups	Between11 and 30 members	Between 3 and 10 members
Loan amount*	From R$300 to R$8,000	From R$300 to R$20,000
Loan portfolio**	Ps.4.3	Ps.553.6
Share of Finsol Brazil's loan portfolio	0.8%	99.2%
Share of the group's total loan portfolio	0.1%	8.1%
NPL ratio	0.6%	1.8%

Minha Familia Microinsurance

Life Microinsurance	
Targeted to	Active Clients
Characteristics	Offered to clients who are acquiring or renewing a product. Covers up to R$5,000 in the case of death of the policy owner and R$2,000 for funeral assistance in addition to a monthly sum of Ps.200 for food assistance to survivors for one year.
Policies in 2013	57,406
Revenue in 2013	R$3 millions

* 2.34 Real= 1USD, 1USD=Ps.13.08 as of December 31, 2013.
**PS. Millions

2013

Financiera Independencia and Subsidiaries ANNUAL REPORT AND FINANCIAL STATEMENTS

Management's Discussion and Analysis of Results of Operations and Financial Condition of the Company

Introduction:

The following analysis should be read in conjunction with our Audited Consolidated Financial Statements for the years ended December 31, 2013 and 2012. The financial figures included in this report for 2013 and 2012 were prepared in accordance and fully comply with the Mexican Banking Accounting Principles (banking principles) issued by the Mexican National Banking and Securities Commission (Comisión Nacional Bancaria y de Valores or CNBV) and are expressed in nominal pesos. Tables in this report are in millions of Mexican pesos.

2013 Consolidated Results

Financial Margin after Provision for Loan Losses

Financial margin after provision for loan losses for 2013 increased 24.1% year-on-year to Ps.2,873.4 million, as a result of the following.:

Interest Income

During 2013, Interest Income decreased 4.5% to Ps.4,805.0 million; which reflects a lower average loan portfolio when compared to the average loan portfolio in 2012, due to the Ps.300.0 million loan portfolio clean-up undertaken on December 2012. This is also the result of a different portfolio mix, where *Independencia* and *Finsol Mexico* have reduced their participation due to the decrease in new loan origination stemming from the new operating policies implemented in 2012, to improve the loan portfolio's quality and profitability. This was also the result of an increase in *Finsol Brasil* and *AFI*'s participation in the *Company*'s loan portfolio mix, as they have a lower average lending rate.

The average effective lending rate[1] of the loan portfolio decreased to 70.9% from the 71.5% posted in 2012; this 65 bps decrease partly reflects the effect of the *Company*'s Ps.300.0 million loan portfolio clean-up performed in 4Q12 as the average balance of the total loan portfolio in 2012 was higher than in 2013 and it therefore translates into a lower effective lending rate.

As a result of the *Company*'s new strategic focus on loan portfolio quality and profitability over size, the loan portfolio for the formal segment increased by 12.8% to Ps.3,759.5 million, and now represents 55.0% of the total. This increase was driven by a Ps.236.6 million or 9.0% increase at *Independencia*, a Ps.97.3 million or 78.0% increase in *AFI*, and a Ps.91.5 million or 15.5% increase in *AEF*'s formal sector loans.

In contrast, the loan portfolio for the informal segment fell 9.2% YoY to Ps.3,077.0 million in 2013, and now represents 45.0% of the total. This is mainly explained by a Ps.319.1 million, or 22.5%, YoY decrease at *Independencia*'s loan portfolio for the informal segment, and a Ps.227.0 million, or 22.3%, contraction at *Finsol Mexico*'s loan portfolio. These decreases were partially offset by a Ps.138.4 million or 33.0% increase in *Finsol Brazil*'s loan portfolio, and a Ps.96.1 million or 18.0% increase in *AEF*'s loan portfolio for the informal segment.

Independencia's loan portfolio reached Ps.3,956.0 million in 2013, a 2.0% decrease from 2012 that continues to reflect the new and stricter operating policies implemented in 2012; mostly as a result of a Ps.205.0 million, or 17.2%, decrease on the portfolio of CrediPopular. Without taking into account the Ps.300.0 million loan portfolio clean-up in 4Q12, *Independencia*'s loan portfolio would have decreased

8.8% versus 2012. As of 2013, *Independencia*'s loans represented 57.9% of the *Company*'s loan portfolio, compared to 60.1% in 2012.

Finsol's loan portfolio reached Ps.1,346.9 million in 2013, a 6.2% decrease from 2012 that also reflects the new and stricter operating policies implemented during 1Q13 at *Finsol Mexico*; mostly as a result of a Ps.227.0 million, or 22.3%, decrease in *Finsol Mexico* loan portfolio that was partially offset by a Ps.138.4 million, or 33.0%, increase in *Finsol Brazil*'s loan portfolio. As of 2013, *Finsol*'s loans represented 19.7% of the *Company*'s loan portfolio, compared to 21.4% in 2012.

Apoyo Economico Familiar's loan portfolio was Ps.1,311.6 million in 2013, a 16.7% increase from 2012. As of 2013, *AEF*'s loan portfolio represented 19.2% of the *Company*'s loan portfolio.

Apoyo Financiero Inc.'s loan portfolio was Ps.222.1 million in 2012, a 78.0% increase from 2012. As of 2013, AFI's loan portfolio represented 3.2% of the *Company*'s loan portfolio.

1) Average effective lending rate: interest income / average balance of the total loan portfolio

* Financiera Independencia hace referencia a Independencia y Subsidiarias / Independencia hace referencia a las operaciones excluyendo Finsol, AEF y AFI.

Financial Margin*

	2013	2012	%Change
Interest Income	**$ 4,805.0**	**$ 5,032.0**	**-4.5%**
Interest on Loans	4,789.8	5,013.4	-4.5%
Interest from Investment in Securities	15.1	18.6	-18.6%
Interest Expense	722.5	763.9	-5.4%
Financial Margin	**$ 4,082.5**	**$ 4,268.1**	**-4.4%**
Provision for Loan Losses	1,209.1	1,952.4	-38.1%
Financial Margin After Provision for Loan Losses	**$ 2,873.4**	**$ 2,315.8**	**24.1%**

* Figures in millions of Mexican Pesos

Loan Portfolio, Number of Clients & Average Balance

	2013	2012	%Change
Loan Portfolio (million Ps.)	$ 6,836.6	$ 6,722.8	1.7%
Number of Clients	1,156,862	1,355,400	-14.6%
Average Balance (Ps.)	$ 5,909.6	$ 4,960.0	19.1%

Number of Clients by Product Type

	2013	% of Total	2012	% of Total	% Change
Formal Sector Loans	**479,867**	**41.5%**	**524,211**	**38.7%**	**-8.5%**
CrediInmediato*	457,387	39.5%	519,283	38.3	-11.9%
Más Nómina	22,480	1.9%	4,928	0.4%	356.2%
Informal Sector Loans	**284,393**	**24.6%**	**400,787**	**29.6%**	**-29.0%**
CrediPopular	253,296	21.9%	340,804	25.1%	-25.7%
CrediMamá	20,246	1.8%	37,095	2.7%	-45.4%
CrediConstruye	10,851	0.9%	22,888	1.7%	-52.6%
Finsol Loans	**228,379**	**19.7%**	**284,530**	**21.0%**	**-19.7%**
Finsol México	149,701	12.9%	230,077	17.0%	-34.9%
Finsol Brazil	78,678	6.8%	54,453	4.0%	44.5%
Apoyo Económico Familiar Loans	**158,216**	**13.7%**	**142,675**	**10.5%**	**10.9%**
Apoyo Financiero Inc Loans	**6,007**	**0.5%**	**3,197**	**0.2%**	**87.9%**
Total Number of Loans	**1,156,862**	**100.0%**	**1,355,400**	**100.0%**	**-14.6%**

Total Loan Portfolio by Product Type*

	2013	% of Total	2012	% of Total	% Change
Formal Sector Loan Portfolio	**$2,856.4**	**41.8%**	**$2,619.8**	**39.0%**	**9.0%**
CrediInmediato	2,607.5	38.1%	2,566.2	38.2%	1.6%
Más Nómina	248.9	3.6%	53.6	0.8%	364.3%
Informal Sector Loan Portfolio	**$1,099.6**	**16.1%**	**$1,418.7**	**21.1%**	**-22.5%**
CrediPopular	987.0	14.4%	1,192.1	17.7%	-17.2%
CrediMamá	79.4	1.2%	118.3	1.8%	-32.9%
CrediConstruye	33.1	0.5%	108.3	1.6%	-69.4%
Finsol Loan Portfolio	**$1,346.9**	**19.7%**	**$1,435.5**	**21.4%**	**-6.2%**
Finsol Mexico	788.9	11.5%	1,016.0	15.1%	-22.3%
Finsol Brazil	557.9	8.2%	419.5	6.2%	33.0%
Apoyo Económico Familiar Loan Portfolio	**1,311.6**	**19.2%**	**1,124.0**	**16.7%**	**16.7%**
Apoyo Financiero Inc Loan Portfolio	**222.1**	**3.2%**	**124.8**	**1.9%**	**78.0%**
Total Loan Portfolio	**$6,836.6**	**100.0%**	**$6,722.8**	**100.0%**	**1.7%**

* Figures in millions of Mexican Pesos.

Total Loan Portfolio by Segment*

	2013	% of Total	2012	% of Total	% Change
Formal Sector Loan Portfolio	**3,759.5**	**55.0%**	**3,334.1**	**49.6%**	**12.8%**
Independencia (CrediInmediato)	2,856.4	41.8%	2,619.8	39.0%	9.0%
AEF Formal	681.0	10.0%	589.5	8.8%	15.5%
AFI	222.1	3.2%	124.8	1.9%	78.0%
Informal Sector Loan Portfolio	**3,077.0**	**45.0%**	**3,388.7**	**50.4%**	**-9.2%**
Independencia	1,099.6	16.1%	1,418.7	21.1%	-22.5%
Finsol Mexico	788.9	11.5%	1,016.0	15.1%	-22.3%
Finsol Brazil	557.9	8.2%	419.5	6.2%	33.0%
AEF Informal	630.6	9.2%	534.5	8.0%	18.0%
Total Loan Portfolio	**6,836.6**	**100.0%**	**6,722.8**	**100.0%**	**1.7%**

* Figures in millions of Mexican Pesos.

Interest Expense

Interest expense decreased by Ps.41.4 million, or 5.4% during the year to Ps.722.5 million. This was principally the result of a 5.1% year-on-year decrease in the daily average balance of interest bearing liabilities along with a 7 bps year-on-year increase in the average interest rate paid[2]. The average interest rate paid increased to 10.93% from the 10.86% of 2012. The average TIIE decreased to 4.28% in 2013 compared with 4.79% in 2012.

Provision for Loan Losses

From 3Q13 onwards, *FINDEP* is reporting both the recovery of its fiscal (loans >364 days overdue) and accounting (loans between 180-364 days overdue) written-off loans –versus just the fiscal ones– at the Other Operating Income line, instead of at the Provision for Loan Losses line.

As a result, the Provision for Loan Losses in 2013 are slightly higher than what otherwise would have been versus previous quarters, as it does not reflect the Ps.50.8 million of loan recoveries received during the last two quarters of 2013, which are now reported at the Other Operating Income line.

Thus, and taking into account the effect of the Ps.300.0 million loan portfolio clean-up performed in 4Q12 that resulted in an additional Ps.175.0 million of Provision for Loan Losses; Provision for Loan Losses fell by 38.1% YoY, or Ps.743.3 million. Excluding the effect of the loan portfolio clean-up, the Provision for Loan Losses would have decreased 32.0% or Ps.568.3 million versus 2012, which reflects the higher quality loan portfolio achieved by the new operating policies implemented in September of 2012.

Write-offs in 2013 decreased 46.6%, or by Ps.905.0 million, from Ps.2,048.1 million in 2012; this was mostly the result of the Ps.300.0 million loan portfolio clean-up that the *Company* decided to perform in 4Q12. Excluding this effect, write-offs for the year would have decreased 37.4% or Ps.653.3 million, which reflects the success of the new operating policies implemented in September of 2012.

As a result of the Ps.300.0 million loan portfolio clean-up done in 4Q12 that decreased the NPL balance from Ps.670.0 million to Ps.370.0 million, non-performing loans increased 35.3% in 2013 versus 2012. Excluding this effect, non-performing loans would have decreased by 25.3% or Ps.169.3 million.

Net Operating Revenue

Net operating revenue increased year-on-year by Ps.388.1 million, or 11.9%, to Ps.3,644.1 million in 2013. This was principally the result of the reasons stated above.

During the period, commissions and fees collected decreased by 23.2% to Ps.623.5 million, from the Ps.812.2 million of 2012. This decrease was driven by lower origination fees in *Independencia*.

2) Average Interest Rate = Interest Expense / Daily average balance of interest bearing liabilities.

Comissions and fees paid decreased by 6.4% to Ps.68.1 million in 2013, mainly driven by a decrease in the commissions and fees paid for loan recovery operations.

From 3Q13 onwards, *FINDEP* is reporting both the recovery of its fiscal (loans >364 days overdue) and accounting (loans between 180-364 days overdue) written-off loans –versus just the fiscal ones– at the Other Operating Income line, instead of at the Provision for Loan Losses line. As a result, other operating income increased by 13.1% to Ps.215.3 million in 2013, reflecting the Ps.50.8 million loan recoveries that are now registered in this line item.

