

**AUDITOR'S REPORT AND FINANCIAL STATEMENT  
OF  
NATIONAL HOUSING FINANCE PLC  
FOR THE YEAR ENDED  
31 DECEMBER 2025**



**Independent Auditor's Report  
To the Shareholders of  
National Housing Finance PLC  
Report on the Audit of Financial Statements**

**Opinion**

We have audited the financial statements of National Housing Finance PLC which comprise the statement of financial position as at 31 December 2025 and the statement of profit or loss and other comprehensive income, the statement of changes in Shareholders' equity and the statement of cash flow statement for the year then ended, and notes to the financial statements including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in the material respects, financial position of National Housing Finance PLC as at 31 December 2025 and of its financial performance for the year then ended in accordance with International Accounting Standards (IAS), International Financial Reporting Standards (IFRSs) as explained in Note-2 and comply with the Finance Company Act, 2023, the Rules and Regulations issued by Bangladesh Bank, the Companies Act, 1994 and other applicable Laws and Regulations.

**Basis for Opinion**

We conducted our audit in accordance with the International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), Bangladesh Securities and Exchange Commission (BSEC) and Bangladesh Bank, and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code and the Institute of Chartered Accountants of Bangladesh (ICAB) By Laws. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For the matter below our description of how audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the auditor's responsibilities for the audit of the financial statements of our report, including in relation to these matters.

Description of key matters	Our response to key audit matters
<b>Measurement of provision for loans, advances, and leases</b>	
The process for estimating the provision for loans, advances and leases portfolio associated with credit risk is significant and complex. For the individual analysis for large exposure, provision calculation considers the estimates of future business performance and the market value of collateral provided for	We tested the design and operating effectiveness of key controls focusing on the following: <ul style="list-style-type: none"><li>➤ Tested the Credit appraisal, loan disbursement procedures, monitoring and provisioning process.</li><li>➤ Identification of loss events, including early warning and default warning indicators.</li><li>➤ Reviewed Classification of Loans (CL);</li></ul>



Description of key matters	Our response to key audit matters
<p>credit transactions.</p> <p>For the collective analysis of exposure on portfolio basis, provision calculation and reporting are manually processed that deals with voluminous, databases, assumptions, and estimates.</p> <p>At year end 2025 the reported total gross loans and advanced amounting to BDT 13,078,600,932 (2024: amounting to BDT 13,912,106,800) and provision for loans and advances maintained was BDT 501,349,313(2024: amounting to BDT 453,945,593).</p>	<p>Our substantive procedures in relation to the provision for loans and advances portfolio comprised the following.</p> <ul style="list-style-type: none"> <li>➤ Reviewed the adequacy of the general and specific provisions in line with related Bangladesh Bank guidelines.</li> <li>➤ Assessed the methodologies on which the provision amounts are based, recalculated the provisions, and tested the completeness and accuracy of the underlying information.</li> <li>➤ Assessed the appropriateness and presentation of disclosures against relevant accounting standards and Bangladesh Bank guidelines.</li> <li>➤ Finally compared the amount of loan provision and loan classification disclosed in the financial statements with the quick summary report prepared by Bangladesh Bank.</li> </ul>
<p>See note no 8 &amp; 14.01 ,14.02 to the financial statements</p>	
<p><b>Legal and regulatory matters</b></p>	
<p>We focused on this area because the company operates in a legal and regulatory environment that is exposed to significant litigation and similar risks arising from disputes and regulatory proceeding such matters are subject to many uncertainties and the outcome may be difficult to predict.</p> <p>These uncertainties inherently affect the amount and timing of potential outflows with respect to the provisions which have been established and others contingent liabilities. Overall, the legal provisions represent the company's best estimate for existing legal matters that have a probable and estimable impact on the company's financial position.</p>	<p>We obtained an understanding, evaluated the design and tested the operational effectiveness of the company's key controls over the legal provision and contingencies process.</p> <p>We enquired to those charged with governance to obtain their view on the status of all significant litigation and regulatory matters.</p> <p>We assessed the methodologies on which the provision amounts are based, recalculated the provisions, and tested the completeness and accuracy of the underlying information.</p> <p>We also assessed the company's provisions and contingent liabilities disclosure.</p>
<p><b>IT systems and controls</b></p>	
<p>Our audit procedures have a focus on IT systems and controls due to the pervasive nature and complexity of the IT environment; the large volume of transactions processed in numerous locations daily and the reliance on automated and IT dependent manual controls.</p>	<p>We tested the design and operating effectiveness of the Company's IT access controls over the information systems that are critical to financial reporting. We tested IT general controls (logical access, changes management and aspects of IT operational controls). This included testing that requests for access to systems were appropriately reviewed and authorized. We tested the Company's periodic review of access rights and reviewed requests of changes to systems for appropriate approval and authorization. We considered the control environment relating to various interfaces, configuration and other application layer controls identified as key to our audit.</p>



### **Reporting on other information**

Management is responsible for the other information. The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, on the other information obtained prior to the date of this audit report, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of Management and Those Charged with Governance for the Financial Statements and Internal Controls**

Management is responsible for the preparation and fair presentation of the financial statements of the Company in accordance with IFRSs as explained in Note 2, and for such internal control as management determines is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing these financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

### **Auditors' Responsibilities for the Audit of the Financial Statement**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

**As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:**

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision, and performance of the group audit. We remain solely responsible for our audit opinion.

