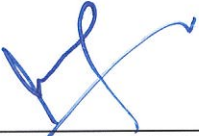


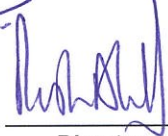


PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT MARCH 31, 2026

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
ASSETS			
Cash and balances with treasury banks	7	91,985	113,258
Balances with other banks	8	10,091,550	15,858,218
Lendings to financial institutions	9	7,023,796	1,361,018
Investments	10	44,959,207	42,184,053
Advances	11	39,454,528	40,365,115
Property and equipment	13	99,777	107,732
Right-of-use assets	14	180,128	-
Intangible assets	15	20,916	23,285
Deferred tax assets		-	-
Other assets	16	1,221,329	1,236,029
Total assets		103,143,216	101,248,708
LIABILITIES			
Bills payable		-	-
Borrowings	17	65,890,193	62,141,268
Deposits and other accounts	18	8,100,700	10,178,650
Lease liability	19	183,276	-
Subordinated debt	20	2,785,148	2,785,148
Deferred tax liabilities		-	-
Other liabilities	21	11,466,541	10,775,490
Total liabilities		88,425,858	85,880,556
NET ASSETS		14,717,358	15,368,152
REPRESENTED BY			
Share capital		6,237,759	6,237,759
Reserves		2,776,190	2,647,703
Surplus on revaluation of assets	22	(58,653)	298,912
Unappropriated profit		5,762,062	6,183,778
		14,717,358	15,368,152
CONTINGENCIES AND COMMITMENTS			
	23		



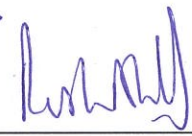
The annexed notes from 1 to 35 and annexure form an integral part of these condensed interim financial statements.

			
Managing Director / Chief Executive Officer (Acting)	Chief Financial Officer (Acting)	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF PROFIT AND LOSS ACCOUNT (UN-AUDITED)
FOR THE QUARTER ENDED MARCH 31, 2026

Note	Quarter Ended		
	March 31, 2026	March 31, 2025	
-----Rupees in '000'-----			
Mark-up / return / interest / profit earned	24	2,681,235	2,253,189
Mark-up / return / interest / profit expensed	25	1,875,403	1,358,828
Net mark-up / return / interest / profit earned		<u>805,832</u>	<u>894,361</u>
Non mark-up / interest income			
Fee and commission income	26	7,465	7,465
Dividend income		-	-
Foreign exchange income / (loss)		-	-
Income / (loss) from derivatives		-	-
(Loss) / gain on securities	27	(3,844)	85,813
Net gains / (loss) on derecognition of financial assets measured at amortised cost		-	-
Other income		55	8
Total non-markup / interest income		<u>3,676</u>	<u>93,286</u>
Total income		<u>809,508</u>	<u>987,647</u>
Non mark-up / interest expense			
Operating expenses	28	185,911	181,544
Workers' Welfare Fund		13,111	16,091
Other charges		-	-
Total non-markup / interest expenses		<u>199,022</u>	<u>197,635</u>
Profit before credit loss allowance		<u>610,486</u>	<u>790,012</u>
Credit loss allowance and write offs - net reversal / (charge)	12	31,949	(1,500)
Extraordinary / unusual items		-	-
Profit before taxation		<u>642,435</u>	<u>788,512</u>
Taxation	29	-	-
Profit after taxation		<u>642,435</u>	<u>788,512</u>
			------(Rupees)-----
Basic and diluted earnings per share	30	<u>1.03</u>	<u>1.26</u>





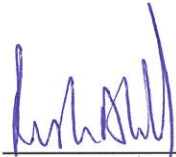
The annexed notes from 1 to 35 and annexure form an integral part of these condensed interim financial statements.

			
Managing Director / Chief Executive Officer (Acting)	Chief Financial Officer (Acting)	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
 CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
 FOR THE QUARTER ENDED MARCH 31, 2026

	Quarter ended	
	March 31, 2026	March 31, 2025
	-----Rupees in '000'-----	
Profit after taxation for the period	642,435	788,512
Other comprehensive income / (loss)		
<i>Items that may be reclassified to profit and loss account in subsequent periods:</i>		
Movement in deficit on revaluation of debt investments at Fair Value through Other Comprehensive Income (FVOCI)	(361,409)	(72,405)
Debt investments carried at FVOCI reclassified to profit and loss account	3,844	(85,813)
Total comprehensive income for the period	284,870	630,294





The annexed notes from 1 to 35 and annexure form an integral part of these condensed interim financial statements.

				
Managing Director / Chief Executive Officer (Acting)	Chief Financial Officer (Acting)	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE QUARTER ENDED MARCH 31, 2026

Note	Share capital	Statutory reserve	Surplus / (deficit) on revaluation of investments	Unappropriated profit	Total
	(Rupees in '000)				
Balance as at January 01, 2024	6,237,759	2,085,272	223,010	4,865,131	13,411,172
Total comprehensive income for the period					
Profit after taxation for quarter ended March 31, 2025	-	-	-	788,512	788,512
Other comprehensive loss					
Movement in surplus on revaluation of debt investments at FVOCI	-	-	(72,405)	-	(72,405)
Debt investments carried at FVOCI reclassified to profit and loss account	-	-	(85,813)	-	(85,813)
Total comprehensive income for the three months ended March 31, 2025	-	-	(158,218)	788,512	630,294
Transfer to statutory reserve	-	157,702	-	(157,702)	-
Transactions with owners, recorded directly in equity					
Final dividend for the year ended December 31, 2024 @ Rs. 1.50 per share declared on February 25, 2025	-	-	-	(935,664)	(935,664)
Balance as at March 31, 2025 (un-audited)	6,237,759	2,242,974	64,792	4,560,277	13,105,802
Total comprehensive income for the period					
Profit after taxation for the nine months ended December 31, 2025	-	-	-	2,023,642	2,023,642
Other comprehensive income / (loss)					
Remeasurement loss on defined benefit obligation	-	-	-	4,588	4,588
Movement in surplus on revaluation of debt investments at FVOCI	-	-	260,890	-	260,890
Debt investments carried at FVOCI reclassified to profit and loss account	-	-	(26,770)	-	(26,770)
Total comprehensive income for the nine months ended December 31, 2025	-	-	234,120	2,028,230	2,262,350
Transfer to statutory reserve	-	404,729	-	(404,729)	-
Balance as at December 31, 2025 (audited)	6,237,759	2,647,703	298,912	6,183,778	15,368,152
Total comprehensive income for the period					
Profit after taxation for quarter ended March 31, 2026	-	-	-	642,435	642,435
Other comprehensive income / (loss)					
Movement in surplus on revaluation of debt investments	-	-	(361,409)	-	(361,409)
Debt investments carried at FVOCI reclassified to profit and loss account	-	-	3,844	-	3,844
Total comprehensive income for quarter ended March 31, 2026	-	-	(357,565)	642,435	284,870
Transfer to statutory reserve	-	128,487	-	(128,487)	-
Transactions with owners recorded directly in equity					
Final dividend for the year ended December 31, 2025 @ Rs. 1.50 per share declared on March 04, 2026	-	-	-	(935,664)	(935,664)
Balance as at March 31, 2026 (un-audited)	6,237,759	2,776,190	(58,653)	5,762,062	14,717,358


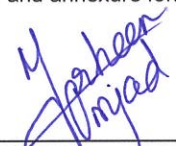



The annexed notes from 1 to 35 and annexure form an integral part of these condensed interim financial statements.