Net Operating Income

During 2013, the *Company* reported a Net Operating Income of Ps.330.0 million, compared with Net Operating Loss of Ps.164.8 million in 2012.

Non-interest expense fell by Ps.106.8 million YoY, or 3.1%, mainly as a result of a higher quality loan portfolio; which has allowed the *Company* to increase collection efficiencies at *Independencia*, *Finsol Mexico* and *Finsol Brazil*, and the success of the *Company*'s ongoing efforts to increase synergies among subsidiaries.

At *Independencia*, Non-interest expense fell YoY by Ps.93.1 million or 4.4%, at *Finsol Mexico* by Ps.42.3 million or 8.7%, and at *Finsol Brazil* by Ps.19.4 million or 11.7%. These reductions were partially offset by YoY increases at *AFI* and *AEF* by Ps.28.9 million or 158.9%, and Ps.41.5 million or 6.7% respectively. These increases, however, are mostly explained by the continuing expansion efforts of these two subsidiaries, where 7 and 10 new branches were opened respectively during the quarter.

Net Operating Income*

	12M13	12M12	% Change
Financial Margin	**4,082.5**	**4,268.1**	**-4.4%**
Provision for Loan Losses	1,209.1	1,952.4	-38.1%
Financial Margin After Provision for Loan Losses	**2,873.4**	**2,315.8**	**24.1%**
Non-Interest Income, net	555.4	739.5	-24.9%
Commissions and Fees Collected	*623.5*	*812.2*	*-23.2%*
Commissions and Fees Paid	*68.1*	*72.7*	*-6.4%*
Market Related Income	**-0.1**	**10.4**	**-100.6%**
Other Operating Income (expense)	215.3	190.3	13.1%
Net Operating Revenue	**3,644.1**	**3,256.0**	**11.9%**
Non-Interest Expense	3,314.1	3,420.9	-3.1%
Other Administrative & Operational Expenses	*975.0*	*1,079.3*	*-9.7%*
Salaries & Employee Benefits	*2,339.0*	*2,341.6*	*-0.1%*
Net Operating Income	**330.0**	**-164.8**	**NA**
Operational Data			
Number of Offices	**556**	**536**	**3.7%**
Financiera Independencia	205	203	1.0%
Finsol Mexico	174	174	0.0%
Finsol Brazil	24	23	4.3%
Apoyo Económico Familiar	141	131	7.6%
Apoyo Financiero Inc	12	5	140.0%
Total Labor Force	**11,776**	**12,843**	**-8.3%**
Financiera Independencia	7,846	8,522	-7.9%
Finsol Mexico	1,464	1,998	-26.7%
Finsol Brazil	337	390	-13.6%
Apoyo Económico Familiar	2,053	1,899	8.1%
Apoyo Financiero Inc	76	34	123.5%

* Financial data in millions of Mexican Pesos.

As a result of the factors discussed above, and after income tax, during 2013 the *Company* reported a Net Income of Ps.254.1 million, compared with the Net Loss of Ps.116.5 million in 2012. Earnings per share (EPS) for 2013 were Ps.0.3550 compared to (Ps.0.1627) for the same period last year.

Financial Position

Total Loan Portfolio

The Company's total loan portfolio increased 1.7% YoY to Ps.6,836.6 million, its first YoY increase in 12 months which reflects (a) a lower base of comparison on 2012 due the decision to clean-up Ps.300.0 million of non-performing loans from *Independencia*'s portfolio and (b) the new operating policies implemented in September 2012 that prioritizes loan portfolio quality and profitability over size. Excluding the Ps.300.0 million loan portfolio clean-up, the loan portfolio would have decreased by 2.7% YoY.

As a result of the *Company*'s current strategic focus that privileges loan portfolio quality and profitability over size, the number of clients decreased 14.6% in 2013, which was offset by a 19.1% increase in the average loan balance per client. At the end of the quarter, *FINDEP* had a total of 1,156,862 clients; of these, 764,260 clients were from *Independencia*, 228,379 from *Finsol*, 158,216 from *AEF* and 6,007 from *AFI*.

As of December 31st, 2013, the loan portfolio represented 66.5% of *FINDEP*'s total assets, compared with 66.9% as of December 31st, 2012. Cash and Investments represented 5.0% of total assets for 2013 compared with 3.7% in 2012.

Non-Performing Loan Portfolio

NPLs were Ps.500.8 million, an increase of 35.3% YoY. The NPL ratio reached 7.3% in 2013 versus 5.5% in 2012. Excluding the effect of the Ps.300.0 million loan portfolio clean-up performed in September of 2012, NPLs would have decreased 25.3% or Ps.169.3 million YoY, principally driven by improvements at *Independencia* and *Finsol Mexico*'s loan portfolios; which underscores the success of the *Company*'s new operating policies.

Independencia's NPL ratio in 2013 was 9.7% versus 7.2% in 2012, which reflected the Ps.300.0 million loan portfolio clean-up performed in that quarter. Without this effect, the NPL ratio would have improved by 395 bps versus the 13.7% that would have been reported in 2012. In regards to *Finsol* and *AFI*, their NPLs were 3.0% and 3.4%, a 121 bps and 94 bps improvement respectively. As for *AEF*, its NPL ratio was 5.2%, a 401 bps increase, that is partly explained by the decision taken on 1Q13 to standardize its writing-off policy from 120 to 180 days past due to align it to the rest of *FINDEP*'s subsidiaries.

The NPL ratio for *Independencia*'s loan portfolio in the formal segment increased to 8.7% in 2013, from 6.2% in 2012. The NPL ratio for *Independencia*'s loan portfolio in the informal segment was 12.2% in 2013, compared to 9.2% in 2012. Both increases are explained by the Ps.300.0 million loan portfolio clean-up performed in September of 2012. Excluding this effect, NPL ratios would have decreased by 262 pbs and 553 bps for the formal and informal segments respectively. In regards to *Finsol*'s group lending portfolio, the NPL ratio was 3.8% in Mexico and 1.8% in Brazil in 2013, compared to 5.0% and 2.2% respectively in 2012.

The coverage ratio for 2013 was 100.0%, compared to 117.5% in 2012; starting on January 2013, the *Company*'s policy is to keep the coverage ratio at or above 100% at all times.

Liabilities

As of December 31st, 2013 total liabilities were Ps.7,204.5 million, a 0.1% increase from the Ps.7,196.6 million reported on December 31st, 2012.

In 2013, *FINDEP*'s debt consisted of Ps.2,537.9 million of senior guaranteed notes due in March 2015, Ps.1,501.6 million in medium-term notes "Certificados Bursatiles" due May 2014, as well as Ps.2,687.6 million of bank and other entities loans. The *Company*'s total lines of credit amounted to Ps.4,401.5 million at the end of 2013, of which Ps.1,614.3 million, or 36.7%, are available.

Of the total lines of credit, Ps.720.0 million mature in 2014, Ps.382.3 million in 2015, Ps.1,404.2 million in 2016, Ps.195.0 million in 2017, and the remaining Ps.1,700.0 million have an evergreen feature.

In September 2010, the *Company* entered into two full cross currency swaps to hedge *FINDEP*'s US.200 million Senior Guaranteed Notes due in 2015. Through these instruments, the *Company* receives half-yearly cash flows at the 10% fixed rate based on notional amounts of US.150,000 and US.50,000, respectively, while paying monthly cash flows at fixed rates of 14.67% and 14.64%, respectively, on the same notional amounts denominated in Mexican pesos, with maturity on March 30, 2015.

In August 2011, the *Company* entered into a step-up interest rate swap from a floating to a fixed rate for a notional amount of Ps.1,500.0 million to hedge the medium-term notes “Certificados Bursatiles” for a three-year period starting on September 7, 2011. The interest rate for the first twelve months was 6.95% and thereafter it is 7.80% until maturity.

Shareholders' Equity

As of December 31st, 2013 stockholder's equity was Ps.3,081.6 million, a 7.8% increase from Ps.2,858.9 million in December 2012, reflecting the (Ps.68.6) million impact in Derivative Financial Instruments plus the Ps.254.1 million Net Income generated during the period.

As a result of the revaluation of foreign currency denominated debt and the underlying derivatives position to hedge for foreign exchange risk, in 2013 the *Company* posted a Ps.68.6 million negative impact booked as Derivative Financial Instruments. This impact will be naturally eliminated as the contract progresses and expires and is composed of the following items: a Ps.55.6 million negative impact from marking-to-market the Cross Currency Swap, a Ps.2.8 million loss from the revalorization of the bond, Ps.23.2 million in deferred taxes, and a Ps.20.3 million loss from hedge-ineffectiveness. In this same line-item, the *Company* booked a Ps.7.7 million loss from the mark-to-market of the interest rate swap of the Certificados Bursatiles outstanding and a Ps.5.5 million loss from the mark-to-market of the swap to hedge foreign exchange operations between subsidiaries.

Profitability and Efficiency Ratios

ROAE / ROAA

During 2013, the *Company* posted a ROAE of 8.6% compared with (3.9%) in 2012. ROAA for 2013 was 2.5% compared with (1.1%) in 2012.

Efficiency Ratio & Operating Efficiency

Over the last twelve months the *Company* added a net total of 20 offices and decreased its total labor force by 8.3% to 11,776 people.

During 2013 *FINDEP*'s efficiency ratio was 90.9%, compared with 105.1% in 2012. The YoY improvement is mostly derived from the 38.1% decrease in the Provisions for Loan Losses and the 3.1% decrease in Non-Interest Expenses. Excluding the Provision for Loan Losses, the efficiency ratio in 2013 was 68.3% compared to 65.7% in 2012. Operating efficiency was 32.6% in 2013, up 13 bps YoY.

Distribution Network

During the last twelve months, the *Company* added a net total of 20 branches to its network. At the end of 2013, the *Company* operated 556 branches: 520 in Mexico (*Independencia*: 205, *Finsol*:174 and *AEF*:141), 24 in Brazil (*Finsol*), and 12 more in California (AFI).

The *Company*'s loan portfolio in Mexico is well diversified and no federal entity represents more than 11.5% of the total loan portfolio. The three federal entities with the highest loan portfolio concentration are Estado de Mexico, Distrito Federal, and Veracruz, with an 11.1%, 9.1%, and 7.9% share of the total portfolio, respectively.

2013

FINANCIERA INDEPENDENCIA, S.A.B. DE C.V.

SOCIEDAD FINANCIERA DE OBJETO MÚLTIPLE,

ENTIDAD NO REGULADA

Consolidated financial statements for the years ended December 31, 2013 and 2012 and Independent Auditors' Report dated February 19, 2014

FINANCIERA INDEPENDENCIA

FINANCIERA INDEPENDENCIA, S.A.B. DE C.V.
SOCIEDAD FINANCIERA DE OBJETO MÚLTIPLE,
ENTIDAD NO REGULADA

Independent Auditors' Report and Consolidated Financial Statements 2013 and 2012

CONTENTS

Galaz, Yamasaki,
Ruíz Urquiza, S.C.
Paseo de la Reforma 489
Piso 6
Colonia Cuauhtémoc
06500 México, D.F.
México

Tel + 52 (55) 5080 6000
Fax + 52 (55) 5080 6001
www.deloitte.com/mx

Independent Auditors' Report to the Board of Directors and Stockholders of Financiera Independencia, S. A. B. de C. V., Sociedad Financiera de Objeto Múltiple, Entidad no Regulada

We have audited the accompanying consolidated financial statements of Financiera Independencia, S. A. B. de C.V., Sociedad Financiera de Objeto Múltiple, Entidad no Regulada and Subsidiaries (the Company), which include the consolidated balance sheet as of December 31, 2013 and 2012, and the consolidated statements of income, of changes in stockholders' equity and of cash flows for the years then ended, as well as a summary of significant accounting policies and other explanatory information.

Management´s Responsibility for the Financial Statements

The Company's management is responsible for the preparation of these financial statements in conformity with the accounting criteria established by the Mexican National Banking and Securities Commission through the "General Provisions Applicable to Credit Institutions" (the Accounting Criteria), and for such internal control which the Company's management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Independent Auditors

Our responsibility is to express an opinion on these financial statements based on our audits. We have conducted our audits in accordance with International Standards on Auditing. These standards require that we comply with ethical requirements, and that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant for the preparation of the Company's financial statements, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the Company's management, as well as evaluating the presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of Financiera Independencia, S. A. B. de C.V., Sociedad Financiera de Objeto Múltiple, Entidad no Regulada and Subsidiaries for the years ended December 31, 2013 and 2012, are prepared, in all material respects, in accordance with the Accounting Criteria.

