FINANCIAL STATEMENTS
OF
HOUSE BUILDING FINANCE
COMPANY LIMITED
FOR THE PERIOD ENDED
September 30, 2025

HOUSE BUILDING FINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025

	Note	(Unaudited) 30 September 2025	(Audited) 31 December 2024
		Rupees in '000	
ASSETS			
Cash and balances with treasury banks	6	**34,606**	28,596
Balances with other banks	7	**148,726**	95,527
Lendings to financial institutions	8	**342,655**	-
Investments	9	**36,457,057**	53,389,545
Advances	10	**12,093,359**	12,650,944
Property and equipment		**245,995**	279,415
Right-of-use assets		**428,141**	486,093
Intangible assets		**41,738**	50,247
Deferred tax assets		**-**	-
Other assets	11	**7,755,547**	6,639,554
Total Assets		**57,547,824**	73,619,921
LIABILITIES			
Bills payable		**-**	-
Borrowings	12	**23,091,199**	40,853,667
Deposits and other accounts		**-**	-
Lease liabilities		**527,398**	553,661
Subordinated debt		**-**	-
Deferred tax liabilities		**376,188**	209,711
Other liabilities	13	**1,849,653**	1,821,838
Total Liabilities		**25,844,438**	43,438,877
NET ASSETS		**31,703,386**	30,181,044
REPRESENTED BY			
Share capital		**19,365,000**	19,365,000
Statutory reserve		**3,532,749**	3,268,420
Deficit on revaluation of investments		**238,733**	38,035
Accumulated profit		**8,566,904**	7,509,589
		31,703,386	30,181,044
CONTINGENCIES AND COMMITMENTS	14		

'The annexed notes 1 to 24 form an integral part of these condensed interim financial statements.

President / Chief Executive | Chief Financial Officer | Director | Director | Director

HOUSE BUILDING FINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF PROFIT AND LOSS ACCOUNT (UN-AUDITED)
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Note	Quarter Ended 30 September 2025	Quarter Ended 30 September 2024	Period Ended 30 September 2025	Period Ended 30 September 2024
		Rupees in '000			
Mark-up / return / interest earned	15	**1,958,407**	2,983,344	**6,263,134**	7,979,055
Mark-up / return / interest expensed	16	**(866,809)**	(1,565,594)	**(2,906,604)**	(3,865,627)
Net mark-up / interest income		**1,091,598**	1,417,750	**3,356,530**	4,113,428
NON MARK-UP / INTEREST INCOME					
Fee and commission income		**-**	-	**-**	-
Dividend income		**-**	377	**1,502**	2,409
Foreign exchange income		**-**	-	**-**	-
Income from derivatives		**-**	-	**-**	-
Gain on sale of securities		**-**	231	**3,152**	231
Other income		**33,907**	29,751	**89,067**	81,425
Total non-markup / interest income		**33,907**	30,359	**93,721**	84,065
Total income		**1,125,505**	1,448,109	**3,450,251**	4,197,493
NON MARK-UP / INTEREST EXPENSES					
Operating expenses	17	**(446,814)**	(432,962)	**(1,223,568)**	(1,140,908)
Sindh workers welfare fund		**(10,082)**	(16,890)	**(42,741)**	(61,049)
Other charges		**-**	-	**-**	-
Total non-markup / interest expenses		**(456,896)**	(449,852)	**(1,266,309)**	(1,201,957)
Profit before credit loss allowance		**668,609**	998,257	**2,183,942**	2,995,536
Credit loss allowance and write offs against loans and advances		**12,792**	75,550	**96,639**	(14,112)
Relief package and reprocessing charges		**449**	1,047	**1,569**	9,932
PROFIT BEFORE TAXATION		**681,850**	1,074,854	**2,282,150**	2,991,356
Taxation	18	**(218,244)**	(405,020)	**(960,506)**	(1,214,270)
PROFIT AFTER TAXATION		**463,606**	669,834	**1,321,644**	1,777,086
Earnings per share - basic and diluted	19	**0.24**	0.35	**0.68**	0.92

'The annexed notes 1 to 24 form an integral part of these condensed interim financial statements.