 Managing Director / Chief Executive Officer (Acting)	 Chief Financial Officer (Acting)	 Director	 Director	 Director
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PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM CASH FLOW STATEMENT (UN-AUDITED)
FOR THE QUARTER ENDED MARCH 31, 2026

Note	Quarter ended	
	March 31, 2026	March 31, 2025
	----- (Rupees in '000) -----	
CASH FLOW FROM OPERATING ACTIVITIES		
	642,435	788,512
Profit for the period before taxation		
Adjustments:		
	(805,832)	(894,361)
	9,726	8,371
28	9,480	5,851
28	2,368	2,254
	-	2,454
25	4,111	3,755
	13,111	16,091
	(25)	(8)
27	3,844	(85,813)
	5,406	4,113
25	4,854	468
12	(31,949)	1,500
	(784,906)	(935,325)
	(142,471)	(146,813)
(Increase) / decrease in operating assets		
	(5,663,045)	3,998,408
	942,075	(5,207,465)
	17,573	(9,591)
	(4,703,397)	(1,218,648)
Increase / (decrease) in operating liabilities		
	4,028,092	16,307,337
	(2,077,950)	3,000,000
	753,751	(38,180)
	2,703,893	19,269,157
	2,674,213	2,100,580
	(1,956,620)	(1,147,842)
	-	(6,549)
	(14)	(25)
	(1,424,396)	18,849,860
CASH FLOW FROM INVESTING ACTIVITIES		
	(3,136,564)	(3,385,674)
	(1,800)	(76,980)
	54	11,963
	(3,138,310)	(3,450,691)
CASH FLOW FROM FINANCING ACTIVITIES		
	(935,664)	(935,664)
19	(11,186)	(8,230)
	(166,667)	(166,667)
	-	(15,000,000)
	(112,500)	-
	(1,226,017)	(16,110,561)
Net decrease in cash and cash equivalents		
	(5,788,723)	(711,392)
	15,971,476	1,243,556
	2,155	167
	15,973,631	1,243,723
	(1,373)	(67)
	10,183,535	532,264
Cash and cash equivalents at the end of the period - net credit loss allowance		

The annexed notes from 1 to 35 and annexure form an integral part of these condensed interim financial statements.

				
Managing Director / Chief Executive Officer (Acting)	Chief Financial Officer (Acting)	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
NOTES TO AND FORMING PART OF THE CONDENSED INTERIM FINANCIAL STATEMENTS (UN-AUDITED)
FOR THE QUARTER ENDED MARCH 31, 2026

1 LEGAL STATUS AND NATURE OF BUSINESS

- 1.1 Pakistan Mortgage Refinance Company Limited (the Company) is an unlisted public limited company incorporated in Pakistan on May 14, 2015 under the repealed Companies Ordinance, 1984 (now Companies Act, 2017). The Company has been notified as a Development Financial Institution (DFI) by the Finance Division of Government of Pakistan on October 27, 2017. The State Bank of Pakistan (SBP) granted the certificate for commencement of business with effect from June 12, 2018.
- 1.2 The Company's objectives inter alia include promoting, developing and improving the housing finance market of Pakistan by providing financing facilities to banks and financial institutions against their conventional and Islamic housing finance portfolios and other eligible securities and promote the development of capital markets in Pakistan. The Company is also engaged in providing Trustee services to the Government owned Credit Guarantee Scheme for housing finance. The registered office of the Company is situated at Finance and Trade Center, Block-A, Shahrah-e-Faisal, Karachi.
- 1.3 The Company has been assigned a rating of 'AAA' by VIS Credit Rating Company Limited dated April 24, 2025 (December 31, 2024: 'AAA' dated April 09, 2024). The rating reflects the highest possible credit quality rating with the lowest expectation of default risk.

2 BASIS OF PREPARATION

2.1 Statement of compliance

These condensed interim financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards as applicable in Pakistan for interim financial reporting comprise of:

- International Accounting Standard (IAS) 34 "Interim Financial Reporting" and International Financial Reporting Standards (IFRSs) issued by the International Accounting Standards Board (IASB) as are notified under the Companies Act 2017;
- Islamic Financial Accounting Standards (IFASs) issued by the Institute of Chartered Accountants of Pakistan (ICAP) as are notified under the Companies Act, 2017;
- Provisions of, directives and notifications issued under the Banking Companies Ordinance, 1962 (BCO) and the Companies Act, 2017; and
- Directives issued by SBP and the Securities and Exchange Commission of Pakistan (SECP);

Wherever the requirements of BCO, the Companies Act, 2017 or the directives and notifications issued by SBP and SECP differ with the requirements of IFRSs, the requirements of BCO, the Companies Act, 2017 and the said directives and notifications shall prevail.

- 2.2 These condensed interim financial statements of the Company do not include all the information and disclosures required in the annual audited financial statements and are limited based on the format prescribed by the SBP vide BPRD Circular Letter No. 02 dated February 09, 2023 and IAS 34. Accordingly, these condensed interim financial statements should be read in conjunction with the annual audited financial statements of the Company for the year ended December 31, 2025.
- 2.3 SBP has deferred the applicability of IAS 40, 'Investment Property' for banking companies / DFIs in Pakistan through BSD Circular Letter No. 10 dated August 26, 2002, till further instructions. Further, SECP has deferred the applicability of IFRS 7 'Financial Instruments: Disclosures', through S.R.O 411(1) / 2008 dated April 28, 2008. The SECP has notified IFAS 3, 'Profit and Loss Sharing on Deposits with effect from January 1, 2014. The SBP, through BPRD Circular Letter No. 4 dated February 25, 2015, has deferred the applicability of IFAS 3 till further instructions. Accordingly, the requirements of these standards have not been considered in the preparation of these condensed interim financial statements.

2.4 Amendments to approved accounting standards that are effective in the current period

There are certain new and amended standards, issued by IASB, interpretations and amendments that are mandatory for the Company's accounting periods beginning on or after January 01, 2026 but are considered not to be relevant or do not have any material effect on the Company's operations and are therefore not detailed in these condensed interim financial statements.