Galaz, Yamazaki, Ruiz Urquiza, S. C.
Member of Deloitte Touche Tohmatsu Limited

CPC Jorge Tapia Del Barrio

February 19, 2014

Consolidated balance sheets

Of the Company with its Subsidiaries as of December 31, 2013 and 2012
(In thousands of Mexican pesos)

Assets	2013	2012
Funds available	$ 510,990	$ 382,471
Performing loans:		
Consumer loans	5,029,399	4,977,794
Commercial loans	1,306,385	1,375,014
Total performing loans	6,335,784	6,352,808
Non-performing loans:		
Consumer loans	460,281	309,548
Commercial loans	40,490	60,490
Total non-performing loans	500,771	370,038
Total loans	6,836,555	6,722,846
Allowance for loan losses	(500,771)	(434,769)
Total loans - net	6,335,784	6,288,077
Other accounts receivable - net	291,281	249,967
Property, plant and equipment - net	340,760	393,582
Deferred taxes - net	995,409	960,710
Other assets:		
Goodwill	1,586,795	1,545,719
Intangibles	132,114	140,047
Deferred charges and prepaid expenses	92,995	94,941
Total assets	$ 10,286,128	$ 10,055,514

Consolidated balance sheets

Of the Company with its Subsidiaries as of December 31, 2013 and 2012
(In thousands of Mexican pesos)

Liabilities and Stockholders' Equity	2013	2012
Securities liabilities	$ 1,501,625	$ 1,501,625
Borrowings from banks and from other entities		
Short-term	2,510,134	2,722,941
Long-term	2,715,393	2,513,900
	5,225,527	5,236,841
Derivatives		
For hedging purposes	76,333	94,023
Other accounts payable:		
Income taxes	36,346	16,008
Sundry creditors and other	337,209	288,611
	373,555	304,619
Deferred credits and advance collections	27,453	59,519
Total liabilities	7,204,493	7,196,627
Stockholders' equity		
Contributed capital:		
Common stock	157,191	157,191
Share premium	1,579,175	1,579,175
	1,736,366	1,736,366
Earned capital:		
Capital reserves	14,318	14,318
Result from prior years	1,131,157	1,266,637
Result from valuation of cash flow hedging instruments	(68,599)	(50,677)
Result from translation of foreign subsidiaries	14,278	-
Net result	254,111	(116,463)
	1,345,265	1,113,815
Non-controlling interest	4	8,706
Total stockholders' equity	3,081,635	2,858,887
Total liabilities and stockholders' equity	$ 10,286,128	$ 10,055,514

Memoranda accounts	2013	2012
Uncollected accrued interest on non-performing loans	$ 74,900	$ 99,469
Tax losses	$ 1,065,995	$ 915,909
Loan portfolio written off	$ 762,382	$ 1,000,549

See accompanying notes to these consolidated financial statements.

Lic. Mauricio Galán Medina	Lic. Luis Miguel Díaz-Llaneza Langenscheidt	C.P. Juan García Madrigal	C.P. Benito Pacheco Zavala
Managing Director	Director of Administration and Finances	Deputy Director of Controllership	Audit Director

Consolidated statements of income

Of the Company with its Subsidiaries for the years ended December 31, 2013 and 2012
(In thousands of Mexican pesos, except result per share)

	2013	2012
Interest income	$ 4,804,957	$ 5,032,044
Interest expense	(722,483)	(763,895)
Financial margin	4,082,474	4,268,149
Allowance for loan losses	(1,209,052)	(1,952,361)
Financial margin adjusted for credit risks	2,873,422	2,315,788
Commission and fee income	623,466	812,220
Commission and fee expense	(68,050)	(72,724)
Trading income	(62)	10,413
Other revenue from operation	215,330	190,335
Administrative and promotional expenses	(3,314,058)	(3,420,862)
Result of operation	330,048	(164,830)
Current tax income	(110,099)	(85,754)
Deferred tax income	33,266	132,085
	(76,833)	46,331
Result before non-controlling interest	253,215	(118,499)
Non-controlling interest	896	2,036
Net result	254,111	(116,463)
Income (loss) per share	$ 0.4275	$ (0.1958)

See accompanying notes to these consolidated financial statements.

Lic. Mauricio Galán Medina	**Lic. Luis Miguel Díaz-Llaneza Langenscheidt**	**C.P. Juan García Madrigal**	**C.P. Benito Pacheco Zavala**
Managing Director	Director of Administration and Finances	Deputy Director of Controllership	Audit Director

Consolidated statements of changes in stockholders' equity

Of the Company with its Subsidiaries for the years ended December 31, 2013 and 2012
(In thousands of Mexican pesos)

	Contributed capital		Earned capital						
	Common stock	Share premium	Capital reserves	Result from prior years	Result from valuation of cash flow hedging instruments	Result from translation of foreign subsidiaries	Net result	Non-controlling interest	Total stock-holders' equity
Balances, December 31, 2011	$ 157,191	$ 1,579,175	$ 14,318	$ 1,114,795	$ (15,467)	$ -	$ 185,841	$ 10,742	$ 3,046,595
Movements inherent to the stockholders' decisions:									
Transfer of net result to result from prior years	-	-	-	185,841	-	-	(185,841)	-	-
Acquisition of proprietary shares and effect on re-placement of proprietary shares	-	-	-	(33,999)	-	-	-	-	(33,999)
	-	-	-	151,842	-	-	(185,841)	-	(33,999)
Movements inherent to the recognition of the comprehensive loss:									
Net result	-	-	-	-	-	-	(116,463)	-	(116,463)
Result from valuation of cash flow hedging instruments	-	-	-	-	(35,210)	-	-	-	(35,210)
Non-controlling interest	-	-	-	-	-	-	-	(2,036)	(2,036)
	-	-	-	-	(35,210)	-	(116,463)	(2,036)	(153,709)
Balances, December 31, 2012	157,191	1,579,175	14,318	1,266,637	(50,677)	-	(116,463)	8,706	2,858,887
Movements inherent to the stockholders' decisions:									
Transfer of net result to result from prior years	-	-	-	(116,463)	-	-	116,463	-	-
Acquisition of proprietary shares and effect on re-placement of proprietary shares	-	-	-	(19,017)	-	-	-	-	(19,017)
	-	-	-	(135,480)	-	-	116,463	-	(19,017)
Movements inherent to the recognition of the comprehensive loss:									
Net result	-	-	-	-	-	-	254,111	-	254,111
Result from valuation of cash flow hedging instruments	-	-	-	-	(17,922)	-	-	-	(17,922)
Result from translation of foreign subsidiaries	-	-	-	-	-	14,278	-	-	14,278
Non-controlling interest	-	-	-	-	-	-	-	(8,702)	(8,702)
	-	-	-	-	(17,922)	14,278	254,111	(8,702)	241,765
Balances, December 31, 2013	$ 157,191	$ 1,579,175	$ 14,318	$ 1,131,157	$ (68,599)	$ 14,278	$ 254,111	$ 4	$ 3,081,635

See accompanying notes to these consolidated financial statements.

Lic. Mauricio Galán Medina
Managing Director

Lic. Luis Miguel Díaz-Llaneza Langenscheidt
Director of Administration and Finances

C.P. Juan García Madrigal
Deputy Director of Controllership

C.P. Benito Pacheco Zavala
Audit Director

Consolidated statements of cash flows

Of the Company with its Subsidiaries for the years ended December 31, 2013 and 2012
(In thousands of Mexican pesos)

	2013	2012
Net result	$ 254,111	$ (116,463)
Adjustments for items not requiring cash flows:		
Depreciation and amortization	124,731	140,493
Current and deferred income taxes	76,833	(46,331)
	455,675	(22,301)
Operating activities:		
Loan portfolio	(47,707)	529,118
Bank loans and securities liabilities	(11,314)	(739,043)
Other accounts receivable and payable	(151,588)	74,933
Net cash flows from operating activities	245,066	(157,293)
Investing activities:		
Acquisitions of fixed assets	(63,976)	(88,327)
Goodwill	(41,076)	-
Deferred charges and prepaid expenses	1,946	29,238
Net cash flows from investing activities	(103,106)	(59,089)
Financing activities:		
Acquisition of proprietary shares	(19,017)	(33,999)
Result from translation of foreign subsidiaries	14,278	-
Other items	-	(6,354)
Non-controlling interest	(8,702)	(2,036)
Net cash flows from financing activities	(13,441)	(42,389)
Net increase (decrease) in cash	128,519	(258,771)
Cash and cash equivalents at the beginning of the period	382,471	641,242
Cash and cash equivalents at the end of the period	$ 510,990	$ 382,471

See accompanying notes to these consolidated financial statements.

Lic. Mauricio Galán Medina	Lic. Luis Miguel Díaz-Llaneza Langenscheidt	C.P. Juan García Madrigal	C.P. Benito Pacheco Zavala
Managing Director	Director of Administration and Finances	Deputy Director of Controllership	Audit Director

1. Explanation added for translation into English

The accompanying consolidated financial statements have been translated form the original statements prepared in Spanish into English for use outside of Mexico. The accounting criteria to prepare the accompanying financial statements used by of Financiera Independencia, S. A. B. de C. V., Sociedad Financiera de Objeto Múltiple, Entidad no Regulada and Subsidiaries (the "Company") conform with the financial reporting requirements prescribed by the Mexican National Banking and Securities Commission (the "Commission") but do not conform with Mexican Financial Reporting Standards ("MFRS"), and may differ in certain significant respects from the financial reporting standards accepted in the country of use.

2. Operations

Financiera Independencia, S. A. B. de C. V., Sociedad Financiera de Objeto Múltiple, Entidad No Regulada (the "Company") was established and began operations in accordance with Mexican laws on July 22, 1993, for an indefinite period, and with headquarters in Mexico City. It has authorization from the Mexican Treasury Department ("SHCP") to operate as a multiple purpose financial institution, unregulated entity, in accordance with the Mexican Credit Institutions Law ("LIC").

Its primary activity is to grant credits to individuals for the consumption of goods and services. The necessary resources to fund its operation have been obtained from the stockholders and through market operations and contracting liabilities from domestic financial institutions.

The General Law on Credit Organizations and Auxiliary Activities ("LGOAAC"), applicable to Multiple Purpose Financial Institutions ("Sofom/Sofomes"), allows such entities to grant credits, factoring services and capital leases. The Sofomes may or may not be regulated by the Mexican National Banking and Securities Commission (the "Commission"). The unregulated entities ("E. N. R.") are entities which do not have equity relationships with credit institutions or holding companies of financial groups of which credit institutions form part, for which reason they are not subject to oversight by the Commission.

On October 18, 2007 the stockholders approved the adoption of the regime of Sociedad Anónima Bursátil (S.A.B.), for which reason, as of November 1, 2007 the Company was registered as a public stock corporation on the Mexican Stock Market (the " BMV"), and listed with the ticker symbol "FINDEP".

During the process of listing its shares on the BMV, the Company carried out a public share offering in Mexico and abroad. The foreign public offering was performed under Rule 144-A and regulation "S" of the US Securities Act of 1933 and the regulations applicable to countries in which such offering was performed.

The Company, in its capacity as an S. A. B., applies the provisions of the General Companies Law and, if applicable, the relevant provisions of the Stock Market Law, as well as general provisions applicable to issuers of securities and other stock market participants.

3. Basis for presentation

Monetary unit of the financial statements- The financial statements and notes as of December 31, 2013 and 2012 and for the years ended include balances and transactions of different purchasing power.

Consolidation of financial statements - The accompanying consolidated financial statements include the financial statements of the Company and those of its subsidiaries in which control is exercised. All significant intercompany balances and transactions have been eliminated.

The subsidiaries consolidated with the Company as of December 31, 2013 and 2012 are detailed below:

	Holding		
Subsidiaries	2013	2012	Activities
Serfincor, S. A. de C. V. ("Serfincor")	99.99%	99.99%	Service provider
Conexia, S.A. de C.V. ("Conexia")	99.99%	99.99%	Call center, promotional and marketing services
Fisofo, S. A. de C. V., SOFOM, E. N. R. ("Fisofo")	99.00%	99.00%	Granting consumer loans
Findependencia, S. A. de C. V., SOFOM, E.N.R.	99.00%	99.00%	Granting consumer loans
Financiera Finsol, S. A. de C. V., SOFOM, E.N.R. ("Financiera Finsol")	99.99%	99.99%	Granting consumer loans
Finsol, S. A. de C. V. ("Finsol")	99.99%	99.99%	Service provider
Finsol Vida, S. A. de C. V.	99.99%	99.99%	Service provider
Instituto Finsol, IF	99.99%	99.99%	Granting commercial loans
Independencia Participações, S. A.	99.99%	99.99%	Granting commercial loans
Apoyo Económico Familiar, S.A. de C.V., SOFOM, E.N.R. ("AEF")	99.00%	99.00%	Granting commercial loans
Servicios Corporativos AEF, S.A. de C.V. ("SCAEF")	99.00%	99.00%	Service provider
Apoyo Financiero Inc. ("AFI")	100.00%	77.00%	Granting commercial loans
Sistemas Administrativos y Corporativos Santa Fe, S.A. de C.V. ("SACSA") Sistemas Administrativos y Corporativos Santa Fe, S.A. de C.V. (SACSA)	99.99%	-	Service provider

On February 28, 2011 the Company acquired 77% of the shares outstanding of AFI, subsequently; on December 18, 2013 the Company announced the purchase of the remaining 23% of the common stock shares of AFI in order to hold 100% of its equity.

On December 6, 2012, Serfincor endorsed title to the Company of all 43,549,999 common stock shares of Conexia, at their nominal value of $1.00 each share, of both Class I, Series A and Class II, Series A shares, which resulted in a shareholding of 99.99%.

