Mexico City, March 17th, 2023.

TO THE SHAREHOLDERS OF
QUÁLITAS CONTROLADORA, S.A.B. DE C.V.

On behalf of the Board of Directors of Quálitas Controladora, S.A.B. de C.V., I hereby submit the 2022 financial year report, which includes the recommendation for its approval by the Audit Committee, under the terms of the stipulations in article 28 of the Securities Market Act.

a) The general opinion of the Board of Directors of the Corporation is that the report drafted by the Managing Director, complies with each and every requirement stipulated by the General Securities Market Act for said purposes. Likewise, said report includes a summary of transactions by the Corporation and, in general, states the current situation of Quálitas Controladora, S.A.B. de C.V., therefore, we recommend its approval by the Shareholders' Meeting.

b) The accounting policies followed by the Company comply with the Mexican financial reporting standards, which require the Management to conduct certain estimates and to use certain assumptions in order to determine the assessment of certain individual items of financial statements and to conduct disclosures required to be submitted in the same. Even when there is the possibility of differences in the final effect, the Management considers that the estimates and assumptions used were adequate under the circumstances. The main policies followed by the Company are those reflected in the Report by the External Auditors and in the Financial Information at the closing of the financial year subject to review, with which this management body agrees, considering that said report including the same is, in practice, a part of it.

The main accounting policies followed by the Company are as follows:

(a) Recognition of the effects of inflation-

The accompanying consolidated financial statements have been prepared in accordance with the Accounting Criteria in effect as of the balance sheet date and taking into account that the Institution operates in a non-inflationary economic environment they include the recognition of the effects of inflation on the financial information through December 31, 2007 based on the Mexican Investment Unit (UDI by its acronym in Spanish) whose value is determined by the Bank of Mexico (Central Bank). Annual and cumulative inflation percentages of the last three years, are as follows:

		Inflation	
December 31,	**UDI**	**Yearly**	**Cumulative**
2022	7.6468	7.58%	19.50%
2021	7.1082	7.36%	13.87%
2020	6.6055	3.15%	11.19%

(b) Principles of consolidation-

The consolidated financial statements include those of Qualitas Controladora, S. A. B. de C. V. and those of its subsidiaries which it controls. All significant inter-company balances and transactions have been eliminated in consolidation. The consolidation was based on the audited financial statements (except for Qualitas Financial) of the issuing companies as of December 31, 2022 and 2021, which have been prepared in accordance with the Accounting Criteria and the Mexican Financial Reporting Standards (FRS) issued by the Mexican Board of Financial Reporting Standards (Consejo Mexicano de Normas de Información Financiera, A. C. or CINIF from its Spanish acronym), the financial statements of the foreign subsidiaries were prepared in accordance with other accounting criteria, the effect on the consolidation of these subsidiaries is not material for the consolidated financial statements (See note 21).

(c) Translation of foreign currency financial statements-

The financial statements of foreign operations are translated into the reporting currency by initially determining if the functional currency and the local currency of the foreign operations are different and then translating the functional currency to the reporting currency, using the historical exchange rate and/or the exchange rate at year end, and the inflation index of the country of origin when the foreign operation is located in an inflationary economy.

(d) Financial instruments-

i. Recognition and initial measurement

Financial assets and liabilities - including accounts receivable and payable - are initially recognized when these assets are originated or acquired, or when these liabilities are issued or assumed, both contractually.

Financial assets and financial liabilities (unless it is an account receivable or payable without a significant financing component) are measured and initially recognized at fair value, plus the transaction costs directly attributable to acquisition or issuance, when subsequently measured at amortized cost. An account receivable without a significant financing component is initially measured at the transaction price.

ii. Classification and subsequent measurement

Financial assets- *Policy applicable from January 1, 2022*

Upon initial recognition, financial assets are classified in the following categories, according to the business model and the characteristics of the contractual cash flows therefrom, as follows:

— *Financial instruments to collect or sell (FICS),* measured at fair value with changes through other comprehensive income, whereby the holder intends both to collect contractual cash flows of principal and interest and to obtain a profit on sale when the opportunity arises; and

— *Negotiable financial instruments (NFI),* measured at fair value with changes through income (FVI) that represents investments in debt or equity financial instruments, whereby the holder intends to obtain a profit through purchase and sale.

The classification of financial assets is based on both the business model and the characteristics of the contractual cash flows therefrom. According to the business model, a financial asset or a class of financial assets (a portfolio), can be managed under:

— A business model that seeks, both the recovery contractual cash flows (consisting of principal and interest), as well as obtaining profit through the sale of financial assets, necessitating a combined management model for these financial assets.

— A model that seeks maximum return through the purchase and sale of financial assets.

An entity may have multiple financial assets where each one, or classes of these, follow different business models.

Financial assets are not reclassified subsequent to their initial recognition unless the Institution changes its business model for managing financial assets, in which case all affected financial assets are reclassified to the new category at the time the change in the business model has occurred.

The reclassification of investments in financial instruments between categories is applied prospectively as of the date of change in the business model, without modifying any previously recognized income, such as interest or impairment losses.

When the Institution makes reclassifications of its investments in financial instruments in accordance with the aforementioned, it must request authorization of this fact in writing from the Commission within 10 business days following the authorization issued for such purposes by the Board of Directors of the Institution, detailing the change in the business model that justifies them.

A debt investment is measured at fair value through Comprehensive Income (CI) if it meets both of the following conditions and is not classified as measured at fair value through income:

— it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

— Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI).

All financial assets not classified as measured at amortized cost or fair value through CI as described above are measured at fair value through income. The Institution will not be able to opt for the exception considered in the FRS to irrevocably designate in its initial recognition a financial instrument to collect or sell, to be subsequently valued at its fair value with effects on the net result.

On initial recognition of an equity investment that is not held for trading (NFI), the Institution may irrevocably elect to present subsequent changes in the investment's fair value in CI (FVCI). This election is made on an investment-by-investment basis.

Financial assets: - Business model assessment- Policy applicable from January 1, 2022

The Institution makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

— the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realizing cash flows through the sale of the assets;

— how the performance of the portfolio is evaluated and reported to the Institution's management;

— the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;

— how managers of the business are compensated (e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected); and

— the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Institution's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at fair value through income.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest (SPPI)- Policy applicable from January 1, 2022

For the purposes of this assessment, "principal" is defined as the fair value of the financial asset on initial recognition. "Interest" is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest (SPPI), the Institution considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

In making this assessment, the Institution considers:

1) contingent events that would change the amount or timing of cash flows;

2) terms that may adjust the contractual coupon rate, including variable-rate features;

3) prepayment and extension features; and

4) terms that limit the Institution´s claim to cash flows from specified assets (e.g. "non-resources" features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Equity financial instruments that generate cash flows that do not meet the SPPI criteria are measured at fair value through income. Dividends are recognized in income, unless they represent a defined recovery in the cost of the investment, in which case it is recognized in CI.

In the derecognition of these instruments, the accumulated gain or loss that has been recognized in CI is not recognized in the results of the period.

Financial assets - Subsequent measurement and gains and losses- Policy applicable from January 1, 2022

NFI	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in income.
FICS	These assets are subsequently measured at fair value. Interest income calculated under the effective interest method, gains and losses from translation of foreign currency and impairment are recognized in income. Other net gains and losses