



REPORT CORRESPONDING TO THE PERIOD ENDING DECEMBER 31, 2024  
(MEXICAN PESOS)

ASSETS

CASH AND CASH EQUIVALENTS	
CASH	147,318.85
BANKS AND INVESTMENTS	11,134,490.56
<b>TOTAL CASH AND CASH EQUIVALENTS</b>	<b>11,281,809.41</b>

ACCOUNT RECEIVABLE

PURE LEASE	49,889,115.58
SIMPLE CREDIT	9,257,326.96
PERSONAL CREDIT	182,697.46
CUSTOMERS	3,947,734.91
PAST DUE LOANS	8,656,217.92
ALLOWANCE FOR DOUBTFUL ACCOUNT	-17,174,565.51
VARIOUS DEBTORS	23,567,193.42
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>78,325,720.74</b>

TAXES RECOVERABLE

TAXES IN FAVOR	50,405,766.00
VAT PENDING TO BE CREDITED	1,784,043.53
TAX PREPAYMENTS	0.00
<b>TOTAL TAXES RECOVERABLE</b>	<b>52,189,809.53</b>

PREPAID EXPENSES

PREPAID INSURANCE	10,505,176.73
INSURANCE AMORTIZATION	-3,179,483.54
ADVANCE PAYMENT TO SUPPLIERS	11,597,406.16
OTHER DEFERRED ASSETS	447,031,317.21
DEFERRED ASSET AMORTIZATION	-102,587,878.42
DEFERRED TAX	6,163,606.46
SECURITY DEPOSIT	9,073,892.86
<b>TOTAL PREPAID EXPENSES</b>	<b>378,604,037.46</b>

PROPERTY, PLANT & EQUIPMENT

LAND	26,000,000.00
TRANSPORTATION EQUIPMENT LEASED	277,769,529.29
DEPRECIATION OF EQUIPMENT LEASED	-117,733,291.20
COMPUTING EQUIPMENT LEASED	26,356,823.98
DEPRECIATION OF LEASED COMPUTING EQUIPMENT	-22,250,613.69
OFFICE FURNITURE AND EQUIPMENT LEASED	19,967,701.64
DEPRECIATION OF LEASED OFFICE FURNITURE AND EQUIPMENT	-14,489,206.81
KITCHEN FURNITURE AND EQUIPMENT LEASED	1,654,902.03
DEPRECIATION OF LEASED KITCHEN FURNITURE AND EQUIPMENT	-1,158,431.46
MACHINERY AND EQUIPMENT	975,217,296.44
DEPRECIATION OF LEASED MACHINERY AND EQUIPMENT	-200,193,427.04
MEDICAL EQUIPMENT LEASED	30,750,316.97
DEPRECIATION OF LEASED MEDICAL EQUIPMENT	-7,612,695.39
MOTORCYCLES LEASED	38,353.45
DEPRECIATION OF LEASED MOTORCYCLES	-38,353.42
IMPROVEMENTS	1,090,903.79
DEPRECIATION OF BUILDING IMPROVEMENTS	-486,219.79
TRANSPORTATION EQUIPMENT	970,641.11
DEPRECIATION OF TRANSPORTATION EQUIPMENT	-509,296.19
COMPUTING EQUIPMENT	63,302.62
DEPRECIATION OF COMPUTING EQUIPMENT	-11,502.52
OFFICE FURNITURE AND EQUIPMENT	545,477.00
DEPRECIATION OF OFFICE FURNITURE AND EQUIPMENT	-513,212.17
<b>TOTAL PROPERTY, PLANT AND EQUIPMENT</b>	<b>995,428,998.64</b>

TOTAL ASSETS

=====

1,515,830,375.78

NOTE TO THE FINANCIAL STATEMENTS

THE PURE LEASE PORTFOLIO IS ONLY RECORDED IN THE ACCOUNTING FOR THE ACCRUED AMOUNT DUE  
THE OUTSTANDING BALANCE TO BE ACCRUED AS OF JAN. 31, 2025 \$ 1,112,628,687.61

ING. FRANCISCO MENDOZA GRANADOS  
LEGAL REPRESENTATIVE

L.C. NOHEMI SEGUNDO VALDEZ  
ACCOUNTING MANAGER  
PROFESSIONAL LICENSE 11046417

DATE: 20-JANUARY-2025 BALANCE SHEET  
IMAGINA LEASING, S.A.P.I. DE C.V.  
BLVD. ADOLFO RUIZ CORTINES 3642 PISO 15, JARDINES  
DEL PEDREGAL ALCALDÍA A. OBREGON CP 01900  
MEXICO, CDMX R.F.C.: ILE1505198QA