On July 9, 2013, the Company acquired 99.99% of the shares outstanding of Sistemas Administrativos y Corporativos Santa Fe, S.A. de C.V., a service provider company.

Translation of financial statements of subsidiaries in foreign currency

The operations of the foreign subsidiaries are modified in the recording currency to be presented in accordance with the accounting criteria of the Commission. The financial statements are translated to Mexican pesos based on the following methodologies:

The foreign operations whose recording and functional currencies are the same convert their financial statements by using the following exchange rates:1) closing rate for assets and liabilities and 2) historical rate for stockholders' equity and 3) the accrual date for revenues, costs and expenses. The effects of conversion are recorded in stockholders' equity.

4. Significant accounting policies

The accounting policies followed by the Company are in accordance with the accounting criteria established by the Commission in the "General Provisions Applicable to Credit Institutions (the "Provisions") and are considered a general framework for financial information, which require management to make certain estimates and use assumptions to determine the valuation of some of the items included in the financial statements and make the disclosures required therein. While they may differ from their final result, management believes that the estimates and assumptions used were adequate under the circumstances.

On September 19, 2008, the Commission issued an amendment to the General Provisions for Issuers, whereby Sofomes, E. N. R. that are public stock corporations must prepare their financial statements in conformity with the accounting criteria which, pursuant to article 87-D of the LGOAAC, are applicable to regulated Sofomes. This article states that regulated Sofomes are subject to the provisions established for credit institutions and finance entities, as the case may be, in the LIC, and in the Commission's Law.

In accordance with accounting criterion A-1 of the Commission, the accounting of the companies will be adjusted to reflect the applicable financial reporting standards in México ("NIF"), defined by the Mexican Board of Financial Reporting Standards (CINIF), except when in the Commission's judgment a specific accounting provision or standard must be applied, bearing in mind that the companies perform specialized operations.

Below we describe the significant accounting policies applied by the Company:

Recognition of the effects of inflation in the financial information

As of January 1, 2008, the Company suspended recognition of the effects of inflation, in accordance with the provisions of NIF B-10. Up to December 31, 2007, such recognition mainly resulted in gains or losses for inflation on nonmonetary items which are presented in the financial statements as an increase or decrease in the headings of stockholders' equity, and in nonmonetary items.

The accumulated inflation for the three years prior to December 31, 2013 and 2012 is 11.80% and 12.26%, respectively; therefore, the economic environment qualifies as noninflationary in both years and as a result the effects of inflation are not recognized in the accompanying consolidated financial statements. The inflation percentages for the years ended December 31, 2013 and 2012 were 3.97% and 3.57%, respectively.

Funds available

Funds available in foreign currency are valued at the exchange closing rate issued by the Mexican Central Bank at the end of the year.

Financial derivatives

All the financial derivatives contracted are included on the balance sheet as assets and/or liabilities at fair value. The accounting for changes in the fair value of a derivative depends on its intended use and the risk management strategy adopted. In fair value hedges the fluctuations in valuation are recorded in results in the same line item for the position hedged; in cash flow hedges, the effective portion is temporarily kept in comprehensive income as part of stockholders' equity and is reclassified to results when the position it covers affects results. The ineffective portion is recognized immediately in results. While certain financial derivatives are contracted to obtain a hedge from an economic standpoint, these are not considered as hedge instruments because they do not comply with all requirements. Such instruments are classified as trading instruments for accounting purposes.

Fair value is determined based on market prices and, when involving instruments not listed on an active market, fair value is determined based on valuation techniques accepted by market practices.

The Company has the following transactions with financial derivatives:

Options - Options are contracts which establish the right, but not the obligation, for the buyer to purchase or sell the underlying asset at a determined price, known as the exercise price, on an established date or within a given period. Options contracts involve two parties: the purchaser of the option pays a premium at the time it is acquired and at the same time obtains a right, but not an obligation, and the party issuing or selling the option receives the premium and, in turn, acquires an obligation, but not a right.

The buyer of the option records the premium paid on the transaction. Subsequently, the premium is valued according to the fair value of the option, and changes in the fair value are recorded in the statement of income.

Swaps - Foreign currency swaps are contracts which establish the bilateral obligation to exchange, over a given period, a series of flows based on a notional amount denominated in different currencies for each of the parties, which are in turn referenced to different interest rates. In some cases, apart from interchanging exchange rate flows in different currencies, it may be agreed to exchange flows based on the notional amount over the effective term of the contract.

The rights and obligations of the contract are valued at the fair value determined based on a mathematical model which estimates the net present value of the cash flows of the positions to be received and delivered.

Forwards - Forwards are contracts which establish an obligation to buy or sell an underlying asset at a future date for an amount, quality and prices pre-established in the contract. In these contracts it is understood that the party undertaking to buy assumes a long position on the underlying asset, and the party undertaking to sell assumes a short position on the same underlying asset.

Loan portfolio

Represents the amounts actually disbursed to borrowers, plus the uncollected, accrued interest. The "allowance for loan losses" is presented as a deduction from the portfolio's balances.

Credit is granted based on a credit analysis which uses the internal policies and operating manuals established by the Company.

The unpaid balance of the loans is recorded as non-performing portfolio when the respective installments have not been fully paid under the original terms established, considering the following:

- If the debts consists of credits with partial periodic payments of principal and interest and present 90 or more calendar days in arrears.

- If the debts consist of revolving credits and present two monthly billing periods overdue or, in case the billing period is not monthly, that applicable to 60 or more calendar days overdue.

When a credit is considered non-performing, the related interest accrual is suspended. As long as the credit is kept in the non-performing portfolio, the control of the uncollected accrued interest or accrued financial revenue is kept in memoranda accounts. With regard to uncollected accrued interest on the non-performing portfolio, an estimate is recorded for an amount equivalent to the total of such interest at the time it is transferred as non-performing portfolio. If overdue interest is collected, it is recognized directly in results for the year.

Non-performing credits in which the unpaid balances (principal and interest, among others) are fully settled are returned to performing portfolio, in accordance with the Accounting Criteria.

As long as the loan portfolio is kept in restructured form, it is classified and presented as non-performing portfolio, as long as there is no evidence of sustained payment, which was once understood as the timely payment of three consecutive repayments. Additionally, the probability of default of this portfolio in the reserve model is 100%.

The annual fee commissions collected from the customers are recognized as revenues on a deferred basis and are amortized by the straight-line method over a year or the credit term. The commissions collected for the initial granting of the credit and its associated costs are not deferred over the term of the credit, because management believes that their effect is not material or significant inasmuch as the credits mature in the short term. Commissions for dispositions of the credit line and collection expenses are recognized in results at the time they are collected.

Allowance for loan losses

In official notice 310-85406/2009 dated March 2, 2009, the Commission informed the Company that it must calculate the establishment of credit reserves based on the different methodologies established by the Commission for credit institutions, using the general methodology or the internal methodologies established in the Circular applicable to Credit Institutions, which in the last-mentioned case it does not require approval by the Commission.

The Company qualifies its loan portfolio using an internal methodology based on the probability of default by the borrowers and on the severity of the credit loss, as established in article 93 of the Provisions.

The Probability of Default (PI) is the probability that a debtor will fall into arrears within the next six months.

The Company determines the PI by applying calculations of credit exposure rotating indexes. The credit exposure rotating indexes consider the possibility that a loan may go from its current category to one of cancellation in books (based on the days that it has been overdue). The Company uses the average of the calculations of the credit exposure rotating indexes for the last 12 month period as its PI.

The Loss Derived from Default (PPI) is an estimate of the amount that the Company would expect to lose in the event of nonperformance by a debtor. Given that all the Company's loans are unsecured, there is no collateral; consequently, the Company determines its PPI as the average of the net losses after considering the present value of the amounts recovered over the last 12 month period.

The Company qualifies its commercial credit portfolio by using an internal methodology based on the number of days in arrears of the credits granted, reserving 100% of such portfolio; the internal methodology requires the creation of additional estimates for any compliance with covenants requested by its funders.

The estimate for the commercial portfolio is determined based on the number of payment periods observed in arrears at the qualification date and a 100% severity of loss, by applying the following procedure:

i. The credit portfolio is stratified based on the number of days in arrears of the due payment established by the Company at the qualification date, as indicated in the following table.

ii. For each stratum, allowances for loan losses are determined by applying the percentages of loan losses indicated below to the total amount of the unpaid balance of the credits in each stratum:

Days in arrears	EPRC (%)
1-30	-
31-60	-
61-90	-
91-120	100
121-150	100
151-180	100
+180	100

Loans are written off in books when they present 180 or more calendar days overdue. This write-off is performed by canceling the unpaid balance of the loan against the allowance for loan losses. Due to the type of credit, beginning in 2013 AEF performs the write-off in books when they present 180 or more calendar days in arrears; in 2012, AEF performed the write-off when they presented 120 or more calendar days in arrears and AFI does so only when all collection efforts have been exhausted, because the legal collection process is quite effective.

Recoveries associated with loans written off or eliminated from the balance sheet are recognized in result of the year when realized.

Other accounts receivable

Accounts receivable different from the Company's loan portfolio represent recoverable tax balances, among others. The accounts receivable related to identified debtors with more than 90 calendar days in arrears require the creation of an allowance that reflects the degree of noncollectibility. This allowance is not created for recoverable tax balances. The allowances for bad debts or doubtful accounts described above are obtained by preparing a study that is used as the basis to determine future events which might affect the amount of the accounts receivable, and reflect the estimated recovery value of the credit rights.

In the case of items different from the above in which their maturity is agreed for a term in excess of 90 calendar days for identified debtors and 60 days for unidentified debtors, an allowance for bad debts or doubtful accounts is created for the total amount of the debt.

Property, plant and equipment

Are recorded at acquisition cost. The assets derived from acquisitions up to December 31, 2007 were restated by applying factors derived from the Investment Unit (UDI) up to that date. The related depreciation and amortization is recorded by applying a percentage determined based on the estimated useful life of the assets to the cost restated up to that date.

Depreciation is determined on the cost or restated cost up to 2007 by using the straight-line method; as of the following month of the respective purchase, applying the rates detailed below:

	Rate
Real property	5%
Computers	25%
Automatic cash dispensers	15%
Furniture and fixtures	10%
Vehicles	25%

Impairment of long-lived assets in use

The Company revises the book value of long-lived assets in use, in the presence of any indicator of impairment that might show that the book value may not be recoverable, considering the higher of the present value of the future net cash flows or the net selling price in the case of their eventual disposal. Impairment is recorded if the book value exceeds the higher of the aforementioned values. The indicators of impairment considered for these purposes are, among others, operating losses or negative cash flows in the period if they are combined with a history or projection of losses, depreciation and amortization charged to results which, in percentage terms, in relation to revenues, are substantially superior to those from previous years, services rendered, competition and other economic and legal factors. The Company has prepared the study to determine the effects of NIF C-15 (Impairment in the value of long-lived assets and their disposal), and no impairment was detected in the value of long-lived assets.

Permanent investments in shares

The Company recognizes its investments in associated companies where it has significant control and influence, by using the equity method based on their book value according to the last available financial statements of such entities.

Other assets

Computer developments and intangible assets are recorded originally at the nominal value paid and or restated from the date of acquisition or disbursement up to December 31, 2007 using the factor derived from the UDI. The amortization of computer developments and intangible assets with a definite life are calculated by the straight-line method, applying the respective rates to the restated expense.

Income taxes

Income tax (ISR) and business flat tax (IETU) are recorded in results of the year in which they are incurred. To recognize deferred income taxes, based on its financial projections, the Company determines whether it expects to incur on ISR or IETU and, accordingly, recognizes deferred taxes based on the tax it expects to pay. Deferred taxes are calculated by applying the corresponding tax rate to temporary differences resulting from comparing the accounting and tax bases of assets and liabilities and including, if any, future benefits from tax loss carryforwards and certain tax credits. Deferred tax assets are recorded only when there is a high probability of recovery.

As a result of the 2014 Tax Reform, as of December 31, 2013 deferred IETU is not recognized, therefore, the effects were canceled in 2013 in the statement of income.

Securities liabilities

They are represented by the issuance of a debt instrument known as Securitized Certificate (Cebures), and it is recorded by taking as the basis the value of the obligation it represents, and recognizing the unpaid accrued interest for the days elapsed to the date of preparation of the financial statements in results of the year.

Issuance expenses are recognized initially as deferred charges and are amortized against results for the year, taking the term of their underlying instruments as their basis.

Borrowings from banks and from other entities

Refer to credit lines and other loans obtained from other entities, which are recorded at the contractual value of the obligation, with interest recognized in results as it is accrued.

Provisions

Are recognized when there is a present obligation derived from a past event which will probably result in the outlay of economic resources and can be reasonably estimated.

Transactions in foreign currency

Transactions denominated in foreign currency are recorded at the exchange rate at the transaction date. Monetary assets and liabilities denominated in foreign currency are valued in Mexican pesos at the exchange closing rate at the end of each period, issued by the Mexican Central Bank. Exchange differences incurred in relation to assets or liabilities contracted in foreign currency are recorded in results.

Financial margin

The Company's financial margin is composed of the difference between total interest income and total interest expense.

