

Mexico City, February 9th, 2021

H. GENERAL SHAREHOLDERS' MEETING OF QUÁLITAS CONTROLADORA S.A.B. DE C.V.

In my capacity as Chairman of the Audit and Corporate Practices Committee of Quálitas Controladora, S.A.B. de C.V., and in fulfillment with Article 43 of the Securities Market Law and other stipulations issued by the Ministry of Finance (SHCP) through the National Banking and Securities Commission (CNBV) and the recommendations included in the Code of Best Corporate Practices and Government, I hereby submit the report regarding the activities conducted by the Committee during the financial year 2020.

The principal matters to be highlighted are:


Regarding Auditing matters

1. The 2020 Internal Auditing work plan was reviewed and followed up; the same was adequately fulfilled both regarding the number of audits and the scope and detail of the same. We verified all reports with findings identified as well as, and jointly, the corrective measures required for improvement in registration, information and internal control of transactions.
2. The continuous performance of Internal Control Systems and Procedures 2020 conducted by the Company and its Subsidiaries was monitored.
3. The established Corporate Governance 2020 scheme was analyzed and assessed, and it is functioning properly.
4. The new accounting policies and procedures used in 2020 were commented, considering their repercussion in the Financial Statements of the Company.
5. The fulfillment of all regulatory and legal applicable stipulations 2020, regarding Internal Controllershship, was periodically verified.
6. Also, the transactions with related parties during the financial year 2020 were timely informed; in accordance with the stipulations in the policy for conducting inter-company transactions of the Corporate Group.

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7. The professional Services proposal by the External Auditor KPMG, which responsible partner is C.P. Víctor, M. Espinosa Ortiz, with whom we performed the activities listed below, was assessed and approved:
 - 7.1 Periodic meetings in accordance with the new legal and regulatory stipulations
 - 7.2 We assessed their working plan, the areas including critical and highest-risk and the materiality used in the audit.
 - 7.3 We discussed the main remarks and recommendations to several items of financial statements of Quálitas Controladora for the same to be free of material mistakes on the closing of 2020 financial year.
 - 7.4 We reviewed the financial statements of Quálitas Controladora to December 31st year 2020, its corresponding notes and the terms under which the expert opinion on the same was issued.
8. The members of the Committee participated in several meetings with the Management in order to review the financial statements of the Company and its Subsidiaries, giving follow up to progress of the actual results compared to those expected, the corrective measures derived, verifying, at all times, the performance of applicable stipulations, in matters of regulatory controllership.
9. The comprehensive restructuring of the IT infrastructure of Grupo Quálitas 2020 was continuously assessed in order to significantly strengthen the Internal Control of Operations and avoid cyber-attacks, virus and other irregularities in the registration and information.
10. The fulfillment of regulations 2020 issued for the prevention of money laundering was observed and analyzed.
11. We monitored, for correction, the remarks issued by the External Audit, the Internal Audit, and all Operational areas of Quálitas, Compañía de Seguros, S.A. de C.V.
12. We observed all processes and activities conducted due to the COVID 19 and the incidences in the operations of the company.

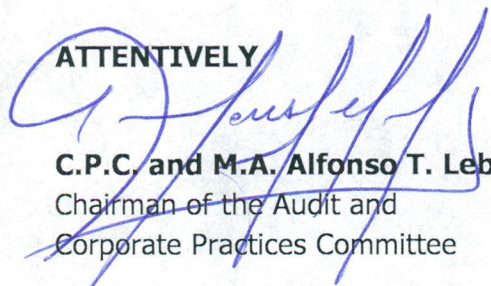
Regarding Corporate Practices matters

1. We reviewed the performance of the relevant directors, the opinion on increases to remunerations authorized by the Management of its main subsidiary Quálitas Compañía de Seguros, S.A. de C.V. (QMX). Quálitas Controladora, S.A.B de C.V. (QC) has no employees.
 2. Credits granted to QC related parties and persons and status of the same were analyzed, without observing any significant transaction to be highlighted, including cases with overdue payment.
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3. Credits granted to service offices and agents by QMX were analyzed, without observing significant transactions to be highlighted, including cases with overdue payment.
4. The committee did not grant, nor was requested to grant, any waiver referred to in section III, numeral f), article 28 of the Securities Market Law in 2020.
5. The outcomes of the Organizational Climate 2020 survey applied to the employees of QMX and the response to the questionnaire regarding observance of the Best Corporate Practices Code were informed.
6. It participated in the review of procedures and policies manuals and several recommendations of the Corporate Governance System in 2020.
7. It reviewed the performance during 2020 of the members of the Board of Directors of QC and QMX.
8. It approved the proposal of modifications to the Operations Manuals.
9. It issued its opinion regarding the composition of the Board of Directors proposed by the Chairman and the remuneration of Members of the Board and Committee members for QC and QMX in 2021, which will be reviewed at the meeting of April 14th, 2021.
10. It continuously monitored the personnel's work considering that due to COVID 19, measures, policies and procedures for Home Office were implemented.

The Committee thanks the Management of the Company for its support with information and documentation required for the performance of our duties.

ATTENTIVELY


C.P.C. and M.A. Alfonso T. Lebrija Guiot
Chairman of the Audit and
Corporate Practices Committee