We also provide those charged with governance with a statement that we have completed with relevant ethical requirements regarding independence and to communicate with them all relationships and matters that may reasonably be thought to bear on our independence and where applicable related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statement of our current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on other Legal and Regulatory Requirements**

In accordance with the Companies Act, 1994, the Securities and Exchange Rules 1987, the Finance Company Act, 2023 and the rules and regulations issued by Bangladesh Bank, we also report that:

- a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit and made due verification thereof;
- b) In our opinion, proper books of account as required by law have been kept by the Company as far as it appeared from our examination of those books;
- c) The consolidated balance sheet, consolidated profit and loss account, consolidated cash flow statement, consolidated statement of changes in shareholders' equity and together with the annexed notes dealt with by the report are in agreement with the books of account and returns;
- d) The financial statement of the Company has been drawn up in conformity with the Finance Company Act, 2023 except the liquidity statement and in accordance with the accounting rules and regulations which were issued by Bangladesh Bank to the extent applicable to the Company;
- e) Adequate provisions have been made for loans, advances, leases, investment and other assets which are, in our opinion, doubtful of recovery and Bangladesh Bank's instructions in this regard have been followed properly;
- f) The financial statements of the Company conform to the prescribed standards set in the accounting regulations which were issued by Bangladesh Bank after consultation with the professional accounting bodies of Bangladesh;



## Zoha Zaman Kabir Rashid & Co.

Chartered Accountants

জোহা জামান কবির রশীদ এ্যান্ড কোং

চার্টার্ড একাউন্টেন্টস

- g) The records and statements which were submitted by the branches have been properly maintained and recorded in the financial statements;
- h) Statements sent to Bangladesh Bank have been checked on sample basis and no inaccuracy has come to our attention;
- i) Nothing has come to our attention that the Company has adopted any unethical means i.e., 'window dressing' to inflate the profit and mismatch between the maturity of assets and liabilities;
- j) Proper measures have been taken to eliminate the irregularities mentioned in the inspection report of Bangladesh Bank and the instructions which were issued by Bangladesh Bank and other regulatory authorities have been complied properly as disclosed to us by management;
- k) Based on our work as mentioned above under the auditor's responsibility section, the internal control and the compliance of the Company is satisfactory, and effective measures have been taken to prevent possible material fraud, forgery and internal policies are being followed appropriately;
- l) We have reviewed over 80% of the risk weighted assets of the Company and we have spent around 1380 person hours for the audit of the books and accounts of the Company;
- m) The Company has complied with relevant instructions which were issued by Bangladesh Bank relevant to classification, provisioning, and calculation of interest suspense;
- n) the Company has complied with Finance Company Act, 2023 in preparing these financial statements; and
- o) All other issues which in our opinion are important for the stakeholders of the Company have been adequately disclosed in the audit report.

Harun Ur-Rashid FCA

Managing Partner, Enrolment No.312

Zoha Zaman Kabir Rashid & Co.

Chartered Accountants

DVC No.:2606240312AS257431

Place: Dhaka

Dated: 24 June 2026

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Zoha Zaman Kabir Rashid & Co., a partnership firm registered in Bangladesh and a member firm of MSI Global Alliance, a leading international association of independent legal and accounting firms.  
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A member of  
  