2.5 Standards, interpretations of and amendments to published approved accounting standards that are not yet effective

There are certain new and amended standards, issued by IASB, interpretations and amendments that are mandatory for the Company's accounting periods beginning on or after January 01, 2027 but are considered not to be relevant or will not have any material effect on the Company's financial statements except for:

- the new standard - IFRS 18 Presentation and Disclosure in Financial Statements (IFRS 18) with applicability date of January 01, 2027. IFRS 18 when adopted and applicable shall impact the presentation of 'Statement of Profit and Loss Account' with certain additional disclosures in the financial statements.

The management is in the process of assessing the impact of this standard on the condensed interim financial statements of the Company.

3 MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies applied in the preparation of these condensed interim financial statements are consistent with those applied in the preparation of the annual audited financial statements of the Company for the year ended December 31, 2025.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The preparation of these condensed interim financial statements in conformity with accounting and reporting standards as applicable in Pakistan requires management to make judgments, estimates and assumptions that affect the application of policies and reported amount of assets and liabilities and income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form basis of making the judgments about carrying values of assets and liabilities which are not readily apparent from other sources. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revision to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of its revision and future periods if the revision affects both current and future periods.

The significant judgments and estimates made by the management in the application of its accounting policies and the related estimates and judgments are the same as those applied to the annual audited financial statements of the Company for the year ended December 31, 2025.

5 BASIS OF MEASUREMENT

These condensed interim financial statements have been prepared under the historical cost convention except for the following:

- obligation in respect of staff retirement benefit scheme is carried at present value of defined benefit obligation;
- investments classified as FVOCI and Fair Value through Profit and Loss (FVPL) are carried at fair value;
- right-of-use assets and their related lease liability are carried at present value on initial recognition;
- advances are recorded at their fair value on initial recognition; and
- borrowings and subordinated debt obtained at lower than market rate are carried at fair value.

5.1 Functional and presentation currency

Items included in these condensed interim financial statements are measured using the currency of the primary economic environment in which the Company operates. These condensed interim financial statements have been presented in Pakistani Rupees, which is the Company's functional and presentation currency.

6 FINANCIAL RISK MANAGEMENT POLICIES

The financial risk management objectives and policies adopted by the Company are consistent with those disclosed in the annual audited financial statements for the year ended December 31, 2025. These risk management policies continue to remain robust and the Company is reviewing its portfolio regularly and conducts rapid portfolio reviews in line with emerging risks.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
7 CASH AND BALANCES WITH TREASURY BANKS			
With SBP in:			
Local currency current account	7.1	91,940	113,213
With National Bank of Pakistan (NBP) in:			
Local currency current accounts	7.2	31	31
Local currency deposit account		14	14
		45	45
Cash and balances with treasury banks - net of credit loss allowance		<u>91,985</u>	<u>113,258</u>

7.1 This represents the minimum cash reserve required to be maintained with SBP in accordance with the requirements of BSD Circular No. 4 dated May 22, 2004.

7.2 This represents deposit account maintained with NBP. This carries mark-up at the rate of 9.00% (December 31, 2025: 9.50%) per annum.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
8 BALANCES WITH OTHER BANKS			
In Pakistan			
In current accounts	8.1 & 8.2	5,324	268
In deposit accounts		10,087,599	15,860,105
		10,092,923	15,860,373
Less: Credit loss allowance held against balances with other banks	8.3	(1,373)	(2,155)
Balances with other banks - net of credit loss allowance		<u>10,091,550</u>	<u>15,858,218</u>

8.1 This includes deposit accounts in local currency maintained with other banks amounting to Rs. 87.599 million (December 31, 2025: 360.105 million). These carry mark-up / profit at rates ranging from 4.10% to 11.00% (December 31, 2025: 6.29% to 11.00%) per annum.

8.2 This includes Term Deposit Receipt (TDR) amounting to Rs. 10,000 million (December 31, 2025: Rs. 15,500 million) and due to mature on April 17, 2026. This carry mark-up rate of 11.00% (December 31, 2025: 11.00% to 11.75%) per annum.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
8.3 Movement in credit loss allowance held against balances with other banks – Stage 1			
Opening balance		2,155	167
Charge for the period		688	2,150
Reversal for the period		(1,470)	(162)
	12	(782)	1,988
Closing balance		<u>1,373</u>	<u>2,155</u>

9 LENDINGS TO FINANCIAL INSTITUTIONS

Reverse Repurchase Agreements (Repo)	9.1	7,024,100	1,361,055
Less: Credit loss allowance held against lendings to financial institutions	9.4	(304)	(37)
Lendings to financial institutions - net of credit loss allowance		<u>7,023,796</u>	<u>1,361,018</u>

9.1 This carry mark-up rate ranging from 10.50% to 11.40% (December 31, 2025: 11.40%) per annum and will mature latest by April 03, 2026.

	(Un-audited) March 31, 2026	(Audited) December 31, 2025
	-----Rupees in '000'-----	
9.2 Particulars of lending		
In local currency	7,023,796	1,361,018
In foreign currency	-	-
	<u>7,023,796</u>	<u>1,361,018</u>

9.3 Securities held as collateral against Lendings to financial institutions

(Un-audited) March 31, 2026			(Audited) December 31, 2025		
Held by Company	Further given as collateral	Total	Held by Company	Further given as collateral	Total
----- Rupees in '000' -----					
<u>7,023,796</u>	<u>-</u>	<u>7,023,796</u>	<u>1,361,018</u>	<u>-</u>	<u>1,361,018</u>

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
		-----Rupees in '000'-----	
9.4 Movement in credit loss allowance held against lending to financial Institutions – Stage 1			
Opening balance		37	144
Charge for the period		304	-
Reversal for the period		(37)	(107)
	12	267	(107)
Closing balance		<u>304</u>	<u>37</u>

10 INVESTMENTS

10.1 Investments by type

(Un-audited) March 31, 2026				(Audited) December 31, 2025			
Cost / amortised cost	Credit loss allowance	(Deficit) / Surplus	Carrying value	Cost / amortised cost	Credit loss allowance	(Deficit) / Surplus	Carrying value
----- Rupees in '000' -----							

Classified / Measured at FVOCI

Federal Government securities	44,680,841	-	(58,653)	44,622,188	41,535,623	-	298,912	41,834,535
Non-Government debt securities	37,500	(1)	-	37,499	50,000	(2)	-	49,998
	<u>44,718,341</u>	<u>(1)</u>	<u>(58,653)</u>	<u>44,659,687</u>	<u>41,585,623</u>	<u>(2)</u>	<u>298,912</u>	<u>41,884,533</u>

Classified / Measured at FVPL

Non-Government debt securities	299,520	-	-	299,520	299,520	-	-	299,520
Total investments	<u>45,017,861</u>	<u>(1)</u>	<u>(58,653)</u>	<u>44,959,207</u>	<u>41,885,143</u>	<u>(2)</u>	<u>298,912</u>	<u>42,184,053</u>

10.2 Investments given as collateral

(Un-audited) March 31, 2026			(Audited) December 31, 2025		
Cost / amortised cost	(Deficit) / surplus	Carrying value	Cost / amortised cost	(Deficit) / surplus	Carrying value
----- Rupees in '000' -----					

