PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2026

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
		-------- Rupees in '000 --------	
ASSETS			
Cash and balances with treasury banks	7	110,070	113,258
Balances with other banks	8	3,270,324	15,858,218
Lendings to financial institutions	9	-	1,361,018
Investments	10	50,620,984	42,184,053
Advances	11	50,390,006	40,365,115
Property and equipment	12	94,476	107,732
Right-of-use asset	13	164,014	-
Intangible assets	14	16,923	23,285
Deferred tax assets		-	-
Other assets	15	1,515,163	1,236,029
Total assets		106,181,960	101,248,708
LIABILITIES			
Bills payable		-	-
Borrowings	16	67,236,568	62,141,268
Deposits and other accounts	17	10,000,650	10,178,650
Lease liabilities	18	172,762	-
Subordinated debt	19	2,758,050	2,785,148
Deferred tax liabilities		-	-
Other liabilities	20	10,243,920	10,775,490
Total liabilities		90,411,950	85,880,556
NET ASSETS		15,770,010	15,368,152
REPRESENTED BY			
Share capital		6,237,759	6,237,759
Reserves		2,974,087	2,647,703
Surplus on revaluation of assets	21	4,514	298,912
Unappropriated profit		6,553,650	6,183,778
		15,770,010	15,368,152
CONTINGENCIES AND COMMITMENTS	22		

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

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF PROFIT AND LOSS ACCOUNT (UN-AUDITED)
FOR THE NINE MONTHS AND QUARTER ENDED SEPTEMBER 30, 2026

	Note	Nine months ended		Quarter ended	
		September 30, 2026	September 30, 2025	September 30, 2026	September 30, 2025
		Rupees in '000			
Mark-up / return / interest / profit earned	23	7,664,044	7,126,191	2,656,346	2,476,591
Mark-up / return / interest / profit expensed	24	5,533,826	4,610,653	1,972,712	1,674,035
Net mark-up / return / interest / profit earned		2,130,218	2,515,538	683,634	802,556
Non mark-up / interest income					
Fee and commission income	25	22,439	22,396	7,508	7,465
Dividend income		-	-	-	-
Foreign exchange income / (loss)		-	-	-	-
Income / (loss) from derivatives		-	-	-	-
(Loss) / gain on securities	26	(18,299)	110,213	122	24,400
Net gain/(loss) on derecognition of financial assets measured at amortised cost		-	-	-	-
Other income		1,485	24	1,417	5
Total non-markup / interest income		5,625	132,633	9,047	31,870
Total income		2,135,843	2,648,171	692,681	834,426
Non mark-up / interest expense					
Operating expenses	27	530,579	437,773	171,908	193,977
Workers' Welfare Fund		33,304	45,326	11,005	13,378
Other charges		-	-	-	-
Total non-markup / interest expenses		563,883	483,099	182,913	207,355
Profit before credit loss allowance		1,571,960	2,165,072	509,768	627,071
Credit loss allowance and write offs - net reversal	28	(59,960)	(55,897)	(29,519)	(28,426)
Profit before taxation		1,631,920	2,220,969	539,287	655,497
Taxation	29	-	-	-	-
Profit after taxation		1,631,920	2,220,969	539,287	655,497
		(Rupees)			
Basic and diluted Earnings Per Share (EPS)	30	2.62	3.56	0.87	1.05

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

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
FOR THE NINE MONTHS AND QUARTER ENDED SEPTEMBER 30, 2026

	Note	Nine months ended		Quarter ended	
		September 30, 2026	September 30, 2025	September 30, 2026	September 30, 2025
		Rupees in '000			
Profit after taxation for the period		1,631,920	2,220,969	539,287	655,497
Other comprehensive (loss) / income					
Items that may be reclassified to profit and loss account in subsequent periods:					
Movement in surplus on revaluation of debt investment at Fair Value through Other Comprehensive Income (FVOCI)		(312,697)	68,594	(57,565)	(73,055)
Debt investment carried at FVOCI reclassified to profit and loss account	26	18,299	(110,213)	(122)	(24,400)
		(294,398)	(41,619)	(57,687)	(97,455)
Total comprehensive income for the period		1,337,522	2,179,350	481,600	558,042