The interest income on the credits granted is recognized in the income statement as it is accrued, using the unpaid balances method, based on the terms and interest rates established in the contracts signed with the borrowers. The interest on overdue portfolio is recognized in results only when it is actually collected.

Interest expense refers to bank loans, as well as issuance expenses and the discount on debt placement. The amortization of the costs and expenses associated with the initial credit granted forms part of the interest expense.

Memoranda accounts

Memoranda accounts record assets or commitments which do not form part of the Company's balance sheet because the related rights are not acquired or such commitments are not recognized as a liability of the entities until such eventualities materialize, respectively. The accumulated amounts in the memoranda accounts have only been subject to audit testing when an accounting record derives from their information.

Direct employee benefits

Are valued in proportion to the services rendered based on current wages and the liability is recognized on an accrual basis. It includes mainly PTU payable, paid leave, as well as vacations and vacation premium, and incentives.

Labor obligations

Under the Federal Labor Law, the Company has obligations for severance and seniority premium payable to employees who cease rendering their services under certain circumstances.

The Company has no employee benefit plans in place, except for the benefits established in the respective laws.

Benefits for termination of the employment relationship for reasons other than restructuring (legal severance for dismissal or seniority premium), as well as retirement benefits (seniority premium), are recorded based on actuarial studies prepared by independent experts using the projected unit credit method.

The Net Periodic Cost (CNP) of each employee benefits plan is recognized as an operating expense in the year in which it is accrued, and includes, among others, the amortization of the labor cost for past services and the actuarial gains (losses) from previous years, as established in NIF D-3 "Employee benefits".

As of December 31, 2013 and 2012, the detail of the employee benefit plans is described below:

i. Severance before retirement age

To retire an employee the Company must adopt retirement policies or pay off the employee in accordance with articles 48 to 50 of the Federal Labor Law (LFT).

Article 50 of the LFT.- Severance pay depends on whether the working relationship was for an indefinite period; if so, severance will consist of 20 days' wages for each year of service rendered, plus an amount equal to three months' wages.

ii. Seniority premium

Below we summarize the bases used to calculate seniority premium, as established in article 162 of the LFT.

1. Seniority premium is payable in the event of death, infirmity or disability, dismissal and voluntary separation of a worker.

2. The amount of the seniority premium consists of 12 days of the worker's last wage for each year of services rendered.
3. The wage taken into account for the calculation of seniority premium is not less than the minimum wage in effect in the economic zone where the worker renders his services, without exceeding twice the amount of such wage.
4. The seniority considered for the payment is the total amount the same, except in the case of dismissal, in which only the seniority of the worker is taken into account as of May 1, 1970 or his date of entry, if the latter is after such date.
5. In order for the payment of seniority premium to apply in the case of voluntary separation, the requirement is established that the employee must have completed 15 years of service.

Employee statutory profit-sharing (PTU)

PTU is recorded in results of the year in which it is incurred and is presented under the heading of other revenue and expense in the income statement. Deferred PTU is determined for temporary differences resulting from a comparison of the accounting and tax values of the assets and liabilities and is recognized only when it is probable that an asset will be liquidated or a benefit generated, and there is no indication that this situation will change so that such liability or benefit will not be realized.

Income per share

Income per basic, ordinary share is the result of dividing net income for the year by the weighted average of shares outstanding during 2013 and 2012.

Income per diluted share is the result of dividing net income for the year by the weighted average of shares outstanding during 2013 and 2012, and deducting the shares which might potentially dilute such average.

Stock Option Plan (OCA)

The Company has an OCA plan for certain eligible employees and officers. The OCA plan was implemented through a trust administered by a Mexican bank as trustee, in accordance with Mexican laws. This plan allows for qualifying employees to acquire common stock shares through the trust. The Company finances the trust through contributions, so that the trust in turn acquires common stock shares by means of purchases on the open market through the BMV. The options awarded under the plan are generally acquired in equivalent partial distributions over a five-year period. The trust purchases sufficient shares on the stock market to handle all the awards of shares at the time they are granted, not when they are acquired. If an employee forfeits the right to an option before it is acquired, the shares represented by such options will be held in the trust until the requirements are fulfilled for their allocation to another beneficiary. The trust currently has 23,446,336 (19,236,886 in 2012) ordinary common stock shares. Historically, no share contributions have ever been made to the trust through the issuance of new shares and currently there are no plans to do so. The share price as of December 31, 2013 and 2012 was $4.88 and $4.10, respectively.

5. Funds available

The heading of funds available is composed mainly of excess cash, bank deposits and immediately realizable investments, which are highly liquid and with little risk of changes in their value, as shown below:

	2013	2012
Cash on hand	$ 61,615	$ 57,767
Mexican banks	102,049	84,559
Immediately realizable investments	347,326	240,145
	$ 510,990	$ 382,471

Immediately realizable investments refer to the investment of treasury surpluses with the purpose to obtain a better short-term return. These investments are made through securities firms and investment funds which trade on the Mexican market.

As of December 31, 2013 and 2012, the average rates of the investments were 4.1% and 5.1%, respectively. Furthermore, for the years ended December 31, 2013 and 2012, interest income on the investments was $15,136 and $18,607, respectively. In 2013 and 2012 the maturities of these investments were between one and three days.

6. Transactions with financial derivatives

The Company's activities expose it to a wide range of financial risks: market risks (including exchange risk and interest rate risk, principally), credit risk and liquidity risk. The risk management practice take into account the unpredictable nature of the financial markets and seeks to minimize the potential negative effects in the Company's financial performance. Based on the guidelines issued by the Board of Directors, the Company has been implementing the use of financial derivatives to hedge certain exposures to market risks. The Company's policy is not to carry out speculative transactions with financial derivatives. Below is a summary of the transactions performed with financial derivatives:

2013

Type of instrument	Notional amount hedged		Annual interest rate					
Swap	Receives	Pays	Starting date	Maturity	Exchange rate agreed	Receives	Pays	Fair value
Currency and interest rate hedge	US$143,887	MXN$1,880,603	2-Sep-10	30-Mar-15	13.07	10.00%	14.67%	$ (41,435)
Currency and interest rate hedge	US$50,000	MXN$653,500	2-Sep-10	30-Mar-15	13.07	10.00%	14.64%	(14,158)
Interest rate hedge	MXN$1,500,000	MXN$1,500,000	7-Sep-11	14-May-14	N/A	TIIE + 2.65	6.95% up to Aug 8, 12 and 7.80% from Aug 8, 12 to May 14, 14	(7,689)
Currency and interest rate hedge	MXN$80,029	US$6,300	13-Jul-13	13-Jul-14	12.70	13.18%	10.75%	(2,374)
Currency and interest rate hedge	MXN$17,932	US$3,000	25-Apr-13	25-Apr-14	5.9773	TIIE + 500	12.80%	1,324
Currency and interest rate hedge	MXN$35,864	US$6,000	13-May-13	13-May-14	5.9773	TIIE + 500	13.57%	2,477
Currency and interest rate hedge	MXN$36,480	US$6,000	27-May-13	27-May-14	6.08	TIIE + 500	13.95%	3,118
Currency and interest rate hedge	MXN$35,760	US$6,000	4-Jun-13	4-Jun-14	5.96	TIIE + 500	13.83%	2,440
Currency and interest rate hedge	MXN$89,094	US$15,414	3-Jul-13	3-Jul-14	5.78	TIIE + 400	14.28%	605
Currency and interest rate hedge	MXN$18,410	US$3,000	25-Mar-13	25-Mar-14	6.14	TIIE + 700	14.55%	5,558
Currency and interest rate hedge	MXN$38,799	US$6,000	28-Feb-13	28-Feb-14	6.4665	TIIE + 700	14.70%	1,819
Interest rate hedge	R$50,593	R$50,593	23-Jan-13	23-Jan-14	N/A	CDI + 353	14.85%	(7,737)
						Subtotal		(56,052)
						Provision for ineffectiveness of the hedge		(20,281)
								$ (76,333)

2012

Type of instrument	Notional amount hedged		Annual interest rate					
Swap	Receives	Pays	Starting date	Maturity	Exchange rate agreed	Receives	Pays	Fair value
Currency and interest rate hedge	US$143,887	MXN$1,880,603	2-Sep-10	30-Mar-15	13.07	10.00%	14.67%	$ (57,057)
Currency and interest rate hedge	US$50,000	MXN$653,500	2-Sep-10	30-Mar-15	13.07	10.00%	14.64%	(19,406)
Interest rate hedge	MXN$1,500,000	MXN$1,500,000	7-Sep-11	14-May-14	N/A	TIIE + 2.65	6.95% up to Aug 8, 12 and 7.80% from Aug 8, 12 to May 14, 14	(4,358)
Currency and interest rate hedge	MXN$89,409	US$6,878	7-Mar-12	1-Jul-13	13.00	13.95%	10.75%	1,598
Currency and interest rate hedge	MXN$35,576	US$2,650	13-Jul-12	13-Jul-13	13.4250	13.75%	10.75%	1,446
Currency and interest rate hedge	US$8,212	R$16,367	2-Jul-12	4-Jan-13	1.9930	10.75%	20.84%	(2,693)
								(80,470)

	Notional amount hedged						
Forward	Receives	Pays	Starting date	Maturity	Exchange rate agreed	-	
Currency hedge	MXN$18,227	US$1,335	12-Jul-12	2-Jan-13	13.653	-	918
Currency hedge	MXN$35,235	US$2,700	27-Dec-12	31-Jan-13	13.05	-	144
Currency hedge	MXN$13,036	US$1,000	27-Dec-12	31-Jan-13	13.0357	-	44
							1,106
						Subtotal	(79,364)
						Provision for ineffectiveness of the hedge	(14,659)
							$ (94,023)

Swaps

Foreign Currency Bond

As part of the strategy implemented by the Company to mitigate the exchange risk derived from a bond issuance of US$ 200 million, with maturity on March 30, 2015, on March 30, 2010, it contracted two exchange rate swaps with HSBC and Morgan Stanley (the counterparts). Through these instruments, the Company receives half-yearly cash flows at the 10% fixed rate based on a notional amount of US$ 150,000 and US$ 50,000, respectively, while paying monthly cash flows at a fixed rate of 14.67% and 14.64%, respectively, on the same notional amounts denominated in Mexican pesos, with maturity on March 30, 2015. Furthermore, contracted values will be exchanged when the bond issuance matures for the sole purpose of setting an exchange rate of $13.07 Mexican pesos for one US dollar at March 30, 2015.

This transaction is intended to set the cost in Mexican pesos of the bond funds received in US dollars at an annual rate of 14.67% and 14.64%, while also establishing the bond payment at $2,614,000 Mexican pesos to eliminate the exchange risk.

During 2012 the Company repurchased a total of US$ 6,113 US dollars on the open market pertaining to the international bond issued in March 2010; these instruments were subsequently canceled. As a result and to maintain the parity of the underlying, the Company decided to remove this amount from the original swap of US$ 150,000 to leave a balance of US$ 143,887.

Hedge of interest rate in securitized bank certificates (Cebures)

On August 30, 2011, in order to set the maximum interest rate of Cebures for the amount of $1,500,000, the Company contracted an interest rate SWAP in equal portions with Morgan Stanley and Deutsche Bank México, S. A.

This transaction was structured through a step-up whereby, during the first year, the Company pays a fixed annual interest rate of 6.95% on the notional value of $1,500,000, with maturity on August 8, 2013. As of that date and until the swap matures on May 14, 2014, the annual interest rate is increased to 7.80%. In exchange, the Company receives a variable interest rate equal to the 28-day TIIE rate plus 265 basis points (2.65%) on the notional amount which was initially contracted in Cebures; i.e., the Company pays a fixed rate on the issuance of these instruments until their maturity.

While the above transactions are not of a speculative nature, to ensure compliance with accounting standards, they are valued at their fair value. Accordingly, the Company periodically applies effectiveness tests based on the hypothetical derivative method, which involves measuring the change in fair value of a hypothetical derivative reflecting the primary position and comparing it with the change in fair value of the hedge swaps. These tests showed that the hedge ratio is highly effective at December 31, 2013 and 2012.

The result of these fair value valuations is recognized in comprehensive income under the Company's stockholders' equity. However, these valuations may change due to market conditions during the swap period. At its maturity, the gain or loss derived from valuing the primary position based on the hedged risk is recognized in the results of the period.

At December 31, 2013 and 2012, the amount recognized in the results of the year and which reflects hedge effectiveness or (ineffectiveness) was $(20,281) and $(14,659), respectively.

As swaps are negotiated with financial institutions with good credit ratings, the Company considers that the risk of counterpart noncompliance with acquired obligations and rights is low.