Market Treasury Bills (MTB)	<u>11,273,689</u>	<u>(9,834)</u>	<u>11,263,855</u>	<u>8,002,910</u>	<u>23,229</u>	<u>8,026,139</u>
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	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
Opening balance		2	7
Charge for the period		-	-
Reversal for the period		(1)	(5)
	12	(1)	(5)
Closing balance		<u>1</u>	<u>2</u>

(Un-audited) March 31, 2026		(Audited) December 31, 2025	
Outstanding amount	Credit loss allowance held	Outstanding amount	Credit loss allowance held

10.4 Particulars of credit loss allowance against debt securities

Domestic
Performing - Stage 1

-----Rupees in '000'-----			
	37,500	(1)	50,000
			(2)

11 ADVANCES

Note	Performing		Non-performing		Total	
	(Un-audited)	(Audited)	(Un-audited)	(Audited)	(Un-audited)	(Audited)
	March 31, 2026	December 31, 2025	March 31, 2026	December 31, 2025	March 31, 2026	December 31, 2025
-----Rupees in '000'-----						
Loans, cash credits, running finances, etc.	16,375,055	16,760,660	1,001,502	1,059,131	17,376,557	17,819,791
Islamic financing and related assets	22,938,760	23,437,601	-	-	22,938,760	23,437,601
Advances - gross	<u>39,313,815</u>	<u>40,198,261</u>	<u>1,001,502</u>	<u>1,059,131</u>	<u>40,315,317</u>	<u>41,257,392</u>
Credit loss allowance / provision against advances						
- Stage 1	(12,143)	(14,816)	-	-	(12,143)	(14,816)
- Stage 3	-	-	(500,751)	(529,566)	(500,751)	(529,566)
- General	(347,895)	(347,895)	-	-	(347,895)	(347,895)
	<u>(360,038)</u>	<u>(362,711)</u>	<u>(500,751)</u>	<u>(529,566)</u>	<u>(860,789)</u>	<u>(892,277)</u>
Advances - net of credit loss allowance / provision	<u>38,953,777</u>	<u>39,835,550</u>	<u>500,751</u>	<u>529,565</u>	<u>39,454,528</u>	<u>40,365,115</u>

11.1 Particulars of advances (gross)

In local currency

(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----	
<u>40,315,317</u>	<u>41,257,392</u>

11.2 Advances include Rs. 1,001.502 million (December 31, 2025: 1,059.131 million) which have been placed under non-performing status as detailed below:

Category of classification	(Un-audited)		(Audited)	
	March 31, 2026		December 31, 2025	
	Non-performing loans	Credit loss allowance	Non-performing loans	Credit loss allowance
----- Rupees in '000' -----				
Domestic				
Doubtful - Stage 3	1,001,502	500,751	1,059,131	529,566

11.3 Particulars of credit loss allowance / provision against advances

	(Un-audited)				Audited			
	March 31, 2026				December 31, 2025			
	Expected Credit Loss		General	Total	Expected Credit Loss		General	Total
Stage 1	Stage 3	Stage 1			Stage 3			
----- Rupees in '000' -----								
Opening balance	14,816	529,566	347,895	892,277	20,520	579,918	347,895	948,333
Charge for the period	438	-	-	438	5,875	52,957	-	58,832
Reversals during the period	(3,111)	(28,815)	-	(31,926)	(11,579)	(103,309)	-	(114,888)
Closing balance	12,143	500,751	347,895	860,789	14,816	529,566	347,895	892,277

11.4 The Company's financing activities largely belongs to the banking industry which includes Banks, DFIs, Micro Finance Institutions, whose financial health by and large is dependent upon the smooth and timely recovery of loans from their customer. Any adverse implication on the recovery of loans extended by financial institutions may impact the timely recovery of the Company's loans as well. Besides financing banking institutions, the Company has also extended its financial services to Non-Banking Financial Institutions including Housing Financing Companies and Micro Finance Institutions. Generally, these institutions have low / middle income targeted borrowers who are more prone to macroeconomic challenges and may be adversely affected to fulfil their obligations. Considering the aforesaid issues, the Company has maintained a general provision reserve of Rs. 347.895 million against the micro finance sector, so that any unforeseen losses can be addressed through this reserve.

11.5 Advances - particulars of credit loss allowance / provision against advances

	(Un-audited)				Audited			
	March 31, 2026				December 31, 2025			
	Expected Credit Loss		General	Total	Expected Credit Loss		General	Total
Stage 1	Stage 3	Stage 1			Stage 3			
----- (Rupees in '000) -----								
Opening balance	14,816	529,566	347,895	892,277	20,520	579,918	347,895	948,333
New advances	508	(28,815)	-	(28,307)	5,875	-	-	5,875
Advances derecognised or repaid	(2,690)	-	-	(2,690)	(11,579)	(103,309)	-	(114,888)
Transfer to stage 3	-	-	-	-	-	-	-	-
Charge for the period / year	(491)	-	-	(491)	-	52,957	-	52,957
	(2,673)	(28,815)	-	(31,488)	(5,704)	(50,352)	-	(56,056)
Changes in risk parameters (PDs/LGDs/EADs)	-	-	-	-	-	-	-	-
Closing balance	12,143	500,751	347,895	860,789	14,816	529,566	347,895	892,277

11.6 Advances - Category of classification

	(Un-audited)		(Audited)	
	March 31, 2026		December 31, 2025	
	Outstanding amount	Credit loss allowance / provision held	Outstanding amount	Credit loss allowance / provision held
-----Rupees in '000'-----				
Domestic				
Performing - Stage 1	39,313,815	12,143	40,198,261	14,816
General provision	-	347,895	-	347,895
	39,313,815	360,038	40,198,261	362,711
Non-performing - Stage 3				
Substandard	1,001,502	500,751	1,059,131	529,566
Total	40,315,317	860,789	41,257,392	892,277

12 Provisions / credit loss allowance and write offs - net

Reversal / (charge) for credit loss allowance on:

	Note	Quarter Ended	
		March 31, 2026	March 31, 2025
-----Rupees in '000'-----			
Balances with other banks	8.3	782	100
Lendings to financial institutions	9.4	(267)	144
Investments	10.3	1	1
Advances	11.3	31,488	(1,538)
Other assets	16.2	(55)	(207)
		<u>31,949</u>	<u>(1,500)</u>

13 PROPERTY AND EQUIPMENT

	Quarter Ended	
	March 31, 2026	March 31, 2025
-----Rupees in '000'-----		
Capital work-in-progress	3,323	3,323
Property and equipment	96,454	104,409
	<u>99,777</u>	<u>107,732</u>

13.1 Additions to property and equipment

The following additions have been made to property and equipment during the period:

	Quarter Ended	
	March 31, 2026	March 31, 2025
-----Rupees in '000'-----		
Leasehold improvements	-	183
Vehicle	-	74,996
Electrical, office and computer equipment	1,800	1,801
Total	1,800	76,980