President / Chief Executive **Chief Financial Officer** **Director** **Director** **Director**

HOUSE BUILDING FINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME (UN-AUDITED)
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Quarter Ended		Period Ended	
	30 September 2025	30 September 2024	**30 September 2025**	30 September 2024
	---------- Rupees in '000 ----------			
Profit after taxation	**463,606**	669,834	**1,321,644**	1,777,086
Other comprehensive income				
Items that may be reclassified to profit and loss account in subsequent periods:				
Surplus / (deficit) on revaluation of debt investments through FVOCI - net of tax	**(25,472)**	4,855	**172,735**	241,310
Items that will not be reclassified to profit and loss account in subsequent periods:				
Surplus / (deficit) on revaluation of equity investments through FVOCI - net of tax	-	-	**27,963**	(2,285)
Total comprehensive income	**438,134**	674,689	**1,522,342**	2,016,111

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President / Chief Executive	Chief Financial Officer	Director	Director	Director

HOUSE BUILDING FINANCE COMPANY LIMITED
CONDENSED INTERIM CASH FLOW STATEMENT (UN-AUDITED)
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	30 September 2025	30 September 2024
	------------- Rupees in '000	-------------
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	2,282,150	2,991,356
Less: Dividend income	(1,502)	(2,409)
	2,280,648	2,988,947
Adjustments for non-cash items:		
Net markup / interest income	(3,356,530)	(4,113,428)
Depreciation	35,980	40,587
Depreciation on right-of-use assets	57,952	36,440
Amortization	8,509	10,139
Credit loss allowance and write offs - net	(96,639)	14,112
Gain on disposal of property and equipment	(2,055)	(2,129)
Relief package and reprocessing charges	(1,569)	(9,932)
Finance charges	48,684	32,468
Provision for Sindh Workers Welfare Fund	42,741	61,049
	(3,262,927)	(3,930,694)
	(982,279)	(941,747)
(Increase) / decrease in operating assets		
Lendings to financial institutions	(342,655)	(2,000,522)
Advances	655,316	1,387,642
Others assets (excluding advance taxation)	(15,752)	(90,739)
	296,909	(703,619)
Increase / (decrease) in operating liabilities		
Borrowings from financial institutions	(17,762,468)	10,467,909
Other liabilities (excluding current taxation)	89,951	21,644
	(17,672,517)	10,489,553
Mark-up / interest received	5,320,380	7,295,426
Mark-up / interest paid	(2,920,056)	(3,719,159)
Income tax paid	(1,078,598)	(810,702)
Net cash flow generated from operating activities	(17,036,161)	11,609,752
CASH FLOW FROM INVESTING ACTIVITIES		
Net Investments in securities classified as FVOCI	17,171,207	(11,422,424)
Investments in property and equipment	(2,560)	(10,289)
Dividend received	1,502	2,409
Disposal of property and equipment	168	2,129
Net cash flow used in investing activities	17,170,317	(11,428,175)
CASH FLOW FROM FINANCING ACTIVITIES		
Payments of lease obligations	(74,947)	(57,538)
INCREASE IN CASH AND CASH EQUIVALENTS	59,209	124,039
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	124,123	102,767
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	183,332	226,806

'The annexed notes 1 to 24 form an integral part of these condensed interim financial statements.

President / Chief Executive | Chief Financial Officer | Director | Director | Director

HOUSE BUILDING FINANCE COMPANY LIMITED
CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

	Share capital	Statutory reserve	Surplus / (deficit) on revaluation of investments	Accumulated profit	Total
	Rupees in '000				
Balance as at 31 December 2023 (Audited)	19,365,000	2,817,774	(116,546)	4,573,655	26,639,883
Effect of adoption of IFRS 9	-	-	-	(8,976)	(8,976)
Profit after taxation	-	-	-	1,777,086	1,777,086
Other comprehensive loss - net of tax	-	-	239,025	-	239,025
Transfer to statutory reserve	-	355,417	-	(355,417)	-
Balance as at 30 September 2024 (Un-Audited)	19,365,000	3,173,191	122,479	5,986,348	28,647,018
Profit after taxation	-	-	-	476,147	476,147
Other comprehensive income - net of tax	-	-	(84,444)	1,142,323	1,057,879
Transfer to statutory reserve	-	95,229	-	(95,229)	-
Balance as at 31 December 2024 (Audited)	19,365,000	3,268,420	38,035	7,509,589	30,181,044
Profit after taxation	-	-	-	1,321,644	1,321,644
Other comprehensive income - net of tax	-	-	200,698	-	200,698
Transfer to statutory reserve	-	264,329	-	(264,329)	-
Balance as at 30 September 2025 (Un-Audited)	19,365,000	3,532,749	238,733	8,566,904	31,703,386

Statutory reserve represents reserve created under BPD circular No. 15 of 2004 which requires the Company to credit to its reserve an amount not less than 20% of its after tax profit till such time the reserve equals the amount of paid-up capital. Thereafter, a sum not less than 5% of its after tax profit shall be credited to the said reserve.

