



Restructuring Plan Change Summary

September 19, 2023

Updated restructuring proposal

| | | | Treatment | |
|--|--------------------------------|--------------|---|---|
| | | | Disclosure materials (August 2023) ⁽²⁾ | Convenio Concursal (filed on Sep 15, 2023) |
| Bursas | Total securitizations | \$487 | <ul style="list-style-type: none"> Bursas stay in place with Unifin to continue servicing through payoff of underlying assets/portfolio Deficiency claims for Hybrids: treated as Other Unsecured Funded Debt as provided by the <i>Concurso</i> law (through a reserve – see slide 5) | <p>Same, with the following addition:</p> <ul style="list-style-type: none"> Unifin to receive a market rate fee from the Bursas and Hybrids structures to cover expenses incurred in servicing and managing collections of the portfolios |
| Hybrids | Total Hybrids | \$97 | | |
| Pledge Facilities (secured creditors under <i>Concurso</i> law) | Total Pledge Facilities | \$185 | <ul style="list-style-type: none"> Payment at exit from <i>Concurso</i> of reserve of 25% of collections attributable to each facility from Jan 1, 2023 through exit from <i>Concurso</i> and use of cash in the first 24 months following exit from <i>Concurso</i> to do additional payments referred in page 14 of the disclosure materials Repayment through collateral collections Collateral of each facility to be transferred into a bursa structure on terms reasonably acceptable to the Company Deficiency claims: treated as Other Unsecured Funded Debt as provided by the <i>Concurso</i> law (through a reserve – see slide 5) | <p>Same, with the following changes:</p> <ul style="list-style-type: none"> Use of cash to pay the remaining 75% of collections attributable to each facility (“Pending Payments”) to be controlled and paid through the waterfall of an administrative trust with all unencumbered assets³ (the “Waterfall”) <ul style="list-style-type: none"> Waterfall structure: <ul style="list-style-type: none"> First, in the following order: <ul style="list-style-type: none"> Operating expenses of OldCo Debt service for Nafin and Bancomext take-back debt until the end of 2028 US\$70m for new origination and working capital related to new origination Second, Pledge facilities in the following order: <ul style="list-style-type: none"> Payment of 50% of the Pending Payments Split 50/50 of available cash flow: 50% to pay down the residual Pending Payments and 50% to be distributed to holders of Other Unsecured Funded Debt The remaining balance to be distributed to holders of Other Unsecured Funded Debt Unifin to receive a market rate fee from the structures to cover expenses incurred in servicing and managing collections of the portfolios |

Notes:

- As of July 31, 2023; converted at 18.5 USD:MXN FX rate
- Disclosure materials were discussed with advisors and creditors under NDA during August and

September 2023 and were made public on Unifin's investor relation website on Sept 18, 2023

- Unencumbered performing and non-performing portfolio at exit from *Concurso Mercantil* and residual value of all Bursas, Hybrids and Pledge Facilities

Updated restructuring proposal (cont'd)

| | Amount (US\$m) ¹ | | Treatment | |
|---------------------------|-----------------------------|-------|---|--|
| | | | Disclosure materials (August 2023) ⁽²⁾ | Convenio Concursal (filed on Sep 15, 2023) |
| Mexican Development Banks | Bancomext | \$78 | <ul style="list-style-type: none"> ■ Payment at exit from <i>Concurso</i> of reserve of 100% of the collections from January 2023 through exit from <i>Concurso</i> ■ Take-back debt for the residual amount following such payment, with the following terms: <ul style="list-style-type: none"> □ Amount: outstanding debt amount □ Term: 5 years □ Interest rate: 6%, □ Amortization: equal monthly payments □ Collateral: same as existing collateral | <ul style="list-style-type: none"> ■ No changes |
| Mexican Development Banks | NAFIN | \$204 | <ul style="list-style-type: none"> ■ Take-back debt with following terms: <ul style="list-style-type: none"> □ Amount: outstanding debt amount □ Collateral: agreed packaged of real estate assets with an aggregate value equal to 26% of the debt amount □ Maturity: 13 years □ Interest rate: 6% □ Amortization: equal payments for the respective periods: Y1 - Y5 (4% / year); Y6 – Y9 (7.5% / year); Y10 - Y13 (12.5% / year) | <ul style="list-style-type: none"> ■ No changes |
| | Total | \$282 | | |
| CEBURES | Total CEBURES | \$183 | <ul style="list-style-type: none"> ■ Take-back debt with following terms: <ul style="list-style-type: none"> □ Amount: outstanding debt amount □ Maturity: 13 years □ Interest rate: 6.0% (starting in year 6) <ul style="list-style-type: none"> ▪ 5-year interest holiday upon exit from <i>Concurso</i> □ Amortization: bullet | <ul style="list-style-type: none"> ■ No changes |