		Quarter Ended	
		March 31, 2026	March 31, 2025
		-----Rupees in '000'-----	
13.2	Disposal of property and equipment		
	The net book value of property and equipment disposed of during the period is as follows:		
	Electrical, office and computer equipment	29	-
	Vehicles	-	11,955
	Total	<u>29</u>	<u>11,955</u>
		(Un-audited)	(Audited)
		March 31, 2026	December 31, 2025
		-----Rupees in '000'-----	
14	RIGHT-OF-USE ASSETS		
	At January 1		
	Cost	-	117,010
	Accumulated depreciation	-	(95,558)
	Net carrying amount at January 1	-	21,452
	Additions during the period	189,608	-
	Depreciation charge for the period	(9,480)	(21,452)
	Closing net carrying amount	<u>180,128</u>	<u>-</u>
15	INTANGIBLE ASSETS		
	Computer software	<u>20,916</u>	<u>23,285</u>
15.1	There were no additions or disposal of intangible assets during the period.		
16	OTHER ASSETS		
	Mark-up / return / interest / profit accrued in local currency	986,566	979,544
	Advances, deposits and prepayments	95,804	109,041
	Advance taxation	28,169	28,155
	Prepaid Staff Cost	111,099	119,543
		<u>1,221,638</u>	<u>1,236,283</u>
	Less: Credit loss allowance	(309)	(254)
	Other assets - net of credit loss allowance held against other assets	<u>1,221,329</u>	<u>1,236,029</u>
16.1	Credit loss allowance held against other assets		
	Mark-up / return / interest / profit accrued in local currency	<u>309</u>	<u>254</u>
16.2	Movement in credit loss allowance held against other assets - Stage 1		
	Opening balance	254	379
	Charge for the period	137	-
	Reversal for the period	(82)	(125)
		55	(125)
	Closing balance	<u>309</u>	<u>254</u>
17	BORROWINGS		
	Secured		
	TFC	11,582,539	11,725,000
	Repo	11,214,005	7,966,242
	Long Term Loan / Facility	6,500,000	6,666,667
	Total secured	<u>29,296,544</u>	<u>26,357,909</u>

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
Total secured		29,296,544	26,357,909
Unsecured			
Borrowings from Government of Pakistan under World Bank - Housing Finance Project	17.5	4,128,778	4,128,778
Bai Muajjal	17.6	32,464,871	30,654,581
Clean Borrowing	17.7	-	1,000,000
		<u>65,890,193</u>	<u>62,141,268</u>
17.1 Particulars of borrowings with respect to currencies			
In local currency - Domestic		<u>65,890,193</u>	<u>62,141,268</u>
17.2	These certificates have maturity of five to ten years and carry mark-up rate ranging from 9.35% to 10.51% (December 31, 2025: 9.35% to 10.84%) per annum. The principal is payable annually or at maturity whereas mark-up is payable semi-annually.		
17.3	This represents Repo borrowing at mark-up rate ranging from 10.59% to 11.40% (December 31, 2025: 10.55% to 10.58%) per annum and are due to mature latest by April 03, 2026. The market value of securities given as collateral against these borrowings is given in note 10.2 to these financial statements.		
17.4	These long term loans / facility carry mark-up / profit rates ranging from 10.64% to 11.09% (December 31, 2025: 11.29% to 11.55%) per annum and will mature latest by November 13, 2028.		
17.5	This represents borrowing from Government of Pakistan under World Bank - Housing Finance Project for 30 years at fixed rate of 3% per annum. The mark-up and the principal are payable semi-annually, whereby the principal is repayable in fifty installments, the repayment of which has commenced from April 15, 2023. At initial recognition date, the loan was recorded at fair value.		
17.6	Bai Muajjal borrowings carry profit rate ranging from 9.90% to 10.83% (December 31, 2025: 10.45% to 10.90%) per annum and are due to mature latest by June 04, 2026.		
17.7	Clean borrowing carry mark-up at Nil (December 31 2025: 10.55% per annum) and were matured on January 02, 2026.		
	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
18 DEPOSITS AND OTHER ACCOUNTS			
Customers / employees			
Others - In local currency	18.1	700	650
Financial institutions			
Others - In local currency	18.2	8,100,000	10,178,000
		<u>8,100,700</u>	<u>10,178,650</u>
18.1	This represents non mark-up bearing Certificate of Investments (COI) issued to the employees of the Company and are due to mature latest by January 27, 2027.		
18.2	This includes Certificate of Investments - Islamic (COII) issued at a profit rate ranging from 10.17% to 10.20% (December 31, 2025: 10.27% to 10.85%) per annum and are due to mature latest by May 08, 2026.		
		(Un-audited) March 31, 2026	(Audited) December 31, 2025
-----Rupees in '000'-----			
19 LEASE LIABILITY			
Opening balance		-	23,800
Additions during the period		189,608	-
Interest / markup expense		4,854	(24,689)
Lease payments including interest / markup		(11,186)	889
Closing balance		<u>183,276</u>	<u>-</u>

	(Un-audited) March 31, 2026	(Audited) December 31, 2025
	-----Rupees in '000'-----	
19.1 Liabilities outstanding		
Not later than one year	44,734	23,800
Later than one year and up to five years	138,542	-
Total at the year end	<u>183,276</u>	<u>23,800</u>

For the purpose of discounting, interest rate of 10.65% has been used.

20 SUBORDINATED DEBT

On February 22, 2019, the Government of Pakistan lent Rs. 7,051 million under World Bank - Housing Finance Project with principal repayment starting from April 15, 2023 and maturing on October 15, 2047, at a fixed rate of 3% per annum. This has been disbursed as a sub-ordinated loan, and if needed, can be converted into non-participatory Additional Tier 1 Capital.

	(Un-audited) March 31, 2026	(Audited) December 31, 2025
Issue amount (Rupees in '000)	7,050,716	7,050,716
Outstanding principal at fair value (Rupees in '000)	2,785,148	2,785,148
Issue date	February 22, 2019	February 22, 2019
Maturity date	October 15, 2047	October 15, 2047
Rating	Not applicable	Not applicable
Security	Unsecured	Unsecured
Profit payment frequency	Semi-annually	Semi-annually
Principal redemption	Semi-annually	Semi-annually
Mark-up	3% per annum	3% per annum

- 20.1 The actual outstanding amount of subordinated debt as at March 31, 2026 is Rs. 6,352.695 million (December 31, 2025: Rs. 6,352.695 million) and initially recorded at fair value on initial recognition date as explained in note 21.1.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
		-----Rupees in '000'-----	
21 OTHER LIABILITIES			
Mark-up / return / interest / profit payable in local currency		1,396,585	1,477,802
Deferred Government Grant	21.1	8,509,618	8,620,029
Unearned income	21.2	200,781	208,246
Provision for Government levies		283,415	270,314
Provision for employees' benefit		71,941	150,836
Accrued expenses		54,358	37,258
Withholding tax payable		8,034	10,270
Payable to defined benefit plan		6,141	735
Payable to defined contribution plan		4	-
Dividend Payable		935,664	-
		<u>11,466,541</u>	<u>10,775,490</u>

- 21.1 This represents the difference between issue amount and fair value determined at the time of disbursement under IFRS 9, of subordinated debt and borrowings from Government of Pakistan under Housing Finance Project. It is being recognized in statement of profit and loss account in line with the recognition of borrowing expense, which the Government grant is compensating.