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

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2026

	Note	Share capital	Statutory reserve	Surplus/ (deficit) on revaluation of investments	Unappro-priated profit	Total
		Rupees in '000				
Balance as at December 31, 2024 (audited)		6,237,759	2,085,272	223,010	4,865,131	13,411,172
Total comprehensive income for the period						
Profit after taxation for the nine months ended September 30, 2025		-	-	-	2,220,969	2,220,969
Other Comprehensive Income / (loss)						
Movement in surplus on revaluation of debt investment at FVOCI		-	-	68,594	-	68,594
Debt investment carried at FVOCI reclassified to profit and loss account	26	-	-	(110,213)	-	(110,213)
Total comprehensive income for the nine months ended September 30, 2025		-	-	(41,619)	2,220,969	2,179,350
Transfer to statutory reserve		-	444,194	-	(444,194)	-
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 September 30, 2025 (un-audited)		6,237,759	2,529,466	181,391	5,706,242	14,654,858
Total comprehensive income for the period						
Profit after taxation for the three months ended December 31, 2025		-	-	-	591,185	591,185
Other Comprehensive Income / (loss)						
Remeasurement gain on defined benefit plan		-	-	-	4,588	4,588
Movement in surplus on revaluation of debt investment at FVOCI		-	-	119,891	-	119,891
Debt investment carried at FVOCI reclassified to profit and loss account		-	-	(2,370)	-	(2,370)
Total comprehensive income for the period ended December 31, 2025		-	-	117,521	595,773	713,294
Transfer to statutory reserve		-	118,237	-	(118,237)	-
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 the nine months ended September 30, 2026		-	-	-	1,631,920	1,631,920
Other Comprehensive Income / (loss)						
Movement in surplus on revaluation of debt investment at FVOCI		-	-	(312,697)	-	(312,697)
Debt investment carried at FVOCI reclassified to profit and loss account	26	-	-	18,299	-	18,299
Total comprehensive income for the nine months ended September 30, 2026		-	-	(294,398)	1,631,920	1,337,522
Transfer to statutory reserve		-	326,384	-	(326,384)	-
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 September 30, 2026 (un-audited)		6,237,759	2,974,087	4,514	6,553,650	15,770,010

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

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
CONDENSED INTERIM CASH FLOW STATEMENT (UN-AUDITED)
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2026

	Note	Nine months ended	
		September 30, 2026	September 30, 2025
		-------- Rupees in '000 --------	
CASH FLOW FROM OPERATING ACTIVITIES			
Profit for the period before taxation		1,631,920	2,220,969
Adjustments:			
Net mark-up / return / interest / profit earned		(2,130,218)	(2,515,538)
Depreciation	27	26,224	27,738
Depreciation on right-of-use assets	27	28,943	17,552
Amortisation of intangible assets	27	7,106	6,896
Amortisation of transaction cost		-	7,070
Amortisation of prepaid staff cost	24	10,509	11,127
Provision for Workers' Welfare Fund		33,304	45,326
Gain on sale of property and equipment		(55)	(24)
(Loss) / gain on sale of securities	26	18,299	(110,213)
Provision for defined benefit obligation		16,218	22,498
Finance charges on leased assets	24	13,363	889
Credit loss allowance and write offs - net reversal	28	(59,960)	(55,897)
		(2,036,267)	(2,542,576)
		(404,347)	(321,607)
(Increase) / decrease in operating assets			
Lendings to financial institutions		1,361,055	3,998,408
Advances		(9,966,589)	(11,413,945)
Other assets (excluding advance taxation and mark-up accrued)		78,336	(35,126)
		(8,527,198)	(7,450,663)
Increase / (decrease) in operating liabilities			
Borrowings		4,109,859	18,145,275
Deposits and other accounts		(178,000)	15,000,550
Other liabilities (excluding payable to defined benefit plan and mark-up payable)		(185,383)	(251,330)
		3,746,476	32,894,495
Mark-up / return / interest / profit - received		7,271,596	6,907,382
Mark-up / return / interest / profit - paid		(5,714,422)	(3,620,449)
Contributions paid to defined benefit scheme		(11,547)	(17,194)
Income tax paid		(91)	(308)
Net cash (used in) / generated from operating activities		(3,639,533)	28,391,656
CASH FLOW FROM INVESTING ACTIVITIES			
Net investments in securities classified as FVOCI		(8,549,686)	(8,070,895)
Net investments in securities classified as Fair Value through Profit and Loss (FVPL)		(199,940)	60
Additions in property and equipment		(21,037)	(80,527)
Additions in intangible assets	14.1	(744)	(1,577)
Proceeds from disposal of property and equipment		8,122	12,012
Net cash used in investing activities		(8,763,285)	(8,140,927)
CASH FLOW FROM FINANCING ACTIVITIES			
Dividend paid		(935,664)	(935,664)
Payments of lease obligations against right-of-use assets	18	(22,372)	(24,689)
Repayment of Term Finance Certificates (TFC)		(1,612,500)	(1,437,500)
Net receipts of long term loan		2,666,666	2,666,667
Repayment of short term loan		-	(15,000,000)
Repayment of loan of World Bank - Housing Finance Project		(169,764)	(169,764)
Repayment of subordinated debt		(116,337)	(116,337)
Net cash used in financing activities		(189,971)	(15,017,287)
Net (decrease) / increase in cash and cash equivalents		(12,592,789)	5,233,442
Cash and cash equivalents at the beginning of the period		15,973,631	1,243,723
Opening net credit allowance on cash and cash equivalents		(2,155)	(167)
Cash and cash equivalents at the beginning of the period - net of credit loss allowance		15,971,476	1,243,556
Credit loss allowance on cash and cash equivalents during the period		1,707	(685)
Cash and cash equivalents at the end of the period - net of credit loss allowance		3,380,394	6,476,313

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

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
NOTES TO AND FORMING PART OF THE CONDENSED INTERIM FINANCIAL STATEMENTS (UN-AUDITED)
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 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 the 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, 4th floor, Block-A, Shahrah-e-Faisal, Karachi.