7. Loan portfolio

The classification of the performing and non-performing loan portfolio is composed as follows:

	2013	2012
Performing loans		
Consumer loans	$ 5,029,399	$ 4,977,794
Commercial loans	1,306,385	1,375,014
Total performing loans	6,335,784	6,352,808
Non-performing loans		
Consumer loans	460,281	309,548
Commercial loans	40,490	60,490
Total non-performing loans	500,771	370,038
	$ 6,836,555	$ 6,722,846

Loan portfolio, net:

Consumer loans:

	2013	2012
Current principal	$ 4,742,251	$ 4,693,201
Accrued interest	287,148	284,593
Performing consumer loans	5,029,399	4,977,794
Overdue principal	377,619	259,060
Overdue interest	82,662	50,488
Non-performing consumer loans	460,281	309,548
Allowance for loan losses	(460,281)	(374,279)
Total consumer loans, net	$ 5,029,399	$ 4,913,063

Commercial loans:

	2013	2012
Current principal	$ 1,290,419	$ 1,353,592
Accrued interest	15,966	21,422
Performing commercial loans	1,306,385	1,375,014
Overdue principal	36,273	53,694
Overdue interest	4,217	6,796
Non-performing commercial loans	40,490	60,490
Allowance for loan losses	(40,490)	(60,490)
Total commercial loans, net	1,306,385	1,375,014
Total loans, net	$ 6,335,784	$ 6,288,077

At December 31, 2013, the restructured and renewed portfolio is as follows:

Restructured portfolio	Current	Overdue	Total
Consumer loans	$ 23,097	$ 13,495	$ 36,592

The credit portfolio segmented by credit type is detailed below:

	2013		2012	
Performing portfolio:	Amount	%	Amount	%
Credilnmediato	$ 2,365,218	37	$ 2,403,810	38
Grupal	1,306,385	21	1,375,014	22
CrediPopular	857,357	14	1,079,271	17
Tradicional	1,252,245	20	1,053,948	16
CrediMamá	70,563	1	107,628	2
CrediConstruye	28,181	-	101,717	1
AFI	214,481	3	121,677	2
Más Nómina	241,354	4	53,592	1
Preferencial	-	-	56,151	1
	6,335,784	100	6,352,808	100
Non-performing portfolio:				
Credilnmediato	242,294	48	162,415	44
Grupal	40,490	8	60,490	16
CrediPopular	119,327	24	112,822	30
Tradicional	69,696	14	13,851	4
CrediMamá	8,869	2	10,709	3
CrediConstruye	4,902	-	6,559	2
AFI	7,632	2	3,120	1
Más Nómina	7,561	2	13	-
Preferencial	-	-	59	-
	500,771	100	370,038	100
		-		
Total loan portfolio	$ 6,836,555	100	$ 6,722,846	100

Financiera Independencia Loans

CrediInmediato: is a revolving credit line of between $3 and $20, which is available to individuals earning at least the minimum wage in effect in the Federal District. At December 31, 2013 and 2012, the amount of unused credit lines was $464 million and $585 million, respectively.

CrediPopular: is a credit focused on the informal sector of the Mexican economy. Credits are granted for amounts ranging from $1.8 to $4.8, for an average 26-week period, which can be renewed based on credit customer behavior.

CrediMamá: is a credit intended for mothers with at least one child under the age of 18. These credits are initially granted for amounts ranging from $1.8 to $2.4, for an average 26-week period, which can be renewed based on credit customer behavior.

CrediConstruye: is a credit available to individuals earning at least the monthly minimum wage in effect in the Federal District, which is intended to finance housing improvements. These credits are initially granted for amounts ranging from $3 to $20, for a maximum two-year period.

MásNómina: is a credit which is discounted via the payroll and is intended for the employees of public or private institutions affiliated with the Company. These credits are granted for amounts ranging from $3 to $80, for a maximum three-year period.

Finsol Loans

Grupal: is a credit offered to micro-entrepreneurs with their own independent productive, commercial or services activity. This product is granted to groups of between 4 and 60 members for amounts ranging from $0.5 to $24, for an average 16-week period. Based on each group's credit behavior, the credit amount can be increased at the end of each cycle.

AEF Loans

Tradicional: is a credit intended for individuals who can certify their income as employees or based on their own businesses. This product involves a credit of between $6 and $15. The average credit period is 18 months, which can be renewed based on the credit behavior of each customer.

Preferencial: is a credit intended for individuals who can certify their income through payroll receipts or a micro-enterprise; they must also demonstrate an excellent credit history as a credit amount of up to $35 can be granted for a maximum 24-month period.

AFI Loans

These credits are granted for amounts ranging from US$ 3,000 and US$ 10,000 to individuals who can certify their income as employees. In this case, the average credit period is 15 months.

At December 31, 2013 and 2012, loan portfolio aging based on the number of days of maturity is as follows:

2013

	0 days	01-30 days	31-60 days	61-90 days	91-120 days	121-150 days	151-180 days	Total
Current	$ 4,568,016	$ 1,358,936	$ 268,302	$ 140,530	$ -	$ -	$ -	$ 6,335,784
Overdue	-	-	-	42,975	201,063	253,561	3,172	500,771
Total	$ 4,568,016	$ 1,358,936	$ 268,302	$ 183,505	$ 201,063	$ 253,561	$ 3,172	$ 6,836,555

2012

	0 days	01-30 days	31-60 days	61-90 days	91-120 days	121-150 days	151-180 days	Total
Current	$ 4,511,200	$ 1,334,656	$ 343,288	$ 163,664	$ -	$ -	$ -	$ 6,352,808
Overdue	-	-	-	73,932	257,583	20,011	18,512	370,038
Total	$ 4,511,200	$ 1,334,656	$ 343,288	$ 237,596	$ 257,583	$ 20,011	$ 18,512	$ 6,722,846

Ordinary and penalty interest income associated with the loan portfolio and detailed by product is composed as follows:

	2013		2012	
Credit type	Amount	%	Amount	%
CrediInmediato	$ 1,831,767	38	$ 1,732,191	35
Grupal	909,760	19	1,022,243	20
CrediPopular	834,872	17	1,155,926	23
Tradicional	940,570	20	851,785	17
CrediMamá	69,264	2	113,507	2
CrediConstruye	40,618	1	72,775	1
AFI	58,528	1	25,447	1
Preferencial	56,255	1	23,238	1
MásNómina	48,187	1	16,325	-
	$ 4,789,821	100	$ 5,013,437	100

8. Allowance for loan losses

The Company classifies its credit portfolio by using an internal methodology based on the probability of borrower noncompliance and the severity of the loss associated with the credit.

The following table indicates the percentages used to generate the allowance for loan losses at December 31, 2013 and 2012, which were determined according to the probability of noncompliance and severity of the credit portfolio loss.

	2013			2012		
Weekly						
Period	Amount	Provision (%)	Amount	Amount	Provision (%)	Amount
0	$ 155,098	0.4	$ 641	$ 206,933	1.1	$ 2,206
1	53,793	1.4	777	29,302	3.7	1,080
2	25,821	1.9	498	34,136	6.9	2,347
3	15,225	6.5	988	19,653	13.8	2,717
4	17,142	9.7	1,659	18,749	18.5	3,466
5	13,843	11.3	1,560	18,847	19.3	3,640
6	3,695	15.3	567	13,178	22.3	2,937
7	4,114	25.9	1,065	4,200	30.2	1,267
8	6,952	27.2	1,889	11,869	32.7	3,878
9	10,268	27.8	2,858	19,978	31.7	6,338
10	2,106	34.8	732	5,027	35.9	1,804
11	3,049	46.0	1,404	6,842	43.6	2,983
12	4,592	44.4	2,041	9,945	45.1	4,481
13	10,333	43.7	4,517	22,066	42.3	9,328
14	1,560	49.1	766	6,106	47.0	2,868
15	2,561	59.6	1,527	9,202	55.5	5,111
16	4,103	58.4	2,396	10,327	57.1	5,892
17	7,670	57.3	4,392	15,018	55.1	8,271
18 or more	36,303	88.0	31,939	12,434	87.8	10,914
	378,228	16.4	62,216	473,812	17.2	81,528
Biweekly						
0	$1,881,758	0.3	$ 4,761	$2,156,356	0.3	$ 6,874
1	272,203	0.8	2,256	338,136	1.9	6,593
2	320,384	3.6	11,566	238,866	5.1	12,217
3	32,572	7.1	2,326	58,123	8.8	5,135
4	104,196	13.7	14,294	140,264	13.3	18,611
5	24,744	22.6	5,602	35,997	20.2	7,280
6	69,134	28.9	20,006	85,313	25.6	21,874
7	31,430	39.1	12,285	53,496	34.7	18,562
8	56,909	44.1	25,087	94,240	39.6	37,325
9	47,505	51.7	24,549	362	48.0	174
10	39,351	55.4	21,814	-	-	-
11	36,588	66.3	24,272	-	-	-
12	44,382	68.3	30,331	-	-	-
13 or more	-	-	-	-	-	-
	2,961,156	6.7	199,149	3,201,153	4.2	134,645

		2013			2012		
Monthly							
	Period	Amount	Provision (%)	Amount	Amount	Provision (%)	Amount
	0	$ 244,506	0.2	$ 572	$ 238,455	0.3	$ 602
	1	52,275	2.3	1,221	44,010	2.8	1,225
	2	12,295	11.3	1,386	13,904	9.9	1,380
	3	6,606	27.1	1,793	7,239	21.3	1,545
	4	6,169	43.0	2,652	8,635	35.2	3,041
	5	4,586	54.7	2,509	15	49.8	7
	6	4,659	67.3	3,136	-	-	-
	7	-	-	-	-	-	-
	8	-	-	-	-	-	-
	9 or more	-	-	-	-	-	-
Total		331,096	4.0	13,269	312,258	2.5	7,800
Restructured portfolio		36,592	88.0	32,193	51,314	87.8	45,043
Más Nómina portfolio		248,915	3.0	7,561	-	-	-
Group portfolio		1,346,875	3.0	40,490	1,435,504	4.2	60,490
AEF portfolio		1,311,581	5.2	68,768	1,124,009	2.5	28,071
AFI portfolio		222,112	3.4	7,632	124,796	2.5	3,120
Total		$6,836,555		$ 431,278	$ 6,722,846		$ 360,697
Additional reserves				69,493			74,072
Total reserves				$ 500,771			$ 434,769
Hedge ratio				100%			117.5%

The movements of the allowance for loan losses during the years ended December 31, 2013 and 2012 were as follows:

	2013	2012
Opening balance of the year	$ 434,769	$ 530,475
Add:		
Allowance for loan losses increase charged to income statement	1,209,052	1,952,361
Less:		
Loans written-off during the period	(1,143,050)	(2,048,067)
Closing balance of the year	$ 500,771	$ 434,769

At December 31, 2013 and 2012, the restructured portfolio was $36,592 and $51,314, respectively. While the credit portfolio remains restructured, the Company classifies and presents it as the overdue portfolio. Likewise, the Company considers a 100% noncompliance probability for this portfolio in the reserve model.

9. Other accounts receivable - net

At December 31, 2013 and 2012, the other accounts receivable heading is composed as follows:

	2013	2012
Recoverable ISR	$ 56,584	$ 98,617
Receivable and creditable Value Added Tax (IVA)	153,129	101,757
Recoverable IETU	14,079	7,206
Debtors from portfolio sales	9,129	16,279
Sundry debtors	17,469	12,920
Other recoverable taxes	10,687	2,507
OxxO collection	5,930	3,224
Más Nómina correspondents	26,823	5,742
SWAP Instituto Finsol Brasil and AFI	(2,549)	1,715
	$ 291,281	$ 249,967

10. Property, plant and equipment

At December 31, 2013 and 2012, property, plant and equipment are composed as follows:

	2013	2012
Assets:		
Leasehold adaptations and improvements	$ 553,571	$ 521,906
Computer equipment	293,331	297,315
Office furniture and fixtures	172,467	164,966
Building	47,644	47,644
Vehicles	27,853	26,536
ATMs	14,304	14,304
	1,109,170	1,072,671
Less: accumulated depreciation and amortization	(769,275)	(679,954)
	339,895	392,717
Land	865	865
	$ 340,760	$ 393,582

For the years ended December 31, 2013 and 2012, the depreciation and amortization charged to the results of those years was $116,798 and $132,559, respectively.

At December 31, 2013 and 2012, certain assets have been totally depreciated for the amount of $400,799 and $290,659, respectively.

11. Intangible assets

This heading is composed as follows:

	2013	2012	Annual amortization rate (%)
With a defined life:			
Customer relations	$ 87,267	$ 95,200	7
With an indefinite life:			
Trademarks	44,847	44,847	
Goodwill	1,586,795	1,545,719	
	$ 1,718,909	$ 1,685,766	

During 2013, the Company acquired the remaining 23% of business of AFI, which generated goodwill of $41,076.

The Company has performed a study to detect the impairment of its long-lived assets, as required by NIF C-15 (Impairment of long-lived assets in use and their disposal), although no effects requiring recognition were determined in this regard.

For the years ended December 31, 2013 and 2012, the amortization charged to the results of those years was $7,933 and $7,934, respectively.

12. Securitized liabilities

At December 31, 2013 and 2012, securitized liabilities are composed as follows:

	Program amount	Issuance amount	Date of issuance	Period	Interest rate	2013	2012
Cebures'11	$ 2,000,000	$ 1,500,000	May-2011	May-2014	TIIE + 265 pb	$ 1,500,000	$1,500,000
					Accrued interest	1,625	1,625
					Total	$ 1,501,625	$1,501,625

Cebures'11 certificates are three-year, unsecured debt securities which pay an interest rate equal to the 28-day TIIE rate plus 265 basis points (bp). These certificates have HR A and A(mex) ratings from HR Ratings de México and Fitch Ratings, respectively.