'The annexed notes 1 to 24 form an integral part of these condensed interim financial statements.

President / Chief Executive | Chief Financial Officer | Director | Director | Director

HOUSE BUILDING FINANCE COMPANY LIMITED
NOTES TO AND FORMING PART OF THE CONSENDED INTERIM FINANCIAL STATEMENTS (UN-AUDITED)
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

1 STATUS AND NATURE OF BUSINESS

House Building Finance Company Limited (the Company) is an unlisted public limited company incorporated in Pakistan on 13 June 2006 under the Companies Ordinance, 1984 (now the Companies Act 2017). The registered office of the Company is situated at Finance and Trade Centre Building, Sharah-e-Faisal, Karachi, in the province of Sindh. Pursuant to SRO.I/2007 dated 25 July 2007 issued by Finance Division - Government of Pakistan (GoP) effective from 1 January 2007, the Company took over all assets, running business, contracts, liabilities and proceedings of the House Building Finance Corporation established in 1952 under the House Building Finance Corporation Act, 1952 (XVIII of 1952) by the GoP from closing of the business on 31 December 2006. As a result in 2010, the name was also changed from House Building Finance Corporation Limited to House Building Finance Company Limited.

The Company is designated as a financial institution by the Federal Government and is providing financing facilities for the purchase & construction of houses / apartments including balance transfer facility (BTF) through a network of 51 branches and 3 regional offices throughout Pakistan including Azad Jammu & Kashmir and Gilgit Baltistan. According to credit rating report dated 27 June 2025 of VIS Credit Rating Company Limited, the long term and short term ratings of the Company are "AAA" and "A-1+" respectively.

Presently, the Company is on active privatisation list in the current privatisation program of the GoP. Invitation for expression of interest was published by the Privatisation Commission, Ministery of Privatisation on 26 December 2021. It is expected that transaction will be concluded by December 2025.

2 BASIS OF PREPARATION

2.1 Statement of Compliance

These condensed interim financial statements have been prepared in accordance with approved accounting and reporting standards as applicable in Pakistan. Approved accounting standards comprise of such International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and Islamic Financial Accounting Standards (IFAS) issued by the Institute of Chartered Accountants of Pakistan as are notified under the provisions of and directives issued under the Banking Companies Ordinance (BCO), 1962, the Companies Act, 2017 and directives issued by the State Bank of Pakistan (SBP) and the Securities and Exchange Commission of Pakistan (SECP). Whenever the requirements of the BCO, 1962, Companies Act, 2017 or the directives issued by the SBP and the SECP differ with the requirements of IFRS or IFAS, requirements of the Banking Companies Ordinance, 1962, the Companies Act, 2017 and the said directives shall prevail.

2.2 These condensed interim financial statements have been prepared in conformity with the format of interim financial statements prescribed by the State Bank of Pakistan (SBP) vide BPRD Circular Letter No. 2 dated 09 February 2023.

2.3 These condensed interim financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the audited annual financial statements for the year ended 31 December 2024.

3 MATERIAL ACCOUNTING POLICIES

The accounting policies and methods of computation adopted in the preparation of these condensed interim financial statements are consistent with those applied in the preparation of the annual financial statements of the Company for the year ended 31 December 2024.

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

The basis for accounting estimates adopted in the preparation of this condensed interim financial information is the same as that applied in the preparation of the financial statements for the year ended 31 December 2024.

5 FINANCIAL RISK MANAGEMENT

The financial risk management objectives and policies adopted by the Company are consistent with those disclosed in the financial statements for the year ended 31 December 2024.