1.3 The Company has been assigned a rating of 'AAA' by VIS Credit Rating Company Limited dated June 3, 2026 (December 31, 2025: 'AAA' dated April 24, 2025). 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

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 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

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) September 30, 2026	(Audited) December 31, 2025
7 CASH AND BALANCES WITH TREASURY BANKS		----------Rupees in '000----------	
With SBP in:			
Local currency current account	7.1	110,024	113,213
With National Bank of Pakistan (NBP) in:			
Local currency current accounts		31	31
Local currency deposit account	7.2	15	14
		46	45
Less: Credit loss allowance held against balances with other banks		-	-
Cash and balances with treasury banks - net of credit loss allowance		110,070	113,258

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 7.31% (December 31, 2025: 7.37%) per annum.

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
		----------Rupees in '000----------	
8 BALANCES WITH OTHER BANKS			
In Pakistan			
In current account		1,403	268
In deposit accounts	8.1	3,269,369	15,860,105
		3,270,772	15,860,373
Less: Credit loss allowance held against balances with other banks	8.2	(448)	(2,155)
Balances with other banks - net of credit loss allowance		3,270,324	15,858,218

8.1 This includes Term Deposit Receipt (TDR) amounting to Rs. 3,000 million (December 31, 2025: Rs. 15,500 million) which is due to mature on October 30, 2026. This carries mark-up rate of 12.10% (December 31, 2025: 11.00% to 11.75%) per annum.

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
		----------Rupees in '000----------	
8.2 Movement in credit loss allowance held against balances with other banks – Stage 1			
Opening balance		2,155	167
Charge for the period / year		441	2,150
Reversal for the period / year		(2,148)	(162)
	28	(1,707)	1,988
Closing balance		448	2,155

9 LENDINGS TO FINANCIAL INSTITUTIONS			
Reverse Repurchase agreements (Repo)	-	1,361,055	
Less: Credit loss allowance held against lendings to financial institutions	9.2	-	(37)
Lendings to financial institutions - net of credit loss allowance		-	1,361,018

9.1 Lendings to Financial Institutions- Particulars of credit loss allowance

	(Un-audited) September 30, 2026			(Audited) December 31, 2025		
	Lendings	Credit loss allowance held	Total	Lendings	Credit loss allowance held	Total
	---------- Rupees in '000 ----------					
Domestic						
Performing - Stage 1	-	-	-	1,361,055	(37)	1,361,018

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
9.2 Movement in credit loss allowance held against lending to financial institutions – Stage 1		----------Rupees in '000----------	
Opening balance		37	144
Charge for the period / year		-	-
Reversal for the period / year		(37)	(107)
	28	(37)	(107)
Closing balance		-	37

10 INVESTMENTS

10.1 Investments by type

	(Un-audited) September 30, 2026				(Audited) December 31, 2025			
	Cost / amortised cost	Credit loss allowance	Surplus / (deficit)	Carrying value	Cost / amortised cost	Credit loss allowance	Surplus / (deficit)	Carrying value
Debt Instruments	---------- (Rupees in '000) ----------							
Classified / Measured at FVOCI								
Federal Government securities	50,104,510	-	(24)	50,104,486	41,535,623	-	298,912	41,834,535
Non-Government debt securities	12,500	-	4,538	17,038	50,000	(2)	-	49,998
	50,117,010	-	4,514	50,121,524	41,585,623	(2)	298,912	41,884,533
Classified / Measured at FVPL								
Non-Government debt securities	499,460	-	-	499,460	299,520	-	-	299,520
Total investments	50,616,470	-	4,514	50,620,984	41,885,143	(2)	298,912	42,184,053

10.1.1 Investments given as collateral

	(Un-audited) September 30, 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's)	29,901,676	(5,979)	29,895,697	8,002,910	23,229	8,026,139

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
10.2 Credit loss allowance for diminution in value of investments		----------Rupees in '000----------	
Opening balance		2	7
Reversal for the period / year	28	(2)	(5)
Closing balance		-	2

	(Un-audited) September 30, 2026		(Audited) December 31, 2025	
	Outstanding amount	Credit loss allowance held	Outstanding amount	Credit loss allowance held
10.3 Particulars of credit loss allowance against debt securities	----------Rupees in '000----------			
Domestic				
Performing - Stage 1	12,500	-	50,000	(2)

11 ADVANCES

	Note	Performing (Un-audited) September 30, 2026	Performing (Audited) December 31, 2025	Non-performing (Un-audited) September 30, 2026	Non-performing (Audited) December 31, 2025	Total (Un-audited) September 30, 2026	Total (Audited) December 31, 2025
		Rupees in '000					
Loans, cash credits, running finances, etc.		16,651,496	16,760,660	942,404	1,059,131	17,593,900	17,819,791
Islamic financing and related assets		33,630,081	23,437,601	-	-	33,630,081	23,437,601
Advances - gross	11.1	50,281,577	40,198,261	942,404	1,059,131	51,223,981	41,257,392
Credit loss allowance / provision against advances							
- Stage 1	11.3 & 11.4	(14,878)	(14,816)	-	-	(14,878)	(14,816)
- Stage 3	11.3 & 11.4	-	-	(471,202)	(529,566)	(471,202)	(529,566)
- General	11.3 & 11.4	(347,895)	(347,895)	-	-	(347,895)	(347,895)
		(362,773)	(362,711)	(471,202)	(529,566)	(833,975)	(892,277)
Advances - net of credit loss allowance / provision		49,918,804	39,835,550	471,202	529,565	50,390,006	40,365,115