In 2013, these certificates generated interest of $118,654 ($111,110 in 2012).

13. Interbank loans and loans from other entities

At December 31, 2013 and 2012, this heading is composed as follows:

Entity	Credit line amount	Maturity date	Guarantee	Interest rate	2013	2012
International Bond[1]	USD 193,887	Mar-2015	No guarantee	10.0%	$ 2,536,876	$ 2,513,900
HSBC México, S. A. Institución de Banca Múltiple, Grupo Financiero (HSBC)[2]						
Revolving credit line	750,000	Dec-2016	1.3 to 1.0	TIIE + 475 bp	220,000	305,000
	USD 50,000	Dec-2016	1.3 to 1.0	12.36% weighted rate	407,419	-
	Reales 45,000	Dec-2013	1.3 to 1.0	3.908%+CDI-OVER-CETIP	-	450,129
Nacional Financiera, S. N. C. (NAFINSA)[3]:						
	1,000,000	Indefinite period	No guarantee	TIIE + 350 bp	720,369	693,939
	500,000	Indefinite period	10% settlement	TIIE + 450 bp	248,000	205,000
	200,000	Indefinite period	20% settlement	TIIE + 400 bp	197,867	190,617
Fideicomisos Instituidos en Relación con la Agricultura (FIRA)	600,000	Dec-2016	10% settlement	TIIE FIRA	300,500	403,300
Banco Monex, S. A.	50,000	Feb-2014	1.5 to 1.0	TIIE + 350 pts.	9,091	-
Banco Monex, S. A.	50,000	Jan-2013	1.5 to 1.0	TIIE + 350 pts.	-	50,000
Fideicomiso Nacional de Financiamiento al Microempresario (FINAFIM)	70,000	Jul-2014	1.0 to 1.0	CETES + 550 bp	20,417	55,417
Fideicomiso Nacional de Financiamiento al Microempresario (FINAFIM)	60,000	Dec-2015	1.0 to 1.0	CETES + 550 bp	11,250	38,333
BBVA Bancomer	260,000	May-2015	No guarantee	TIIE + 295 pts.	260,000	260,000
Bridge Bank N.A.	USD 4,750	Oct-2015	Standby Letter of Credit	Prime Rate + 125 pb	62,150	19,561
ScotiaBank Inverlat, S.A. [4]	195,000	May-2017	1.2 a 1.0	TIIE + 300 bp	194,966	-
					5,188,905	5,185,196
			Accrued interest		36,622	51,645
				Total	$ 5,225,527	$ 5,236,841

1. In March 2010, bonds with a value of US$ 200 million were placed on the international market. These instruments were issued under rule 144A/Reg S., for a five-year period and with a 10% annual interest rate, which received BB- credit ratings from Standard and Poor's and Fitch Ratings.

2. A revolving credit line for the amount of $750 million and US$50,000, with maturity in December 2016. These loans accrue interest ranging from the TIIE rate + 475 pb and a weighted rate of 12.36%, respectively.

3. Three revolving credit lines for the amount of $1,000,000, $500,000 and $200,000, respectively. The first of these was used to finance informal market micro-credits, the second was utilized to finance the group product, while the third credit line was contracted to fund the operations of AEF.

4. A revolving credit line with ScotiaBank for the amount of $195,000, with maturity in May 2017. This loan accrues interest ranging from the TIIE rate + 300 pb.

14. Sundry creditors and other accounts payable

At December 31, 2013 and 2012, this heading balance is composed as follows:

	2013	2012
Other taxes	$ 200,953	$ 148,546
Payable ISR	36,346	16,008
Sundry creditors	27,612	27,482
Other provisions	30,134	44,551
Provision for labor obligations	42,044	36,342
Mapfre insurance	19,594	12,340
Reimbursement commission (cash back)	10,720	13,459
Payable PTU	6,152	5,891
	$ 373,555	$ 304,619

15. Employee benefits

a. Reconciliation of opening and closing balances of the current value of Defined Benefit Obligations (OBD) for 2013 and 2012:

	2013			2012		
	Legal retirement compensation (IL)	Seniority premium (PA) before retirement	PA at retirement	Retirement IL	PA before retirement	PA at retirement
OBD at January 1	$ 29,385	$ 5,959	$ 891	$ 25,955	$ 4,805	$ 934
Add (less):						
Labor cost of current service	6,572	1,136	242	5,034	1,076	300
Financial cost	1,482	311	53	1,551	323	71
Actuarial gains (losses) generated during the period and paid benefits - net	(5,440)	(707)	(198)	(3,155)	(245)	(414)
OBD at December 31	$ 31,999	$ 6,699	$ 988	$ 29,385	$ 5,959	$ 891

b. At December 31, 2013 and 2012, the value of acquired benefit obligations related to seniority premiums was $484 and $269 respectively.

c. Reconciliation of OBD, Plan Assets (AP) and the Net Projected Liability (PNP).

The reconciliation of the current value of the OBD and fair value of the AP and PNP recognized in the balance sheet is detailed below:

	IL before retirement		PA before retirement		PA at retirement	
	2013	2012	2013	2012	2013	2012
Labor liabilities:						
OBD	$ 31,999	$ 29,385	$ 6,699	$ 5,959	$ 988	$ 891
Financing Situation	31,999	29,385	6,699	5,959	988	891
Less:						
Unapplied Items	(1,330)	-	-	-	(7)	(12)
Actuarial losses	(382)	-	-	-	328	119
Transition liability	(1,123)	-	-	-	(15)	-
PNP	$ 29,164	$ 29,385	$ 6,699	$ 5,959	$ 1,294	$ 998

Furthermore, as of July 2013, the Company and some of its subsidiaries recognized labor liabilities as follows:

	2013
The Company	$ 1,201
Fisofo	1,039
Conexia	729
SACSA	1,035
Financiera Finsol	883
	$ 4,887

d. CNP

An analysis of the Net Projected Cost (CNP) by plan type is presented below:

	IL before retirement		PA before retirement		PA at retirement	
	2013	2012	2013	2012	2013	2012
CNP:						
Labor cost of current service	$ 6,572	$ 5,034	$ 1,136	$ 1,076	$ 242	$ 300
Financial cost	1,482	1,551	311	323	53	71
Actuarial gain or loss, net	(5,440)	(3,155)	(707)	(245)	(198)	(414)
Total	$ 2,614	$ 3,430	$ 740	$ 1,154	$ 97	$ (43)

e. Main actuarial hypotheses

SERFINCOR

Expressed in absolute terms, the main actuarial hypotheses, discount rates, AP returns, salary increases and changes to ratios or other variables at December 31, 2013, are as follows:

Seniority premium plan and benefit plan at the end of the work relationship

Age	Death (%)	Disability (%)	Voluntary Separation (%)	Dismissal (%)
15	0.018	0.009	81.743	6.767
25	0.070	0.030	43.753	6.036
35	0.167	0.061	22.783	3.606
45	0.277	0.098	33.720	4.997
55	0.660	0.189	11.870	1.987
60	1.033	0.246	7.722	1.317

	2013	2012
	(%)	(%)
Discount rate:	6.25	6.00
Salary increase rate:	5.42	5.42
Minimum wage increase rate:	4.27	4.27

SCAEF and AEF

Expressed in absolute terms, the main actuarial hypotheses, discount rates, AP returns, salary increases and changes to ratios or other variables at December 31, 2013, are as follows:

Biometric:

Mortality Table (active):	Experience EMSSAH
Disability Table:	Experience EISS-97
Turnover Table:	Experience Boke 87-89 + 150%

Financial:

Discount rate used to reflect the current value of obligations	6%
Future salary level increase rate	6%
Workers' average remaining working life (applicable to retirement benefits)	14 years

f. Value of the OBD, AP and plan situation of the last five annual periods of Serfincor:

The value of the OBD, the fair value of the AP, the plan situation and experience adjustments of the last five years are detailed below:

Seniority premium plan

Year	Historical values and OBD plan situation
2013	$ 5,418
2012	4,927
2011	4,238
2010	4,815
2009	3,454

Benefit plan at the end of the work relationship

Year		Historical values and OBD plan situation
2013	$	16,073
2012		16,269
2011		14,182
2010		11,568
2009		9,457

The value of the OBD, AP and plan situation of the last five annual periods of SCAEF and AEF:

Seniority premium plan

Year		Historical values and OBD plan situation
2013	$	2,269
2012		1,924
2011		1,499
2010		1,667
2009		971

Benefit plan at the end of the work relationship

Year		Historical values and OBD plan situation
2013	$	15,926
2012		13,116
2011		11,770
2010		10,189
2009		6,176

g. PTU

The PTU provisions created for 2013 and 2012 are analyzed below:

		2013		2012
Deferred PTU	$	(1,050)	$	(903)
Current PTU		4,393		4,416
	$	3,343	$	3,513

The Company is subject to the payment of PTU, which is calculated by applying the procedures contained in the Income Tax Law (LISR).

The main temporary differences for which deferred PTU was recognized are analyzed below:

		2013		2012
Provision for labor obligations	$	32,552	$	21,613
Sundry provisions		1,920		526
Prepaid expenses		(3,383)		(1,544)
		31,089		20,595
Applicable PTU rate		10%		10%
Deferred PTU asset	$	3,109	$	2,059

16. Balances and transactions with related parties

The transactions performed with related parties during the normal course of business primarily involve the rentals and administrative services paid to related companies for the amount of $22,529, together with wages and benefits of $64,116 paid to the Company's main officers. According to NIF C-3, Related parties, issued by the Commission, other balances and transactions were insignificant.

17. Income taxes

The Company is subject to the payment of Income Tax (ISR) and through December 31, 2013, to Business Flat Tax (IETU).

ISR - The rate was 30% in 2013 and 2012 and as a result of the new 2014 ISR Law (2014Tax Law), the rate will continue at 30% in 2014 and thereafter.

IETU - IETU was eliminated as of 2014; therefore, up to December 31, 2013, this tax was incurred both on revenues and deductions and certain tax credits based on cash flows from each year. The respective rate was 17.5%.

The incurred tax is the higher of ISR and IETU up to 2013.

Based on the financial projections, the Company determined that it will essentially pay ISR and therefore recognized deferred ISR. Through 2012, based on the financial projections, its subsidiaries Serfincor, SCAEF and Conexia identified that essentially it would pay IETU, for which reason it recognized only deferred IETU. However, due to the elimination of IETU in 2013, the effect of the deferred IETU was canceled by these companies through results of the year, and the respective deferred ISR was recorded.

The consolidated tax provision is analyzed below:

	Year ended December 31,			
		2013		2012
Current:				
ISR	$	(107,515)	$	(84,319)
IETU		(2,584)		(1,435)
		(110,099)		(85,754)
Deferred:				
ISR		34,650		(139,376)
IETU		(1,384)		7,291
		33,266		132,085
	$	(76,833)	$	46,331

The ISR incurred for the year ended December 31, 2013 was essentially derived from the tax results of $78,696 of AEF, $9,147 of Serfincor, $17,340 of Sacsa and the IETU incurred for the year ended December 31, 2013 refers to the tax result of $2,584 of Serfincor.

At December 31, 2013 and 2012, the main temporary differences for which consolidated deferred ISR was recognized are analyzed below:

	December 31,	
	2013	2012
Allowance for loan losses	$ 989,837	$ 1,383,254
Incurred penalty interest	1,172,664	1,047,365
Tax loss carryforwards	694,439	364,014
Valuation of derivative financial instruments	77,350	72,396
Fixed Assets	315,347	252,189
Liability provisions	54,283	33,172
Prepaid expenses	(56,458)	(60,010)
Unaccrued commissions	24,119	43,149
Others	27,256	50,139
	3,298,837	3,185,668
Applicable ISR rate	30%	30%
Deferred ISR asset	989,651	955,701
Deferred ISR AFI	2,649	1,556
Deferred IETU	-	1,394
Deferred PTU	3,109	2,059
Total	$ 995,409	$ 960,710

At December 31, 2013 and 2012, deferred ISR of $1,486 and $15,090, respectively, was recorded in stockholders' equity for the valuation of hedge instruments.

At December 31, 2013, the Company has accrued tax losses of $694,439, which can be applied to future profits within the deadlines detailed below:

Year of loss	Restated Amount	Year of expiration
2008	$ 8,658	2018
2009	150,394	2019
2010	68,246	2020
2011	1,623	2021
2012	123,921	2022
2013	341,597	2023
	$ 694,439	

The reconciliation of the legal and effective ISR rates expressed as a percentage of profit before income tax, which is the tax incurred by the Company, is as follows:

	2013	2012
Legal rate	30%	30%
Add (less) -		
Effect of nondeductible differences	2%	3%
Annual adjustment for inflation	1%	(1)%
Other effects	(10)%	(4)%
Effective rate	23%	28%

Under current tax laws, the Company must pay annual tax based on the higher of ISR and IETU. At December 31, 2013, the Company did not incur IETU; however, Serfincor paid this tax.