- 21.2 This includes unearned Trustee fee income received in advance from Credit Guarantee Trust (CGT) and is being recognized on a straight line basis over the term of the guarantee provided by CGT.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
		-----Rupees in '000'-----	
22 (DEFICIT) / SURPLUS ON REVALUATION OF ASSETS			
(Deficit) / surplus of revaluation of investments measured at FVOCI	10.1	<u>(58,653)</u>	<u>298,912</u>

23 CONTINGENCIES AND COMMITMENTS

There were no contingencies and commitments outstanding as at March 31, 2026 and December 31, 2025.

24	MARK-UP / RETURN / INTEREST / PROFIT EARNED	Note	Quarter Ended	
			March 31, 2026	March 31, 2025
			-----Rupees in '000'-----	
On:				
	Loans and advances		1,085,795	1,097,015
	Investments		1,061,353	971,933
	Lendings to financial institutions		91,999	68,103
	Deferred Grant Income		110,411	110,835
	Balances with banks		331,677	5,303
			<u>2,681,235</u>	<u>2,253,189</u>
24.1	Interest income calculated using Effective Interest / Profit Rate (EIR/EPR) method recognised on:			
	Financial assets measured at amortised cost		1,509,471	1,170,421
	Financial asset measured at FVPL		9,350	10,484
	Financial asset measured at FVOCI		1,052,003	961,449
	Deferred Grant Income		110,411	110,835
			<u>2,681,235</u>	<u>2,253,189</u>
25	MARK-UP / RETURN / INTEREST / PROFIT EXPENSED			
On:				
	Borrowings from Government of Pakistan under Housing Finance Project		134,054	136,633
	Subordinated debt		92,241	94,001
	Repo		67,405	66,975
	TFC		285,183	358,752
	Long Term Loan		182,581	118,945
	Short Term Loan		-	190,646
	COI / COII		193,425	12,079
	Clean borrowing		14,174	-
	Bai Muajjal		897,375	376,574
			1,866,438	1,354,605
	Amortization of staff cost		4,111	3,755
	Lease liability against right-of-use assets		4,854	468
			<u>1,875,403</u>	<u>1,358,828</u>
25.1	Interest expense calculated using EIR method		1,866,438	1,354,605
	Other financial liabilities			
	Lease liability against right-of-use assets		4,854	468
	Amortization of staff cost		4,111	3,755
			<u>8,965</u>	<u>4,223</u>
			<u>1,875,403</u>	<u>1,358,828</u>
26	FEE AND COMMISSION INCOME			
	Trustee fee	26.1	<u>7,465</u>	<u>7,465</u>
26.1	This represents fee for trustee services rendered to CGT. The Company is entitled to a trustee fee at 0.25 times of the premium received by the schemes for Low Income Housing and Low Income Housing - Mera Pakistan Mera Ghar (MPMG) as disclosed in note 21.2.			
27	(LOSS) / GAIN ON SECURITIES	Note	Quarter Ended	
			March 31, 2026	March 31, 2025
			-----Rupees in '000'-----	
	Realised - net	27.1	<u>(3,844)</u>	<u>85,813</u>
27.1	Realised (loss) / gain on Federal government securities - net		<u>(3,844)</u>	<u>85,813</u>
27.2	Net gain on debt instruments measured at FVOCI:		<u>(3,844)</u>	<u>85,813</u>

28 OPERATING EXPENSES

Quarter Ended
March 31, March 31,
2026 2025
 -----Rupees in '000'-----

Total compensation expense	122,239	125,746
Property expense		
Insurance	235	229
Utilities	1,491	1,576
Security expenses	370	296
Repairs and maintenance	51	126
Depreciation on lease hold improvements	1,877	1,874
Depreciation on right-of-use assets	9,480	5,851
	13,504	9,952
Information technology expenses		
Software maintenance	8,017	5,077
Rent-disaster recovery site	570	499
Website maintenance	133	87
Hardware maintenance	88	191
Depreciation	2,899	2,777
Amortisation	2,368	2,254
Network charges	702	766
	14,777	11,651
Other operating expenses		
Directors' fees and allowances	12,390	14,840
Fees and allowances to Shariah Board	4,687	4,369
Legal and professional charges	1,055	1,302
Fees and subscription	816	768
Outsourced services costs	1,932	1,801
Travelling and conveyance	740	1,091
Depreciation	4,950	3,720
Training and development	1,610	391
Postage and courier charges	33	48
Communication	397	390
Printing and stationery	666	703
Marketing, advertisement and publicity	773	639
Auditors' remuneration	1,328	1,061
Insurance	2,219	1,687
Vehicle repairs and maintenance	1	41
Entertainment	220	285
Brokerage expense	713	500
Others	861	559
	35,391	34,195
	185,911	181,544

29 TAXATION

The income of the Company is exempt from income tax under the Table given for Clause 57(4) of Part 1 of the Second Schedule of the Income Tax Ordinance, 2001.

30 BASIC AND DILUTED EARNINGS PER SHARE

Quarter Ended
March 31, March 31,
2026 2025
 -----Rupees in '000'-----

Profit for the period	642,435	788,512
	(Number of shares)	
Weighted average number of ordinary shares	623,775,900	623,775,900
	------(Rupees)-----	
Basic earnings per share	1.03	1.26

30.1 Diluted earnings per share

Diluted earnings per share has not been presented separately as the Company does not have any convertible instruments in issue as at March 31, 2026 and March 31, 2025.

31 FAIR VALUE MEASUREMENTS

The fair value of quoted securities other than those classified under held to collect model, is based on quoted market price. Quoted securities classified under "held to collect" are carried at amortized cost.

The fair value of assets and liabilities at concessional rate are based on market rate at transaction date.

The fair value of unquoted debt securities, fixed term loans, other assets, other liabilities, fixed term deposits and borrowings cannot be calculated with sufficient reliability due to the absence of a current and active market for these assets and liabilities and reliable data regarding market rates for similar instruments.

The management considers that the estimated fair value of remaining financial assets and liabilities is not significantly different from their respective carrying amounts.

31.1 Fair value of financial assets

The Company measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1: Fair value measurements using quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Fair value measurements using inputs other than quoted prices included within Level 1 that are observable for the assets or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

Level 3: Fair value measurements using input for the asset or liability that are not based on observable market data (i.e. unobservable inputs).