	(Un-audited) September 30, 2026	(Audited) December 31, 2025
11.1 Particulars of advances (gross)	Rupees in '000	
In local currency	51,223,981	41,257,392

11.2 Advances include Rs. 942.404 million (December 31, 2025: 1,059.131 million) which have been placed under non-performing status as detailed below:

Category of classification	(Un-audited) September 30, 2026 Non-performing loans	(Un-audited) September 30, 2026 Credit loss allowance	(Audited) December 31, 2025 Non-performing loans	(Audited) December 31, 2025 Credit loss allowance
	Rupees in '000			
Domestic				
Doubtful - Stage 3	942,404	471,202	1,059,131	529,566

11.3 Particulars of credit loss allowance / provision against advances

	Note	(Un-audited) September 30, 2026 Expected Credit Loss Stage 1	Expected Credit Loss Stage 3	General	Total	(Audited) December 31, 2025 Expected Credit Loss Stage 1	Expected Credit Loss Stage 3	General	Total
		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 / year		4,301	-	-	4,301	5,875	52,957	-	58,832
Reversal during the period / year		(4,239)	(58,364)	-	(62,603)	(11,579)	(103,309)	-	(114,888)
	28	62	(58,364)	-	(58,302)	(5,704)	(50,352)	-	(56,056)
Closing balance		14,878	471,202	347,895	833,975	14,816	529,566	347,895	892,277

11.3.1 The Company's financing activities largely belongs to the banking industry which includes Banks, DFIs, Microfinance 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 Microfinance 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. In accordance with SBP BPRD Circular No. 01 of 2025 which permits it to retain such excess general provision up to 31 December 2026.

11.4 Advances - particulars of credit loss allowance / provision

	Note	(Un-audited) September 30, 2026				(Audited) 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		4,301	-	-	4,301	5,875	-	-	5,875
Advances derecognised or repaid		(4,239)	(58,364)	-	(62,603)	(11,579)	(103,309)	-	(114,888)
Charge for the period / year		-	-	-	-	-	52,957	-	52,957
	28	62	(58,364)	-	(58,302)	(5,704)	(50,352)	-	(56,056)
(Reversal) / changes in risk parameters (PDs/LGDs/EADs)		-	-	-	-	-	-	-	-
Closing balance		14,878	471,202	347,895	833,975	14,816	529,566	347,895	892,277

11.5 Advances - Category of classification

	(Un-audited) September 30, 2026		(Audited) December 31, 2025	
	Outstanding amount	Credit loss allowance / provision held	Outstanding amount	Credit loss allowance / provision held
	Rupees in '000			
Domestic				
Performing - Stage 1	50,281,577	14,878	40,198,261	14,816
General provision	-	347,895	-	347,895
	50,281,577	362,773	40,198,261	362,711
Non-performing - Stage 3				
Doubtful	942,404	471,202	1,059,131	529,566
Total	51,223,981	833,975	41,257,392	892,277

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
		Rupees in '000	
12 PROPERTY AND EQUIPMENT			
Capital work-in-progress	12.1	3,000	3,323
Property and equipment		91,476	104,409
		94,476	107,732

12.1 Capital work-in-progress

Advances to suppliers	12.1.1	3,000	-
Equipment		-	3,323
		3,000	3,323

12.1.1 This amount is paid towards the purchase of office vehicle.

	Note	(Un-audited) Nine months ended September 30, 2026	September 30, 2025
		Rupees in '000	
12.2 Additions to property and equipment			
The following additions have been made to property and equipment during the period:			
Capital work-in-progress	12.1.1	3,000	-
Property and equipment			
Furniture and fixtures		1,732	342
Leasehold improvements		-	183
Vehicles		7,477	74,996
Electrical, office and computer equipment		12,151	5,006
		21,360	80,527
Total		24,360	80,527

		(Un-audited)	
		Nine months ended	
		September 30, 2026	September 30, 2025
12.3	**Disposal of property and equipment**	----------Rupees in '000----------	
	The net book value of property and equipment disposed off during the period is as follows:		
	Vehicles	7,817	11,955
	Electrical, office and computer equipment	250	33
	Total	8,067	11,988

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
			----------Rupees in '000----------	
13	**RIGHT-OF-USE ASSETS**			
	Opening balance			
	Cost		-	117,010
	Accumulated depreciation		-	(95,558)
	Net carrying amount at January 1		-	21,452
	Additions during the period	13.1	192,957	-
	Depreciation charge for the period / year	27	(28,943)	(21,452)
	Closing balance - Net carrying amount		164,014	-

13.1 This represents the lease agreement for the company's office premises, commencing from January 01, 2026 for a term of five years.