The reconciliation of the incurred and effective consolidated IETU rates is detailed below:

	Year ended December 31,	
	2013	2012
Profit before provisions	$ 16,494	$ 3,022
Incurred IETU rate	17.5%	17.5%
IETU at the legal rate	2,886	529
Add (less) the IETU effect of the following permanent items:		
Accounting depreciation	9	826
Others	825	(55)
Accounts receivable from prior years	(6,304)	135
IETU at the actual rate	$ (2,584)	$ 1,435
Effective IETU rate	16%	47%

At December 31, 2012, the main temporary differences for which deferred IETU was recognized are analyzed below:

	2012
Labor obligations	21,613
Others	(204)
Accounts receivable	(53,764)
Accounts payable	41,867
Prepaid expenses	(1,544)
	7,968
Applicable IETU rate	17.5%
Deferred IETU asset	$ 1,394

Recoverable IMPAC

At December 31, 2013, the Company has no recoverable IMPAC.

Employee statutory profit-sharing

The Company determined employee statutory profit-sharing by applying the criterion detailed in the guidelines of the Income Tax Law.

18. Stockholders' equity

At December 31, 2013 and 2012, stockholders' equity is composed as follows:

Number of Shares	Description	Amount
200,000,000	Series "A" (Class I)	$ 20,000
560,884,712	Series "A" (Class II)	56,088
(45,000,000)	Series "A" (Class II) [unpaid, subscribed shares]	(4,500)
715,884,712*		71,588
	Accrued increase due to restatement	85,603
	Common stock at December 31, 2013 and 2012	$ 157,191

* Ordinary, nominative shares at no par value, fully subscribed and paid-in.

Series "A", Class I shares represent fixed capital without withdrawal rights. Series "A", Class II shares represent the Company's variable capital.

A restriction is applicable to the declaration of dividends whenever this payment reduces the Company's capitalization level (defined as the ratio of stockholders' equity to total assets) to less than 25%.

According to the Stock Market Law and the Company's corporate bylaws, the latter is able to repurchase shares representing its common stock in the understanding that, while these shares are held by the Company, the respective voting or other related rights cannot be exercised at a Stockholders' Meeting or in any other way.

The Company has maintained a fund for repurchasing shares. During 2013, the total number of repurchased shares was 59,042,230 (54,832,780 in 2012), of which 35,595,894 (35,595,894 in 2012) shares or 5.0% (5% in 2012) of total outstanding shares refers to the repurchase fund, while 23,446,336 (19,236,886 in 2012) shares or 3.3% (2.7% in 2012) of total outstanding shares refers to the trust created for the employee stock option plan.

During 2013 and 2012, the net amount of acquisitions and replacements involving the Company's own shares (repurchase fund and stock option plan) was $19,017 and $33,999, respectively. The dividends on the shares held in the repurchase fund and stock option trusts were returned to the Company.

At December 31, 2013 and 2012, the market price of the Company's shares reported by the BMV was $4.88 and $4.10 per share, respectively.

At the Board of Directors' meeting of February 2013, it was agreed not to designate qualifying officers for the Company's stock option plan.

Stockholders' equity, except for restated paid-in capital and tax retained earnings will be subject to ISR payable by the Company at the rate in effect upon distribution. Any tax paid on such distribution may be credited against annual and estimated ISR of the year in which the tax on dividends is paid and the following two fiscal years.

In the case of a capital reduction, the procedures detailed in the LISR establish that the tax treatment given to dividends must also be applied to any amount by which stockholders' equity exceeds the balances of contributed capital accounts.

According to NIF B-14, the profit per share is the result of dividing the net profit of the year by the weighted average of outstanding shares during the same period, as detailed below:

Profit (loss) per Share (UPA):	2013	2012
Net Profit (loss)	$ 254,111	$ (116,463)
Divided by:		
Average weighted number of shares	594,404,106	594,599,317
UPA (pesos)	$ 0.4275	$ (0.1958)

19. Foreign currency position

At December 31, 2013 and 2012, the Company has assets and liabilities denominated in foreign currency, primarily US dollars, which are converted based on the exchange rate issued by the Bank of Mexico of $13.0843 and $12.9658 for one US dollar, respectively, as follows:

	Thousands of US dollars	
	2013	2012
Assets	18	11
Liabilities	(206)	(201)
Liability position in US dollars, net	(188)	(190)
Liability position in Mexican pesos, net (face value)	$ (2,460)	$ (2,463)

At February 19, 2014, the Company's foreign currency position (unaudited) is similar to its position at the yearend close; the exchange rate in effect at that date is $13.2714 pesos for one US dollar.

20. Financial margin

At December 31, 2013 and 2012, the main items composing the Company's financial margin are as follows:

The interest income generated by the credit portfolio by product and investment income are detailed below:

	Year ended December 31,	
	2013	2012
Credilnmediato	$ 1,831,767	$ 1,732,191
Grupal	909,760	1,022,243
CrediPopular	834,872	1,155,926
Tradicional	940,570	851,785
CrediMamá	69,264	113,507
CrediConstruye	40,618	72,775
AFI	58,528	25,447
Preferencial	56,255	23,238
MásNómina	48,187	16,325
	4,789,821	5,013,437
Securities investments	15,136	18,607
Total income	$ 4,804,957	$ 5,032,044

Interest expenses are as follows:

	Year ended December 31,	
	2013	2012
Interest expenses		
HSBC	$ 68,076	$ 104,297
NAFINSA	87,807	102,623
FIRA	22,088	18,980
FINAFIM	-	8,207
ScotiaBank Inverlat, S.A.	8,983	-
IXE Banco, S.A.	-	833
BBVA Bancomer	18,943	12,343
Monex	2,050	4,133
Bridge Bank	4,260	241
Subtotal	212,207	251,657
International bond	389,420	395,618
Securitization certificates	118,654	111,110
Others	2,202	5,510
Total	$ 722,483	$ 763,895
Financial margin	$ 4,082,474	$ 4,268,149

21. Collected and paid commissions and fees

At December 31, 2013 and 2012, the main items for which the Company recorded collected and paid commissions in the statement of income are as follows:

Collected and paid commissions and tariffs

	Year ended December 31,	
	2013	2012
Commissions and fee income		
Disposal commissions	$ 443,628	$ 584,521
Collection expense commission	179,838	227,699
	$ 623,466	$ 812,220
Commissions and fee expense		
Bank commissions	$ 32,627	$ 34,723
Credit line commissions	20,210	22,274
Service commissions	15,213	15,727
	$ 68,050	$ 72,724

22. Trading income

At December 31, 2013 and 2012, the main items composing the Company's trading income are as follows:

	Year ended December 31,	
	2013	2012
Exchange rate fluctuation	$ (62)	$ 7,876
Result from the valuation of transactions with derivative financial instruments	-	2,537
	$ (62)	$ 10,413

23. Other operating income

Other operating income is as follows:

	Year ended December 31,	
	2013	2012
Recovery of written-off credits	$ 124,150	$ 102,581
Other items	5,895	18,189
Service and insurance commissions	85,285	69,565
	$ 215,330	$ 190,335

24. Information by segments

The total credit portfolio and interest income by geographical region is detailed below:

	December 31,			
	2013		2012	
Entity:	Total Portfolio	Interest Income	Total Portfolio	Interest Income
Aguascalientes	$ 54,463	$ 40,568	$ 59,886	$ 43,545
Baja California	211,762	150,857	199,870	145,204
Baja California Sur	76,574	57,610	73,824	54,781
Campeche	127,123	99,819	142,207	107,965
Chiapas	200,283	130,448	197,324	143,509
Chihuahua	54,317	40,379	60,207	45,249
Coahuila	244,454	181,044	266,294	202,397
Colima	62,422	46,846	67,934	53,424
Distrito Federal	548,302	323,189	355,090	245,755
Durango	58,443	46,424	66,266	47,887
Estado de México	671,162	499,861	588,094	464,904
Guanajuato	260,608	190,449	270,007	216,169
Guerrero	191,559	157,111	230,095	184,811
Hidalgo	99,525	71,366	93,438	69,998
Jalisco	313,709	236,492	363,613	271,123
Michoacán	181,378	138,120	192,733	157,724
Morelos	150,283	114,499	147,569	114,476
Nayarit	53,384	39,682	54,212	41,567
Nuevo León	22,298	19,002	31,735	23,430
Oaxaca	135,817	94,813	137,311	96,826
Puebla	181,326	136,636	198,391	151,546
Querétaro	130,594	101,107	136,576	104,348
Quintana Roo	208,289	161,844	227,421	173,531
San Luis Potosí	159,448	121,638	166,093	127,882
Sinaloa	136,720	98,266	144,577	109,614
Sonora	236,364	162,099	245,933	182,637
Tabasco	90,078	69,249	104,036	81,370
Tamaulipas	411,750	324,661	481,059	363,911
Tlaxcala	65,896	49,812	70,570	57,486
Veracruz	479,061	361,740	550,478	425,438
Yucatán	185,245	144,466	197,942	154,375
Zacatecas	53,872	40,855	57,723	44,156
Subtotal Mexico	6,056,509	4,450,952	6,178,508	4,707,038
Brazil	557,934	280,341	419,542	280,952
United States	222,112	58,528	124,796	25,447
Total	$ 6,836,555	$ 4,789,821	$ 6,722,846	$ 5,013,437

25. Commitments and contingencies

At December 31, 2013, the Company is subject to certain labor, civil and criminal lawsuits. However, Company´s management and its attorneys consider that these lawsuits arose during the normal course of business and that unfavorable verdicts would not significantly affect the Company's financial position and results. At December 31, 2013, the provision for lawsuits is $7,953.

The Company has executed a series of lease contracts for the rental of the offices, ATMs and branches used for its operations. These contracts have terms of between 3 to 5 years. The total amount payable for rentals over the following five years is $200,731 in 2014, $160,730 in 2015, $133,553 in 2016 $79,694 in 2017 and $15,086 in subsequent years.

26. Authorization to issue the financial statements

As the issuance of the accompanying consolidated financial statements was authorized on February 19, 2014 by Mr. Mauricio Galán Medina, the Company's General Director, they do not reflect any event arising after that date. Furthermore, the consolidated financial statements are subject to the approval of the ordinary meeting of the Company's stockholders, which may request their modification according to the General Corporate Law.

Legal Notes:

This annual report contains forward-looking statements and information subject to risk and uncertainties, which are based on current expectations and projections of future events and trends which may affect the Company's business. Such statements were made based on current assumptions and knowledge. By their very nature, forward looking statements involve assumptions, expectations and opportunities, both general and specific. Several factors could cause results, performance or future events to differ materially from those in such statements. We undertake no obligation to update or revise any forward-looking statement. Therefore, no undue reliance should be placed upon such forward-looking statements.

The Company has not registered (and has no intention to register) its securities under the United States Securities Act of 1933, as amended ("Securities Act") or any state or transparency regulations and the Company is not registered under the United States Investment Act of 1940, as amended. The securities of the Company may not be offered or sold in the United States or to US persons, unless registered under the Securities Act and other applicable securities state regulations or exempted from such registration.

Board of Directors

José L. Rión Santisteban	Chairman of the Board of Directors
Noel González Cawley	Director
Ana Paula Rión Cantú	Director
Maité Rión Cantú	Director
José Rión Cantú	Director
Carlos Morodo Santisteban	Director
Roberto Alfredo Cantú López	Director
Mauricio Galán Medina	Director
Guillermo Daniel Barroso Montull	Non-Executive Director
Horacio Altamirano González	Non-Executive Director
Héctor Ángel Rodríguez Acosta	Non-Executive Director
José Ramón Elizondo Anaya	Non-Executive Director
Roberto Servitje Achútegui	Non-Executive Director
Carlos Javier de la Paz Mena	Non-Executive Director
Iker Ignacio Arriola Peñalosa	Secretary (Non member)
Nicole Haidar Olascoaga	Undersecretary (Non member)

Main Officers

Noel González Cawley	Executive Vice President and Group CEO
Mauricio Galán Medina	CEO of Financiera Independencia
Luis Miguel Díaz-Llaneza Langenscheidt	Chief Financial and Administration Officer
Benito Pacheco Zavala	Internal Audit Director
Héctor Eguiarte Sakar	Collections Director
Juan José de la Garza Arce	Sales Director
Rubén Cohen Tietzsch	Payroll Loans Director
José Alberto Pérez de Acha	Systems Director
Guadalupe Robles Gil	Operations Director
Mónica Patricia Aznar Pérez	Human Resources Director
José Martínez Schjetnan	General Manager of Finsol
Marcelo George de Melo Pinto	General Manager of Finsol Brazil
Arturo Casillas Alfaro	General Manager of Apoyo Económico Familiar
Rick Parras	General Manager of Apoyo Financiero Inc.

Contact:

Antonio Jorge
Investor Relations Officer

ajorgeg@independencia.com.mx
Tel. + 52 (55) 5229 0237
www.findep.mx

FINANCIERA
INDEPENDENCIA

Financiera Independencia, S.A.B. de C.V.,
Sociedad Financiera de Objeto Múltiple, Entidad No Regulada

Prolongación Paseo de la Reforma 600-301
Santa Fe Peña Blanca
01210 México, D.F.
Tel. + 52 (55) 5229 0200
www.findep.mx

www.independencia.com.mx
www.finsol.com.mx
www.finsol.com.br
www.apoyoeconomico.com.mx
www.apoyofin.com