	(Un-Audited) 30 September 2025	(Audited) 31 December 2024
6 CASH AND BALANCES WITH TREASURY BANKS	------------ Rupees in '000	-----------
With State Bank of Pakistan in Local currency current account	**34,585**	28,565
With National Bank of Pakistan in Local currency current accounts	**21**	31
	34,606	28,596
7 BALANCES WITH OTHER BANKS		
In Pakistan		
In deposit accounts	**148,769**	96,049
Less: Credit loss allowance	**(43)**	(522)
	148,726	95,527
8 LENDINGS TO FINANCIAL INSTITUTIONS		
Letters of placement		
- Trust Investment Bank Limited	**5,909**	5,909
- First Dawood Investment Bank Limited	**49,774**	49,774
	55,683	55,683
Repurchase agreement lendings (Reverse Repo)	**342,655**	-
	398,338	55,683
Less: Credit loss allowance	**(55,683)**	(55,683)
	342,655	-

8.1 **Lending to financial institutions - Particulars of credit loss allowance**

		(Un-audited)		(Audited)	
		30 September 2025		31 December 2024	
		Lending	Credit loss allowance held	Lending	Credit loss allowance held
		---------- Rupees in '000 ----------			
Domestic					
Non-performing	Stage 3				
Loss		55,683	55,683	55,683	55,683
Total		55,683	55,683	55,683	55,683

9 **INVESTMENTS**

9.1 **Investments by type:**

	30 September 2025 (Unaudited)				31 December 2024 (Audited)			
	Cost / Amortised cost	Credit loss allowance	Surplus / (Deficit)	Carrying Value	Cost / Amortised cost	Credit loss allowance	Surplus / (Deficit)	Carrying Value
	---------- Rupees in '000 ----------							
FVOCI								
Federal Government securities	36,093,128	-	251,073	36,344,201	53,264,335	-	61,925	53,326,260
Shares	63,785	(500)	49,571	112,856	63,785	(500)	-	63,285
	36,156,913	(500)	300,644	36,457,057	53,328,120	(500)	61,925	53,389,545
Amortised Cost								
Non Government debt securities	26,240	(26,240)	-	-	26,240	(26,240)	-	-
Total Investments	36,183,153	(26,740)	300,644	36,457,057	53,354,360	(26,740)	61,925	53,389,545

9.1.1 **Investments given as collateral**

	(Un-Audited) 30 September 2025	(Audited) 31 December 2024
	------ Rupees in '000 ------	
Federal Government securities	21,900,000	40,382,000

9.2 **Credit loss allowance for diminution in value of investments**

9.3 **Particulars of credit loss allowance against debt securities**

		(Un-audited)		(Audited)	
		30 September 2025		31 December 2024	
		Outstanding amount	Credit loss allowance Held	Outstanding amount	Credit loss allowance Held
		---------- Rupees in '000 ----------			
Domestic					
Non-performing	Stage 3				
- Loss		26,240	26,240	26,240	26,240
Total		26,240	26,240	26,240	26,240

	Performing		Non Performing		Total	
	(Un-audited) 30 September 2025	(Audited) 31 December 2024	(Un-audited) 30 September 2025	(Audited) 31 December 2024	(Un-audited) 30 September 2025	(Audited) 31 December 2024
10 ADVANCES	Rupees in '000					
Customer advances	11,439,671	12,014,000	2,547,236	2,621,234	13,986,907	14,635,234
Employee advances	824,104	832,108	5,569	5,569	829,673	837,677
Partners' death claims	2,070	(514)	-	-	2,070	(514)
Advances - gross	12,265,845	12,845,594	2,552,805	2,626,803	14,818,650	15,472,397
Credit loss allowance against advances:						
- Stage 1	112,705	35,416	-	-	112,705	35,416
- Stage 2	120,515	181,127	-	-	120,515	181,127
- Stage 3	-	-	2,492,071	2,604,910	2,492,071	2,604,910
	233,220	216,543	2,492,071	2,604,910	2,725,291	2,821,453
Advances - net of credit loss allowance	12,032,625	12,629,051	60,734	21,893	12,093,359	12,650,944

10.1 Advances include Rs. 2,553 million (31 December 2024: Rs. 2,627 million) which have been placed under non-performing / Stage 3 status as detailed below:-

		(Un-audited) 30 September 2025		(Audited) 31 December 2024	
		Non performing loans	Credit loss allowance	Non performing loans	Credit loss allowance
Category of Classification		Rupees in '000			
Domestic					
Other Assets Especially Mentioned (OAEM)	Stage 3	72,187	11,452	65,729	43,836
Substandard	Stage 3	89,789	89,789	76,353	76,353
Doubtful	Stage 3	159,542	159,542	142,657	142,657
Loss	Stage 3	2,231,288	2,231,288	2,342,064	2,342,064
Total		2,552,805	2,492,071	2,626,803	2,604,910