		(Un-audited) September 30, 2026	(Audited) December 31, 2025
		----------Rupees in '000----------	
14	**INTANGIBLE ASSETS**		
	Computer software	16,923	23,285

		(Un-audited)	
		Nine months ended	
		September 30, 2026	September 30, 2025
14.1	**Additions to intangible assets**	----------Rupees in '000----------	
	The following additions have been made to intangible assets during the period:		
	Directly purchased		
	Computer software	744	1,577

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
			----------Rupees in '000----------	
15	**OTHER ASSETS**			
	Mark-up / return / interest / profit accrued in local currency		1,371,992	979,544
	Advances, deposits and prepayments		26,958	109,041
	Advance taxation		28,246	28,155
	Receivable from Credit Guarantee Trust - net		979	-
	Prepaid staff cost		87,330	119,543
			1,515,505	1,236,283
	Less: Credit loss allowance held against other assets	15.1	(342)	(254)
	Other assets - net of credit loss allowance		1,515,163	1,236,029

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
15.1	**Credit loss allowance held against other assets**		----------Rupees in '000----------	
	Mark-up / return / interest / profit accrued in local currency	15.1.1	342	254
15.1.1	**Movement in credit loss allowance held against other assets - Stage 1**			
	Opening balance		254	379
	Charge for the period / year		216	92
	Reversal for the period / year		(128)	(217)
		28	88	(125)
	Closing balance		342	254
16	**BORROWINGS**			
	Secured			
	TFC	16.1	10,084,373	11,725,000
	Repo	16.2	29,737,242	7,966,242
	Long term loan / Facility	16.3	9,333,333	6,666,667
	Total secured		49,154,948	26,357,909
	Unsecured			
	Borrowings from Government of Pakistan under World Bank - Housing Finance Project	16.4	4,088,180	4,128,778
	Bai Muajjal	16.5	13,993,440	30,654,581
	Clean Borrowing	16.6	-	1,000,000
	Total unsecured		18,081,620	35,783,359
			67,236,568	62,141,268

16.1 These certificates have maturity of five to ten years and carry mark-up rate ranging from 9.94% 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.

16.2 This represents Repo borrowing at mark-up rate ranging from 11.55% to 12.40% (December 31, 2025: 10.55% to 10.58%) per annum and are due to mature latest by October 09, 2026. The market value of securities given as collateral against these borrowings is given in note 10.1.1 to these condensed interim financial statements.

16.3 These long term loans / facility carry mark-up / profit rates ranging from 11.79% to 12.31% (December 31, 2025: 11.29% to 11.55%) per annum and will mature latest by July 24, 2029.

16.4 This represents borrowing from Government of Pakistan under World Bank - Housing Finance Project for 30 years at fixed rate of 3% per annum. The interest 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. The loan has been recorded at fair value.

16.5 Bai Muajjal borrowings carry profit rate ranging from 11.40% to 11.55% (December 31, 2025: 10.45% to 10.90%) per annum and are due to mature latest by November 24, 2026.

16.6 Clean borrowing carry mark-up at Nil (December 31 2025: 10.55% per annum) and were matured on January 02, 2026.

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
17	**DEPOSITS AND OTHER ACCOUNTS**		----------Rupees in '000----------	
	Customers			
	Others - In local currency		650	650
	Financial institutions			
	Others - In local currency	17.1	10,000,000	10,178,000
			10,000,650	10,178,650

17.1 This represents Certificate of Investments - Islamic (COII) issued at a profit rate ranging from 11.37% to 11.50% (December 31, 2025: 10.27% to 10.85%) per annum and are due to mature latest by November 20, 2026.

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
18	**LEASE LIABILITIES**		----------Rupees in '000----------	
	Opening balance		-	23,800
	Additions during the period / year		181,771	-
	Interest / markup expense	24	13,363	889
	Lease payments including interest / markup		(22,372)	(24,689)
	Closing balance		172,762	-
18.1	**Contractual maturities of lease liabilities**			
	Not later than one year		44,744	23,800
	Later than one year and upto five years		128,018	-
	Total lease liabilities		172,762	23,800

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

19 **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.

	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
Issue amount (Rupees in '000)		7,050,716	7,050,716
Outstanding principal at fair value (Rupees in '000)	19.1	2,758,050	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

19.1 The actual outstanding amount of subordinated debt as at September 30, 2026 is Rs. 6,236.358 million (December 31, 2025: Rs. 6,352.695 million). This was initially recognised at fair value as explained in note 20.1.

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
20	**OTHER LIABILITIES**		----------Rupees in '000----------	
	Mark-up / return / interest / profit payable in local currency		1,297,206	1,477,802
	Deferred Government Grant	20.1	8,288,902	8,620,029
	Provision for Government levies		303,621	270,314
	Provision for employees' benefit		123,287	150,836
	Accrued expenses		33,395	37,258
	Withholding tax payable		5,445	10,270
	Unearned income	20.2	186,658	208,246
	Payable to defined benefit plan		5,406	735
			10,243,920	10,775,490

20.1 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.

20.2 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 as explained in note 25.1.

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
			----------Rupees in '000----------	
21	**SURPLUS ON REVALUATION OF ASSETS**			
	Surplus on revaluation of investments measured at FVOCI	10.1	4,514	298,912
22	**CONTINGENCIES AND COMMITMENTS**			
	- Commitments	22.2	19,410	-

22.1 Other Contingent Liabilities:

There were no contingencies outstanding as at September 30, 2026 and December 31, 2025.

22.2 Commitments:

Commitments for acquisition of:			
- property and equipment	22.2.1	19,410	-

22.2.1 This represents the outstanding portion of the purchase price of vehicle that is not yet available for its intended use and has been disclosed as a commitment.