The table below analyses financial instruments measured at the end of the reporting period by the level in the fair value hierarchy into which the fair value measurement is categorised:

	(Un-audited)			
	March 31, 2026			
	Level 1	Level 2	Level 3	Total
On balance sheet financial instruments	Rupees in '000'			
Financial assets - measured at fair value				
Investments				
Federal Government securities	-	44,622,188	-	44,622,188
Non-Government debt securities	-	337,019	-	337,019

	(Audited)			
	December 31, 2025			
	Level 1	Level 2	Level 3	Total
On balance sheet financial instruments	Rupees in '000'			
Financial assets - measured at fair value				
Investments				
Federal Government securities	-	41,834,535	-	41,834,535
Non-Government debt securities	-	349,518	-	349,518

Valuation techniques and inputs used in determination of fair values

Item	Valuation approach and input used
PIB	Fair value of fixed and floater PIB are derived using the PKRV and PKFRV rates respectively available on Mutual Funds Association of Pakistan (MUFAP).
MTB	Fair value of MTB are derived using the PKRV rates available on MUFAP.
TFC	Investment in TFC are valued based on the debt instrument prices as published at the close of each business day by MUFAP.

32 RELATED PARTY TRANSACTIONS AND BALANCES

The Company has related party relationship with its major shareholders, directors, key management personnel and their close family members, Credit Guarantee Trust and staff retirement benefit funds (both defined benefit and defined contribution plan).

Transactions with related parties of the Company are carried out on contractual basis in terms of the policy as approved by the Board of Directors (the Board). Contributions to approved defined benefit and contribution plans are made in accordance with the actuarial valuations / terms of scheme. Transactions with owners have been disclosed in 'Condensed Interim Statement of Changes in Equity'. All other transactions between the Company and its related parties are carried out under normal course of business except staff loans that are as per terms of employment.

Details of transactions with related parties during the period and balances with them as at period end, other than those which have been disclosed elsewhere in these condensed interim financial statements, are as follows:

	(Un-audited)			(Audited)		
	March 31, 2026			December 31, 2025		
	Directors	Key management personnel	Other related parties	Directors	Key management personnel	Other related parties
----- Rupees in '000' -----						
Statement of financial position						
Cash and balances with treasury banks						
In current account	-	-	31	-	-	31
In deposit accounts	-	-	14	-	-	14
	<u>-</u>	<u>-</u>	<u>45</u>	<u>-</u>	<u>-</u>	<u>45</u>
Balances with other banks						
In current account	-	-	5,324	-	-	268
In deposit accounts	-	-	1,108	-	-	667
	<u>-</u>	<u>-</u>	<u>6,432</u>	<u>-</u>	<u>-</u>	<u>935</u>
Credit loss allowance held against balances with other banks	-	-	1	-	-	-
Lendings to financial institutions						
Opening balance	-	-	-	-	-	-
Addition during the period	-	-	37,086,328	-	-	35,820,543
Repayments during the period	-	-	(37,086,328)	-	-	(35,820,543)
Closing balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Advances						
Opening balance	-	97,273	19,075,369	-	98,015	12,594,487
Addition during the period	-	5,806	1,000,000	-	21,955	9,975,000
Repayments during the period	-	(11,314)	(812,109)	-	(22,697)	(3,494,118)
Closing balance	<u>-</u>	<u>91,765</u>	<u>19,263,260</u>	<u>-</u>	<u>97,273</u>	<u>19,075,369</u>
Credit loss allowance held against advances	-	16	4,788	-	13	5,460

	(Un-audited)			(Audited)		
	March 31, 2026			December 31, 2025		
	Directors	Key management personnel	Other related parties	Directors	Key management personnel	Other related parties
Rupees in '000'						
Other assets						
Mark-up / return / interest / profit accrued	-	-	481,921	-	-	400,943
Prepaid / other receivable	-	60,491	3,159	-	67,083	-
	-	60,491	485,080	-	67,083	400,943
Credit loss allowance held against other assets	-	-	114	-	-	112
Deposits and other accounts						
Opening balance	-	225	5,678,000	-	-	-
Received during the period	-	-	3,100,000	-	250	11,678,000
Withdrawn during the period	-	-	(5,678,000)	-	(25)	(6,000,000)
Closing balance	-	225	3,100,000	-	225	5,678,000
Borrowings						
Opening balance	-	-	15,979,935	-	-	8,662,500
Borrowings during the period	-	-	28,533,556	-	-	80,256,235
Settled / adjusted during the period	-	-	(24,194,609)	-	-	(72,938,800)
Closing balance	-	-	20,318,882	-	-	15,979,935
Other liabilities						
Mark-up / return / interest / profit payable	-	-	325,610	-	-	454,740
Payable to defined benefit plan	-	-	6,141	-	-	735
Payable to defined contribution plan	-	-	4	-	-	-
Unearned income	-	-	197,922	-	-	205,387
Closing balance	-	-	529,677	-	-	660,862

	(Un-audited)			(Un-audited)		
	March 31, 2026			March 31, 2025		
	Directors	Key management personnel	Other related parties	Directors	Key management personnel	Other related parties
Rupees in '000'						

Statement of profit and loss account

Income						
Mark-up / return / interest / profit earned	-	3,624	530,938	-	4,006	158,347
Fee and commission income	-	-	7,465	-	-	7,465
Expense						
Mark-up / return / interest / profit expensed	-	2,177	486,726	-	2,448	504,851
Directors' fees and allowances	12,390	-	-	14,840	-	-
Remuneration of key management personnel	-	129,273	-	-	126,211	-
Operating expenses	-	548	-	-	-	-
Credit loss allowance - (reversal) / charge	-	3	(669)	-	(1)	979
Contribution to defined contribution plan	-	-	4,442	-	-	4,352
Charge for defined benefit plan	-	-	5,406	-	-	4,113

32.1 In addition to the above, the Company has outstanding sub-ordinated loan amounting to Rs. 6,352.695 million (December 31, 2025: Rs. 6,352.695 million) and borrowing under World Bank - Housing Finance Project amounting to Rs. 9,270.156 million (December 31, 2025: Rs. 9,270.156 million) respectively from the Ministry of Finance. These balances include unearned Government Grant Income.