	30 September 2025 (Un-audited)				31 December 2024 (Audited)			
	Stage 3	Stage 2	Stage 1	Total	Stage 3	Stage 2	Stage 1	Total
10.2 Particulars of credit loss	Rupees in '000				Rupees in '000			
Allowance against advances								
Opening balance	2,604,910	181,127	35,416	2,821,453	2,678,399	123,692	30,748	2,832,839
Charge for the period / year	35,710	59,696	136,750	232,155	43,965	143,085	57,123	244,173
Reversals	(148,549)	(120,308)	(59,461)	(328,317)	(117,454)	(85,650)	(52,455)	(255,559)
	(112,839)	(60,612)	77,289	(96,162)	(73,489)	57,435	4,668	(11,386)
Amounts written off	-	-	-	-	-	-	-	-
Closing balance	2,492,071	120,515	112,705	2,725,291	2,604,910	181,127	35,416	2,821,453

	30 September 2025 (Un-audited)			31 December 2024 (Audited)		
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3
10.3 Advances - Exposure				Rupees in '000		
10.3.1 Opening balance	12,246,000	599,594	2,626,803	14,007,585	411,413	2,678,257
New advances	977,045	-	-	726,488	-	-
Advances repaid / derecognized	(1,452,810)	(105,416)	(72,565)	(2,114,419)	(81,228)	(155,699)
Transfer to stage 1	234,271	(184,995)	(49,276)	117,977	(104,726)	(13,251)
Transfer to stage 2	(174,955)	215,172	(40,217)	(440,572)	475,111	(34,539)
Transfer to stage 3	(16,971)	(71,089)	88,060	(51,059)	(100,976)	152,035
	(433,421)	(146,329)	(73,998)	(1,761,585)	188,181	(51,454)
Closing balance	11,812,579	453,265	2,552,805	12,246,000	599,594	2,626,803

	30 September 2025 (Un-audited)			31 December 2024 (Audited)		
	Stage 1	Stage 2	Stage 3	Stage 1	Stage 2	Stage 3
10.4 Advances - Particlurs of credit loss allowance	Rupees in '000			Rupees in '000		
10.4.1 Opening balance	35,416	181,127	2,604,910	30,748	123,692	2,678,399
Additional Charge	56,256	21,959	50,098	9,777	101,033	-
Reversal	(52,987)	(40,441)	(131,047)	(43,174)	(9,359)	(69,663)
Transfer to stage 1	80,494	(45,128)	(35,366)	47,346	(34,095)	(13,251)
Transfer to stage 2	(5,503)	37,736	(32,233)	(7,512)	42,052	(34,540)
Transfer to stage 3	(970)	(34,739)	35,710	(1,769)	(42,196)	43,965
	77,289	(60,612)	(112,839)	4,668	57,435	(73,489)
Closing balance	112,705	120,515	2,492,071	35,416	181,127	2,604,910

		30 September 2025 (Un-audited)		31 December 2024 (Audited)	
		Outstanding amount	Credit loss allowance	Outstanding amount	Credit loss allowance
10.4.2 Advances - Category of classification		Rupees in '000		Rupees in '000	
Domestic					
Performing	Stage 1	11,812,579	112,705	12,245,999	35,416
Underperforming	Stage 2	453,265	120,515	599,595	181,127
Non-Performing					
OAEM	Stage 3	72,187	11,452	65,729	43,836
Substandard	Stage 3	89,789	89,789	76,353	76,353
Doubtful	Stage 3	159,542	159,542	142,659	142,659
Loss	Stage 3	2,231,288	2,231,288	2,342,063	2,342,064
		2,552,805	2,492,071	2,626,804	2,604,912
Total		14,818,650	2,725,291	15,472,398	2,821,455

	(Unaudited) 30 September 2025	(Audited) 31 December 2024
11 OTHER ASSETS	Rupees in '000	
Income / Mark-up accrued in local currency		
- Advances	607,841	564,339
- Investments	2,016,969	1,117,828
- Lending to financial institutions	111	-
	2,624,921	1,682,167
Receivable from Pension Fund	4,907,686	4,555,796
Advances, deposits, advance rent and other prepayments	109,175	98,589
Advance taxation	113,765	303,002
Advance for purchase of land - housing projects	53,815	53,815
Other receivables against advances - net		
	7,809,362	6,693,369
Less: Credit loss allowance	(53,815)	(53,815)
	7,755,547	6,639,554