Notes:

1. As of July 31, 2023; converted at 18.5 USD:MXN FX rate

2. Disclosure materials were discussed with advisors and creditors under NDA during August and September 2023 and were made public on Unifin's investor relation website on Sept 18, 2023

Updated restructuring proposal (cont'd)

| | Amount (US\$m) ¹ | | Treatment | |
|-----------------------------|-----------------------------|---|--|---|
| | | | Disclosure materials (August 2023) ⁽²⁾ | Convenio Concursal (filed on Sep 15, 2023) |
| Other Unsecured Funded Debt | International Notes | 2,055 | <ul style="list-style-type: none"> ■ 60% of unencumbered cash flow available after payment of: (i) US\$90m for working capital, new origination and debt service, (ii) payments for 100% of collections since August 2022 <ul style="list-style-type: none"> □ 40% remaining will be used to cover working capital needs and originations ■ 60% of pro-forma Unifin's equity ownership ■ Ability to participate in future origination financings at NewCo | <ul style="list-style-type: none"> ■ Cash distributions controlled and paid through the waterfall of an administrative trust with all unencumbered assets³ <ul style="list-style-type: none"> □ Waterfall structure: <ul style="list-style-type: none"> ▪ First, in the following order: <ul style="list-style-type: none"> ▪ Operating expenses of OldCo ▪ Debt service for Nafin and Bancomext take-back debt until the end of 2028 ▪ US\$70m for new origination and working capital related to new origination ▪ Second, Pledge facilities in the following order: <ul style="list-style-type: none"> ▪ Payment of 50% of the Pending Payments ▪ Split 50/50 of available cash flow: 50% to pay down the residual Pending Payments and 50% to be distributed to holders of Other Unsecured Funded Debt ▪ The remaining balance to be distributed to holders of Other Unsecured Funded Debt ■ 75% of pro-forma Unifin's equity ownership |
| | Bank debt | 458 | | |
| | Other ² | 76 ² | | |
| | Total | \$2,589 | | |
| Subordinated debt | n.a. | <ul style="list-style-type: none"> ■ n.a | <ul style="list-style-type: none"> ■ To be extinguished with no recovery | |
| Current equity | n.a. | <ul style="list-style-type: none"> ■ 30% of pro-forma equity | <ul style="list-style-type: none"> ■ 15% of pro-forma Unifin's equity ownership | |
| MIP | n.a. | <ul style="list-style-type: none"> ■ 10% of pro-forma equity | <ul style="list-style-type: none"> ■ No changes | |

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3. September 2023 and were made public on Unifin's investor relation website on Sept 18, 2023
4. Unencumbered performing and non-performing portfolio at exit from *Concurso Mercantil* and residual value of all Bursas, Hybrids and Pledge Facilities following full pay-off

Updated restructuring proposal (cont'd)

Other key terms

Reserve for deficiencies

- In determining the amount of Unencumbered Net Cash Flow and equity in Reorganized Unifin to be distributed to holders of unsecured claims, the Company shall maintain and structure a Mexican SPV to control the disbursement of a reserve (the “Deficiency Claim Reserve”) for the benefit of holders of Deficiency Claims
- The Deficiency Claim Reserve shall be in an amount equal to 5% of each distribution of Unencumbered Net Cash Flow and equity in Reorganized Unifin to holders of unsecured claims
- Recoveries on Deficiency Claims shall be funded solely out of the Deficiency Claim Reserve
- In the event that, following the exhaustion of all Collateral Cash Flow from a given credit facility, the lender under such facility does not have a Deficiency Claim, or has a Deficiency Claim that is less than the amount included in the Deficiency Claim Reserve for such lender’s facility, then any overage shall be distributed pro rata to holders of other unsecured claims

Release

- As condition precedent to consummation, holders of claims and Company to agree to release of any and all claims and causes of action (with the exception of any assumed liabilities) against the Company and each and every current and former representative, director, officer, employee, and advisor of the foregoing

Going concern

- Reorganized Unifin, maintaining its origination platform, Uniclick, employees and other necessary assets to resume origination and operate as a going concern
- Unifin can continue to originate / service new debt and continue servicing assumed liabilities

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