		Note	(Un-audited) Nine months ended September 30, 2026	September 30, 2025
			----------Rupees in '000----------	
23	**MARK-UP / RETURN / INTEREST / PROFIT EARNED**			
	Loans and advances		3,464,418	3,661,776
	Investments		3,253,231	2,882,355
	Clean lendings		11,619	27,938
	Reverse Repo		157,757	122,207
	Deferred grant income		331,127	417,567
	Balances with banks (including TDR)		445,892	14,348
		23.1	7,664,044	7,126,191
23.1	**Interest income (calculated using Effective Interest Rate (EIR) method) recognised on:**			
	Financial assets measured at amortised cost		4,079,686	3,826,269
	Financial assets measured at FVPL		18,834	21,067
	Financial assets measured at FVOCI		3,234,397	2,861,288
	Deferred grant Income		331,127	417,567
			7,664,044	7,126,191
24	**MARK-UP / RETURN / INTEREST / PROFIT EXPENSED**			
	Borrowings from Government of Pakistan under World Bank - Housing Finance Project		494,734	555,848
	Subordinated debt		182,785	221,504
	Repo		632,420	200,389
	TFC		860,152	987,956
	Clean borrowings		160,274	26,356
	Long term loan		624,097	414,719
	Short term loan		-	191,460
	COI / COII		614,682	728,201
	Bai Muajjal		1,940,810	1,272,204
			5,509,954	4,598,637
	Amortization of prepaid staff cost		10,509	11,127
	Interest / mark-up against lease liability	18	13,363	889
			5,533,826	4,610,653
24.1	Interest expense calculated using EIR method		5,509,954	4,598,637
	Other financial liabilities			
	Amortization of prepaid staff cost		10,509	11,127
	Interest / mark-up against lease liability		13,363	889
			23,872	12,016
			5,533,826	4,610,653
25	**FEE AND COMMISSION INCOME**			
	Trustee fee	25.1	22,439	22,396

25.1 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).

		Note	(Un-audited) Nine months ended September 30, 2026	September 30, 2025
			----------Rupees in '000----------	
26	**(LOSS) / GAIN ON SECURITIES**			
	Realised - net		(18,299)	110,213
26.1	Realised (loss) / gain on Federal Government Securities		(18,299)	110,213
26.2	Net (loss) / gain on debt instruments measured at FVOCI		(18,299)	110,213

		Note	(Un-audited) Nine months ended September 30, 2026	September 30, 2025
			----------Rupees in '000----------	
27	**OPERATING EXPENSES**			
	Total compensation expense		341,849	264,695
	Property expense			
	Insurance		603	705
	Utilities cost		5,018	4,918
	Security expense		927	904
	Repairs and maintenance		712	486
	Depreciation on lease hold improvements		3,554	5,630
	Depreciation on right-of-use assets	13	28,943	17,552
			39,757	30,195
	Information technology expenses			
	Software maintenance		24,299	15,820
	Disaster recovery site cost		1,711	1,496
	Website maintenance		479	280
	Hardware maintenance		464	838
	Depreciation		9,106	8,481
	Amortisation		7,106	6,896
	Network charges		2,157	2,258
			45,322	36,069
	Other operating expenses			
	Directors' fees and allowances		24,080	32,340
	Fees and allowances to Shariah Board		10,268	9,802
	Legal and professional charges		7,875	5,436
	Fees and subscription		7,567	4,770
	Outsourced services costs		5,428	4,958
	Travelling and conveyance		6,701	4,317
	Depreciation		13,564	13,627
	Training and development		2,566	1,808
	Postage and courier charges		119	140
	Communication		1,197	1,189
	Printing and stationery		1,978	2,119
	Marketing, advertisement and publicity		5,332	3,389
	Donations		1,600	8,900
	Auditors' remuneration		4,103	3,565
	Insurance		6,627	5,312
	Vehicle repairs and maintenance		121	156
	Entertainment		1,393	1,629
	Brokerage expenses		1,755	1,561
	Others		1,377	1,796
			103,651	106,814
			530,579	437,773

		Note	(Un-audited) Nine months ended September 30, 2026	September 30, 2025
			----------Rupees in '000----------	
28	**CREDIT LOSS ALLOWANCE AND WRITE OFFS - NET**			
	(Reversal) / charge for credit loss allowance on:			
	Balances with other banks	8.2	(1,707)	685
	Lendings to financial institutions	9.2	(37)	(144)
	Investments	10.2	(2)	(5)
	Advances	11.3	(58,302)	(56,387)
	Other assets	15.1.1	88	(46)
			(59,960)	(55,897)

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 EPS

	(Un-audited) Nine months ended	
	September 30, 2026	September 30, 2025
	----------Rupees in '000----------	
Profit for the period	1,631,920	2,220,969
	(Number of shares)	
Weighted average number of ordinary shares	623,775,900	623,775,900
	----------(Rupees)----------	
Basic EPS	2.62	3.56

30.1 Diluted EPS

Diluted EPS has not been presented separately as the Company does not have any convertible instruments in issue as at September 30, 2026 and September 30, 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 the 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) September 30, 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	-	50,104,486	-	50,104,486
Non-government debt securities	-	516,498	-	516,498