		(Unaudited) 30 September 2025	(Audited) 31 December 2024
		------------ Rupees in '000 ------------	
12	**BORROWINGS**		
	Secured		
	Borrowings from State Bank of Pakistan		
	- Under refinance scheme	**71,880**	84,590
	Repurchase agreement borrowings	**21,478,444**	39,137,442
	Borrowings from Pakistan Mortgage Refinance Company Limited	**1,540,875**	1,631,635
		23,091,199	40,853,667
13	**OTHER LIABILITIES**		
	Mark-up/ Return/ Interest payable in local currency	**78,363**	140,499
	Accrued expenses	**212,909**	192,598
	Advance payments from customers	**218,453**	202,464
	Retirement and other service benefits	**1,035,173**	1,025,478
	Insurance premium payable	**60,369**	75,154
	Advance rent received	**27,361**	10,342
	Workers welfare fund	**191,793**	149,052
	Others	**25,232**	26,251
		1,849,653	1,821,838

14 CONTINGENCIES AND COMMITMENTS

14.1 These has been no significant change in the status of contingencies as disclosed in the annual financial statements of the Company for the year ended 31 December 2024.

		(Unaudited) 30 September 2025	(Audited) 31 December 2024
		------------ Rupees in '000 ------------	
14.2	**Commitments:**		
	Loans sanctioned but not disbursed	**153,059**	96,756
	Commitments for acquisition of:		
	- Property and equipment	**149,725**	149,725
	- Intangible assets	**25,796**	25,796
	Equity investment in Pakistan Mortgage Refinance Company Limited	**193,325**	193,325
	Other commitments	**9,750**	9,750
		531,655	475,352

		Note	(Un-Audited) 30 September 2025	(Un-Audited) 30 September 2024
			------------ Rupees in '000 ------------	
15	**MARK-UP / RETURN / INTEREST EARNED**			
	Loans and advances		1,810,538	2,435,040
	Investments		4,371,785	5,489,091
	Lending to financial institutions		75,102	44,183
	Balances with banks		5,709	10,741
			6,263,134	7,979,055
16	**MARK-UP / RETURN / INTEREST EXPENSED**			
	Borrowings		126,919	135,591
	Repurchase agreement		2,730,785	3,697,154
	Clean / call		216	414
	Finance Lease charge		48,684	32,468
			2,906,604	3,865,627
17	**OPERATING EXPENSES**			
	Total compensation expense	17.1	737,079	761,819
	Property expense			
	Rent & taxes		4,939	3,770
	Insurance		738	936
	Utilities cost		28,049	28,667
	Security (including guards)		8,662	8,754
	Repair & maintenance (including janitorial charges)		107,638	55,822
	Depreciation		11,413	11,511
	Depreciation on right-of-use assets		57,952	36,440
			219,391	145,900
	Information technology expenses			
	Hardware maintenance		33,774	18,781
	Depreciation		7,633	10,107
	Amortization		8,509	10,139
	Network charges		9,969	8,385
			59,885	47,412
	Other operating expenses			
	Directors' fees and allowances		9,486	7,798
	Legal & professional charges		2,371	15,564
	Consultancy charges		28,151	14,696
	Outsourced services costs		57,725	49,542
	Travelling & conveyance		18,015	8,504
	Depreciation		16,934	18,969
	Training & development		4,342	1,267
	Postage & courier charges		2,954	4,324
	Communication		4,453	4,318
	Stationery & printing		4,006	4,387
	Marketing, advertisement & publicity		10,934	9,471
	Commission against recovery		-	1,209
	Auditors remuneration		4,200	1,965
	Banking service charges		5,162	7,160
	Entertainment		3,071	2,345
	Vehicle expense		23,232	22,503
	Subscription		2,115	2,086
	Others		10,062	9,669
			207,213	185,777
			1,223,568	1,140,908

17.1 This amount inludes remuneration, performance award, bonuses, other allowances paid to employees and charge for defined benefit plan.

	(Un-Audited) 30 September 2025	(Un-Audited) 30 September 2024
18 TAXATION	------------- Rupees in '000	-------------
Current	**889,361**	1,160,461
Deferred	**71,145**	53,809
	960,506	1,214,270
19 BASIC AND DILUTED EARNINGS PER SHARE		
Profit for the period	**1,321,644**	1,777,086
Weighted average number of ordinary shares	**1,936,500,000**	1,936,500,000
Basic and diluted earnings per share	**0.68**	0.92

20 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 model are carried at amortized cost. The fair value of unquoted equity securities, other than investments in associates and subsidiaries, is determined on the basis of the break-up value of these investments as per their latest available audited financial statements.