REPORT CORRESPONDING TO THE PERIOD ENDING DECEMBER 31, 2024  
(MEXICAN PESOS)

**LIABILITIES**

**CURRENT LIABILITIES**

SUPPLIERS	3,181,860.04
CREDITORS	50,722,159.85
TAXES AND CONTRIBUTIONS	6,738,404.06
PAYROLL PROVISION	142,134.44
PROVISION FOR CONTRIBUTIONS PAYABLE	2,504,167.24
TRANSFERRED TAXES COLLECTED	0.00
VAT PENDING TO BE TRANSFERRED	148,628,544.50
SECURITY DEPOSITS	1,605,978.66
<b>TOTAL CURRENT LIABILITIES</b>	<b>213,523,248.79</b>

**LONG TERM LIABILITIES**

BANK FINANCING	237,269,976.21
UNEARNED RENTAL INCOME	805,778,292.42
FINANCIAL FACTORING	16,023,685.22
EMPLOYEE BENEFITS	1,226,730.00
<b>TOTAL LONG TERM LIABILITIES</b>	<b>1,060,298,683.85</b>

**TOTAL LIABILITIES**

=====

**1,273,821,932.64**

**STOCKHOLDERS EQUITY**

COMMON STOCK	66,447,000.00
SHARE PREMIUM	20,500,000.00
CAPITAL RESERVE	58,120.11
NET INCOME (LOSS) FOR THE YEAR	61,103,164.45
OTHER COMPREHENSIVE INCOME (D-3)	-449,593.00
PROFIT OF LOSS FOR THE PERIOD	94,349,751.48

**TOTAL STOCKHOLDERS EQUITY**

=====

**242,008,443.04**

**TOTAL LIABILITIES AND STOCKHOLDERS EQUITY**

=====

**1,515,830,375.68**

---

ING. FRANCISCO MENDOZA GRANADOS  
LEGAL REPRESENTATIVE

---

L.C. NOHEMI SEGUNDO VALDEZ  
ACCOUNTING MANAGER  
PROFESSIONAL LICENSE 11046417

DATE: 20-JANUARY-2025 INCOME STATEMENT  
IMAGINA LEASING, S.A.P.I. DE C.V.  
BLVD. ADOLFO RUIZ CORTINES 3642 PISO 15, JARDINES  
DEL PEDREGAL ALCALDÍA A. OBREGON CP 01900  
MEXICO, CDMX R.F.C.: ILE1505198QA



INCOME STATEMENT FROM DECEMBER 1 TO DECEMBER 31, 2024  
(MEXICAN PESOS)

	FOR THE MONTH Dec-24	CUMULATIVE FROM JANUARY 1 TO DECEMBER 31, 2024
<strong>REVENUE</strong>		
REVENUE FROM PURE LEASING	81,006,831.33	448,337,129.54
PERSONAL LOAN INCOME	3,414.90	64,317.20
ACCRUED INTEREST FROM SIMPLE CREDIT	3,849.61	17,622.51
OTHER INCOME	0.00	46,677,109.44
CREDIT NOTE	0.00	0.00
<strong>TOTAL NET REVENUE</strong>	<strong>81,014,095.84</strong>	<strong>495,096,178.69</strong>
<strong>COSTS</strong>		
COST OF PURE LEASING	30,536,497.94	305,324,537.85
<strong>GROSS PROFIT</strong>	<strong>50,477,597.90</strong>	<strong>189,771,640.84</strong>
<strong>GENERAL EXPENSES</strong>		
ADMINISTRATIVE EXPENSES	4,115,329.96	38,535,533.70
<strong>TOTAL OPERATING EXPENSES</strong>	<strong>4,115,329.96</strong>	<strong>38,535,533.70</strong>
<strong>OPERATING PROFIT OR LOSS</strong>	<strong>46,362,267.94</strong>	<strong>151,236,107.14</strong>
<strong>COMPREHENSIVE FINANCIAL RESULT</strong>		
FINANCIAL INCOME	4,792,998.59	15,691,380.62
FINANCIAL EXPENSE	276,220.27	72,577,736.28
<strong>TOTAL COMPREHENSIVE FINANCIAL RESULT</strong>	<strong>4,516,778.32</strong>	<strong>-56,886,355.66</strong>
<strong>NET PROFIT OR LOSS</strong>	<strong>50,879,046.26</strong>	<strong>94,349,751.48</strong>

ING. FRANCISCO MENDOZA GRANADOS  
LEGAL REPRESENTATIVE

L.C. NOHEMI SEGUNDO VALDEZ  
ACCOUNTING MANAGER  
PROFESSIONAL LICENSE 11046417