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

31.2 Valuation techniques and inputs used in determination of fair values

Items	Valuation techniques and input used
Pakistan Investment Bonds (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 plan and contribution plan 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 and sale of fixed assets 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)		
	September 30, 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 accounts						
Opening balance	-	-	31	-	-	31
Deposits	-	-	570,862	-	-	1,155,846
Withdrawal	-	-	(570,862)	-	-	(1,155,846)
Closing balance	-	-	31	-	-	31
In deposit account						
Opening balance	-	-	14	-	-	13
Deposits	-	-	1	-	-	1
Withdrawal	-	-	-	-	-	-
Closing balance	-	-	15	-	-	14
	-	-	46	-	-	45
Balances with other banks						
In current account						
Opening balance	-	-	268	-	-	1,579
Deposits	-	-	369,624	-	-	441,337
Withdrawal	-	-	(368,488)	-	-	(442,648)
Closing balance	-	-	1,403	-	-	268
In deposit accounts						
Opening balance	-	-	667	-	-	199,303
Deposits	-	-	906,927	-	-	993,503
Withdrawal	-	-	(904,138)	-	-	(1,192,139)
Closing balance	-	-	3,456	-	-	667
	-	-	4,859	-	-	935
Lendings to financial institutions						
Opening balance	-	-	-	-	-	-
Addition during the period / year	-	-	97,330,268	-	-	35,820,543
Repayments during the period / year	-	-	(97,330,268)	-	-	(35,820,543)
Closing balance	-	-	-	-	-	-

	(Un-audited)			(Audited)		
	September 30, 2026			December 31, 2025		
	Directors	Key management personnel	Other related parties	Directors	Key management personnel	Other related parties
	Rupees in '000					
Advances						
Opening balance	-	97,273	19,075,369	-	98,015	12,594,487
Addition during the period / year	-	14,511	4,000,000	-	21,955	9,975,000
Repayment during the period / year	-	(29,876)	(3,284,129)	-	(22,697)	(3,494,118)
Closing balance	-	81,909	19,791,240	-	97,273	19,075,369
Credit loss allowance held against advances	-	11	4,662	-	13	5,460
Other assets						
Mark-up / return / interest / profit accrued	-	-	519,362	-	-	400,943
Advances, deposits and prepayments	-	47,486	-	-	67,083	-
Other receivables	-	-	979	-	-	-
Closing balance	-	47,486	520,341	-	67,083	400,943
Credit loss allowance held against other assets	-	-	121	-	-	112
Deposits and other accounts						
Opening balance	-	225	5,678,000	-	-	-
Received during the period / year	-	50	7,100,000	-	250	11,678,000
Withdrawn during the period / year	-	(50)	(10,778,000)	-	(25)	(6,000,000)
Closing balance	-	225	2,000,000	-	225	5,678,000
Borrowings						
Opening balance	-	-	15,979,935	-	-	8,662,500
Borrowings during the period / year	-	-	136,933,044	-	-	80,256,235
Settled during the period / year	-	-	(135,786,959)	-	-	(72,938,800)
Closing balance	-	-	17,126,020	-	-	15,979,935
Other liabilities						
Mark-up / return / interest / profit payable	-	-	362,818	-	-	454,740
Payable to defined benefit plan	-	-	5,406	-	-	735
Unearned income	-	-	183,799			205,387
Closing balance	-	-	552,023	-	-	660,862

	(Un-audited)			(Un-audited)		
	September 30, 2026			September 30, 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	-	9,436	1,606,753	-	11,631	1,466,396
Fee and commission income	-	-	22,439	-	-	22,396
Expense						
Mark-up / return / interest / profit expensed	-	5,555	1,434,856	-	7,079	1,362,422
Directors' fees and allowances	24,080	-	-	32,340	-	-
Remuneration of key management personal	-	225,945	-	-	237,448	-
Operating expenses	-	1,644	-	-	300	-
Credit loss allowance - reversal	-	(2)	(798)	-	1	191
Charge for defined contribution plan	-	-	11,656	-	-	13,036
Charge for defined benefit plan	-	-	16,218	-	-	22,498
Other transactions						
Proceeds from sale of fixed assets	-	8,043	-	-	11,969	-

32.1 In addition to the above, the Company has outstanding sub-ordinated loan amounting to Rs. 2,758.050 million (December 31, 2025: Rs. 2,785.148 million) and borrowing under World Bank - Housing Finance Project amounting to Rs. 4,088.180 million (December 31, 2025: Rs. 4,128.778 million) from the Ministry of Finance. These balances are stated after adjusting for unearned Government Grant amounting to Rs. 8,402.309 million (December 31, 2025: 8,620.029 million).

	(Un-audited) September 30, 2026	(Audited) December 31, 2025
	----------Rupees in '000----------	
33 CAPITAL ADEQUACY, LEVERAGE RATIO & LIQUIDITY REQUIREMENTS		
Minimum Capital Requirement (MCR):		
Paid-up capital	6,237,759	6,237,759
Capital Adequacy Ratio (CAR):		
Eligible Common Equity Tier 1 (CET 1) Capital	15,748,573	15,045,954
Eligible Additional Tier 1 (ADT 1) Capital	-	-
Total Eligible Tier 1 Capital	15,748,573	15,045,954
Eligible Tier 2 Capital	136,314	439,298
Total Eligible Capital (Tier 1 + Tier 2)	15,884,887	15,485,252
Risk Weighted Assets (RWAs):		
Credit Risk	10,544,004	11,230,908
Market Risk	590,941	860,442
Operational Risk	6,860,409	6,860,409
Total	17,995,354	18,951,759
Common Equity Tier 1 Capital Adequacy Ratio	87.51%	79.39%
Tier 1 Capital Adequacy Ratio	87.51%	79.39%
Total Capital Adequacy Ratio	88.27%	81.71%
Leverage Ratio (LR):		
Eligible Tier-1 Capital	15,748,573	15,045,954
Total Exposure	103,774,197	95,624,747
Leverage Ratio	15.18%	15.73%
Liquidity Coverage Ratio (LCR):		
Total High Quality Liquid Assets	20,318,858	34,460,313
Total Net Cash Outflow	5,892,485	4,677,109
Liquidity Coverage Ratio	345%	737%
Net Stable Funding Ratio (NSFR):		
Total Available Stable Funding	44,866,203	46,200,957
Total Required Stable Funding	39,376,589	40,576,990
Net Stable Funding Ratio	113.94%	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 better presentation and comparison and to reflect the substance of the transactions.