20.1 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).

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:

	30 September 2025 (Un-audited)			
	Level 1	**Level 2**	**Level 3**	**Total**
On balance sheet financial instruments	----------------------------	**Rupees in '000**	----------------------------	
Financial assets - measured at fair value				
Federal Government Securities	-	36,344,201	-	36,344,201
Shares	-	-	-	-

	31 December 2024 (Audited)			
	Level 1	Level 2	Level 3	Total
On balance sheet financial instruments	----------------------------	Rupees in '000	----------------------------	
Financial assets - measured at fair value				
Federal Government securities	-	53,326,260	-	53,326,260
Shares	-	-	-	-

Valuation techniques used in determination of fair valuation of financial instruments within level 2 and level 3

Item	Valuation approach and input used
Federal Government securities	The fair value of Federal Government securities is determined using the prices / rates available on Mutual Funds Association of Pakistan (MUFAP) i.e. PKRV rates.

21 RELATED PARTY TRANSACTIONS

Related parties comprise of associates, directors and key management personnel of the Company. There were no transactions with the key management personnel other than those under the terms of their employment. Key management personnel includes Chief Executive Officer, Group Head Internal Auditor, Group Head Treasury, Chief Financial Officer, Company Secretary, Group Head Compliance, Group Head Risk Management, Group Head Human Resource, Group Head Recovery and Chief Information Officer. Details of transactions with the related parties other than those which have been disclosed elsewhere in these financial statements, are as follows:

	(Unaudited) 30 September 2025	(Audited) 31 December 2024
	------------- Rupees in '000	-------------
Advances		
Opening balance	42,468	54,406
Addition during the period / year	8,330	4,517
Repaid during the period / year	(19,434)	(17,738)
Transfer in / (out) - net	-	1,283
Closing balance	31,364	42,468
Income		
Mark-up / return / interest earned	830	2,533

22 CAPITAL ADEQUACY, LEVERAGE RATIO & LIQUIDITY REQUIREMENTS

	(Unaudited) 30 September 2025	(Audited) 31 December 2024
	------------- Rupees in '000	-------------
Minimum Capital Requirement (MCR):		
Paid-up capital (net of losses)	19,365,000	19,365,000
Capital Adequacy Ratio (CAR):		
Eligible Common Equity Tier 1 (CET 1) Capital	27,550,402	27,586,236
Eligible Additional Tier 1 (ADT 1) Capital	-	-
Total Eligible Tier 1 Capital	27,550,402	27,586,236
Eligible Tier 2 Capital	252,184	138,780
Total Eligible Capital (Tier 1 + Tier 2)	27,802,586	27,725,016
Risk Weighted Assets (RWAs):		
Credit risk	8,524,577	7,390,858
Market risk	451,788	1,519,074
Operational risk	15,306,953	15,306,953
Total	24,283,318	24,216,885
Common Equity Tier 1 Capital Adequacy Ratio	113.45%	113.91%
Tier 1 Capital Adequacy Ratio	113.45%	113.91%
Total Capital Adequacy Ratio	114.49%	114.49%

	(Unaudited) 30 September 2025	(Audited) 31 December 2024
	------------- Rupees in '000 -------------	
Leverage Ratio (LR):		
Eligiblle Tier-1 Capital	27,550,402	27,586,236
Total Exposure	53,130,055	74,083,048
Leverage Ratio	51.85%	37.24%
Liquidity Coverage Ratio (LCR):		
Total High Quality Liquid Assets	14,900,363	14,217,000
Total Net Cash Outflow	1,951	1,252
Liquidity Coverage Ratio	763730%	1135543%
Net Stable Funding Ratio (NSFR):		
Total available stable funding	41,699,000	50,032,000
Total required stable funding	15,884,000	16,574,000
Net Stable Funding Ratio	263%	302%

23 DATE OF AUTHORISATION FOR ISSUE

These financial statements were approved and authorized for issue on October 28, 2025 by the Board of Directors of the institution.

24 GENERAL

Figures have been rounded-off to the nearest thousand rupees except stated otherwise.

President / Chief Executive	Chief Financial Officer	Director	Director	Director