(Un-audited) (Audited)
March 31 December 31,
2026 2025
 -----Rupees in '000'-----

33 CAPITAL ADEQUACY, LEVERAGE RATIO & LIQUIDITY REQUIREMENTS

Minimum Capital Requirement (MCR):

Paid-up capital	6,237,759	6,237,759
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Capital Adequacy Ratio (CAR):

Eligible Common Equity Tier 1 (CET 1) Capital	14,696,442	15,045,954
Eligible Additional Tier 1 (ADT 1) Capital	-	-
Total Eligible Tier 1 Capital	14,696,442	15,045,954
Eligible Tier 2 Capital	137,500	439,298
Total Eligible Capital (Tier 1 + Tier 2)	14,833,942	15,485,252

Risk Weighted Assets (RWAs):

Credit Risk	11,000,002	11,230,908
Market Risk	678,501	860,442
Operational Risk	6,860,409	6,860,409
Total	18,538,912	18,951,759

Common Equity Tier 1 Capital Adequacy Ratio	79.27%	79.39%
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Tier 1 Capital Adequacy Ratio	79.27%	79.39%
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Total Capital Adequacy Ratio	80.02%	81.71%
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Leverage Ratio (LR):

Eligible Tier-1 Capital	14,696,442	15,045,954
Total Exposure	105,891,055	95,624,747
Leverage Ratio	13.88%	15.73%

Liquidity Coverage Ratio (LCR):

Total High Quality Liquid Assets	38,624,646	34,460,313
Total Net Cash Outflow	6,523,293	4,677,109
Liquidity Coverage Ratio	592%	737%

Net Stable Funding Ratio (NSFR):

Total Available Stable Funding	44,827,543	46,200,957
Total Required Stable Funding	34,856,588	40,576,990
Net Stable Funding Ratio	128.61%	113.86%

34 GENERAL

34.1 Figures have been rounded off to the nearest thousand Rupees unless otherwise stated.

34.2 Corresponding figures have been rearranged and reclassified, wherever considered necessary, for the purpose of compliance with the prescribed format by SBP and for better presentation and comparison and to reflect the substance of the transactions. There have been no significant reclassifications or rearrangements in these condensed interim financial statements during the current period.

35 DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorised for issue on April 24, 2026 by the Board of Directors of the Company.



**Managing Director /
 Chief Executive Officer
 (Acting)**



**Chief Financial Officer
 (Acting)**



Director



Director



Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
ANNEXURE TO AND FORMING PART OF THE CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER ENDED MARCH 31, 2026

The Company is managing the operations of its Shariah Compliant products through its Head Office. The statement of financial position as at March 31, 2026 and profit and loss account for the quarter ended March 31, 2026 are as follows:

(A)	Statement of financial position	Note	(Un-audited)	(Audited)
			March 31, 2026	December 31, 2025
----- Rupees in '000 -----				
	ASSETS			
	Balances with other banks		729	10,821,869
	Islamic financing and related assets - net	1	22,918,685	23,415,070
	Other assets		429,754	511,604
			23,349,168	34,748,543
	LIABILITIES			
	Due to financial institutions	2	1,000,000	1,000,000
	Deposits and other accounts	3	8,100,000	10,178,000
	Due to head office		10,970,072	20,538,593
	Other liabilities		291,588	434,921
			20,361,660	32,151,514
	NET ASSETS		<u>2,987,508</u>	<u>2,597,029</u>
	REPRESENTED BY			
	Islamic banking fund		150,000	150,000
	Reserves		569,979	491,883
	Unappropriated profit		2,267,529	1,955,146
			<u>2,987,508</u>	<u>2,597,029</u>
	CONTINGENCIES AND COMMITMENTS	4		
			(Un-audited)	
			Quarter Ended	
			March 31,	March 31,
			2026	2025
			----- Rupees in '000 -----	
(B)	Statement of profit and loss account			
	Profit / return earned	5	883,504	621,032
	Profit / return expensed	6	486,915	436,158
	Net profit / return		<u>396,589</u>	<u>184,874</u>
	Other income			
	Fee and commission income		3,691	3,691
	Total income		<u>400,280</u>	<u>188,565</u>
	Other expenses			
	Operating expenses		5,790	5,444
	Workers' Welfare Fund		7,814	3,667
	Total other expenses		<u>13,604</u>	<u>9,111</u>
	Profit before provisions / credit loss allowance		386,676	179,454
	Credit loss allowance and write offs - net reversal / (charge)		(3,803)	(217)
	Profit before taxation		<u>382,873</u>	<u>179,237</u>
	Taxation		-	-
	Profit after taxation		<u>382,873</u>	<u>179,237</u>

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
----- Rupees in '000 -----			
1 ISLAMIC FINANCING AND RELATED ASSETS - NET			
Musharakah financing	1.1	22,938,733	23,437,445
Staff loans		27	156
Islamic financing and related assets - gross		22,938,760	23,437,601
Less: Provision / credit loss allowance (stage-1)		(20,075)	(22,531)
Islamic financing and related assets - net of provision		<u>22,918,685</u>	<u>23,415,070</u>

1.1 This represents Islamic financing under musharakah financing facility. The tenure of this financing facility varies from 1 year to 13 years with profit rates ranging from 6.50% to 17.80% (December 31, 2025: 6.50% to 17.80%) per annum.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
----- Rupees in '000 -----			
2 DUE TO FINANCIAL INSTITUTIONS			
Financial institutions			
Long Term Facility	2.1	<u>1,000,000</u>	<u>1,000,000</u>

2.1 This long term facility carry profit at the rate of 10.64% per annum (December 31, 2025: 11.29%) and will mature latest by November 13, 2028.

	Note	(Un-audited) March 31, 2026	(Audited) December 31, 2025
----- Rupees in '000 -----			
3 DEPOSITS AND OTHER ACCOUNTS			
Financial institutions			
Others - In local currency	3.1	<u>8,100,000</u>	<u>10,178,000</u>

3.1 This includes COII issued at a profit rate ranging from 10.17% to 10.20% (December 31, 2025: 10.27% to 10.85%) per annum and are due to mature latest by May 08, 2026.

4 CONTINGENCIES AND COMMITMENTS

There were no contingencies and commitments outstanding as at March 31, 2026 and December 31, 2025.

		(Un-audited) Quarter Ended March 31, 2026	(Un-audited) Quarter Ended March 31, 2025
----- Rupees in '000 -----			
5 PROFIT / RETURN EARNED			
Profit earned on:			
Financing		625,866	620,670
Balances with banks		257,638	362
		<u>883,504</u>	<u>621,032</u>

6 PROFIT / RETURN EXPENSED

Profit expensed on:			
Financing		<u>486,915</u>	<u>436,158</u>

7 POOL MANAGEMENT

The company maintains pools for COII issued by the company. The objective of the pools is to effectively manage investments in COII to earn and distribute from earning assets. The funds in these pools are generally deployed in Islamic assets.

The relationship between investors / partners is based on the concept of Musharakh Shirkat-ul-'Aqd, in accordance with the principles of Shariah. Profit Sharing Ratio (PSR) is decided as per the agreement between the partners for each in Certificate of Islamic Investment issued. Loss, if any, is borne by the partners as per their proportionate share in overall investment. The company grants Hiba at its discretion with in limits prescribed by the regulator.

The company during the year maintained ten musharakah pools and the average rate of profit earned on the assets tagged in the pools during the year range from 9.34% to 9.78% per annum. There is little or no risk of default in assets tagged against these pools.

Profit was paid on maturity of each COII. Profit rate range 10.17% to 11.20% per annum was distributed to the investors.