35 DATE OF AUTHORISATION FOR ISSUE

These condensed interim financial statements were authorised for issue on **October 28, 2026** by the Board of Directors of the Company.

Managing Director / Chief Executive Officer	Chief Financial Officer	Director	Director	Director

PAKISTAN MORTGAGE REFINANCE COMPANY LIMITED
ANNEXURE TO AND FORMING PART OF THE CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2026

The Company is managing the operations of its Shariah Compliant products through its Head Office. The statement of financial position and profit and loss account for the nine ended September 30, 2026 are as follows:

(A) Statement of financial position	Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
		-------- Rupees in '000 --------	
ASSETS			
Balances with other banks		8,949	10,821,869
Islamic financing and related assets - net	1	33,606,500	23,415,070
Other assets		608,647	511,604
		34,224,096	34,748,543
LIABILITIES			
Due to financial institutions	2	4,000,000	1,000,000
Due to head office		16,696,879	20,538,593
Deposits and other accounts	3	10,000,000	10,178,000
Other liabilities		340,578	434,921
		31,037,457	32,151,514
NET ASSETS		3,186,639	2,597,029
REPRESENTED BY			
Islamic banking fund		150,000	150,000
Reserves		609,805	491,883
Unappropriated profit	7	2,426,834	1,955,146
		3,186,639	2,597,029
CONTINGENCIES AND COMMITMENTS	4		

(B) Statement of profit and loss account	Note	(Un-audited) For the nine months ended September 30, 2026	(Un-audited) For the nine months ended September 30, 2025
		-------- Rupees in '000 --------	
Profit / return earned	5	2,333,643	2,080,695
Profit / return expensed	6	1,726,209	1,624,801
Net profit / return		607,434	455,894
Other income			
Fee and commission income		11,116	11,073
Total income		618,550	466,967
Other expenses			
Operating expenses		17,157	16,588
Workers' Welfare Fund		12,023	8,914
Total other expenses		29,180	25,502
Profit before provisions / credit loss allowance		589,370	441,465
Provisions / credit loss allowance and write offs - net reversal		240	4,693
Profit before taxation		589,610	446,158
Taxation		-	-
Profit after taxation		589,610	446,158

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
1	ISLAMIC FINANCING AND RELATED ASSETS - NET		----------Rupees in '000----------	
	Musharakah financing		33,586,667	23,403,133
	Diminishing Musharaka		43,414	34,312
	Other financing		-	156
	Islamic Financing and related assets - gross		33,630,081	23,437,601
	Less: Provision / credit loss allowance - stage 1		(23,581)	(22,531)
			33,606,500	23,415,070

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
2	DUE TO FINANCIAL INSTITUTIONS		----------Rupees in '000----------	
	Financial institutions			
	Long Term Facility	2.1	4,000,000	1,000,000

2.1 These long term facilities carry profit rate at 11.79% and 11.82% per annum (December 31, 2025: 11.29%) and will mature latest by July 24, 2029.

		Note	(Un-audited) September 30, 2026	(Audited) December 31, 2025
3	DEPOSITS AND OTHER ACCOUNTS		----------Rupees in '000----------	
	Financial institutions			
	Others - In local currency	3.1	10,000,000	10,178,000

3.1 This includes COII issued at a profit rate ranging from 11.37% to 11.50% (December 31, 2025: 10.27% to 10.85%) per annum and are due to mature latest by November 20, 2026.

4 CONTINGENCIES AND COMMITMENTS

There were no contingencies and commitments outstanding as at September 30, 2026 and December 31, 2025.

		(Un-audited) Nine months ended	
		September 30, 2026	September 30, 2025
5	PROFIT / RETURN EARNED	-------- Rupees in '000 --------	
	Profit earned on:		
	Financing	2,331,253	2,076,006
	Balances with banks	2,390	4,689
		2,333,643	2,080,695

6	PROFIT / RETURN EXPENSED		
	Profit expenses on:		
	Financing	1,726,209	1,624,801

		(Un-audited) September 30, 2026	(Audited) December 31, 2025
7	ISLAMIC BUSINESS UNAPPROPRIATED PROFIT	----------Rupees in '000----------	
	Opening Balance	1,955,146	1,400,470
	Add: Islamic banking profit for the period / year	589,610	693,345
	Less: Reserves	(117,922)	(138,669)
	Closing balance	2,426,834	1,955,146