Independent legal & accounting firms

**NATIONAL HOUSING FINANCE PLC**  
**Statement of Financial Position**  
**As at December 31, 2025**

Particulars	Note	Amount in Taka	
		31-Dec-25	31-Dec-24
<b>Property and Assets</b>			
<b>Cash:</b>	4.00		
In hand (including foreign currencies)		39,873	35,951
Balance with Bangladesh Bank and its agent bank(s) (including foreign currencies)		180,451,339	195,359,894
		<b>180,491,212</b>	<b>195,395,845</b>
<b>Balance with banks and other financial institutions:</b>	5.00		
In Bangladesh		1,706,184,919	1,263,175,899
Outside Bangladesh		-	-
		<b>1,706,184,919</b>	<b>1,263,175,899</b>
<b>Money at call and on short notice</b>	6.00	-	-
<b>Investments:</b>	7.00		
Government		899,845,052	1,190,313,152
Others		458,321,696	538,644,847
		<b>1,358,166,748</b>	<b>1,728,957,998</b>
<b>Loans and advances:</b>	8.00		
Loans, cash credits, overdrafts etc.		13,078,600,932	13,912,106,800
Bills purchased and discounted		-	-
		<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>Fixed assets including premises, furniture and fixtures</b>	9.00	261,466,012	272,012,625
<b>Other assets</b>	10.00	465,605,600	441,900,185
<b>Non-banking assets</b>	11.00	-	-
<b>Total Assets</b>		<b>17,050,515,424</b>	<b>17,813,549,353</b>
<b>Liabilities and capital</b>			
<b>Liabilities:</b>			
<b>Borrowing from other banks, financial institutions and agents</b>	12.00	1,246,192,062	2,074,795,568
<b>Deposits and other accounts:</b>	13.00		
Current accounts and other accounts etc.		-	-
Bills payable		-	-
Savings bank deposits		176,000,000	220,000,000
Fixed deposits		11,403,865,054	11,658,859,184
Bearer certificate of deposits		-	-
Other deposits		5,452,938	2,467,438
		<b>11,585,317,992</b>	<b>11,881,326,622</b>
<b>Other liabilities</b>	14.00	2,022,925,745	1,756,611,818
<b>Total Liabilities</b>		<b>14,854,435,799</b>	<b>15,712,734,008</b>
<b>Capital/Shareholders' equity:</b>			
Paid up capital	15.02	1,287,343,200	1,170,312,000
Statutory reserve	16.00	726,831,263	707,778,407
Retained earnings	17.00	181,905,162	222,724,937
Other reserves		-	-
<b>Total Shareholders' equity</b>		<b>2,196,079,625</b>	<b>2,100,815,344</b>
<b>Total liabilities and Shareholders' equity</b>		<b>17,050,515,424</b>	<b>17,813,549,353</b>



**Off-Balance Sheet Items**

**Contingent Liabilities:**

Acceptances and endorsements  
Letters of guarantee  
Irrevocable letters of credit  
Bills for collection  
Other contingent liabilities

-	-
-	-
-	-
-	-
-	-
-	-

**Other Commitments:**

Documentary credits and short term trade related transactions  
Forward assets purchased and forward deposits placed  
Undrawn note issuance and revolving underwriting facilities  
Un-disbursed contracted loans and leases 41.00  
Undrawn formal standby facilities, credit lines and other commitments

-	-
-	-
-	-
-	-
610,527,670	583,449,383
-	-

**Total Off-Balance Sheet Items including contingent liabilities**


**610,527,670 583,449,383**

**Net Asset Value (NAV) per share (restated) 42.00**

**610,527,670 583,449,383**  
**17.06 16.32**

Annexed notes form an integral part of these financial statements

  
**Mohammad Shamsul Islam**  
Managing Director

  
**Mahmuda Begum**  
Independent Director

  
**Md. Mahsin Hassan, FCMA**  
Director

  
**Dr. Khondaker Showkat Hossain**  
Chairman

Signed as per our report on same date



**Harun-Ur-Rashid FCA**  
Managing Partner, Enrolment No.312  
**Zoha Zaman Kabir Rashid & Co.**  
Chartered Accountants

Place: Dhaka

Dated: 24 June 2026

DVC No.: 2606240312AS257431

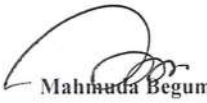


**NATIONAL HOUSING FINANCE PLC**  
**Statement of Profit or Loss and other Comprehensive Income**  
For the year ended December 31, 2025

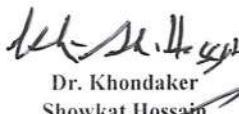
Particulars	Note	Amount in Taka	
		31-Dec-25	31-Dec-24
Interest Income	19.00	1,876,416,801	1,893,562,084
Interest paid on deposits, borrowings etc.	20.00	1,562,365,187	1,504,232,892
<b>Net interest income</b>		<b>314,051,614</b>	<b>389,329,192</b>
Investment Income	21.00	169,799,775	123,387,539
Commission, exchange and brokerage	22.00	1,500	2,000.00
Other operating income	23.00	11,638,479	11,578,667
		<b>181,439,754</b>	<b>134,968,206</b>
<b>Total operating income</b>		<b>495,491,368</b>	<b>524,297,399</b>
Salaries and allowances*	24.02	151,167,162	158,175,642
Rent, taxes, insurance, electricity etc.	24.03	22,674,193	19,668,604
Legal expenses	24.04	-	-
Postage, stamps, telecommunication etc.	25.00	2,186,012	2,100,784
Stationery, printing, advertisement etc.	26.00	7,614,917	10,062,418
Managing Director's salary and fees	27.00	6,915,500	6,486,807
Directors' fees and expenses	24.01	736,000	1,058,200
Auditors' fees	28.00	373,750	345,000
Charges on loan losses		-	-
Depreciation and repairs to assets	29.00	12,838,719	15,857,902
Other expenses	30.00	18,412,548	18,846,734
<b>Total operating expenses</b>		<b>222,918,801</b>	<b>232,602,091</b>
<b>Profit/ (Loss) before provisions</b>		<b>272,572,567</b>	<b>291,695,308</b>
<b>Provisions for</b>			
Loans, advances and leases	31.00	108,069,749	219,390,615
Diminution in value of investments	31.01	(1,417,859)	22,489,712
Others	31.02	16,052,215	5,960,800
<b>Total provisions</b>		<b>122,704,105</b>	<b>247,841,127</b>
<b>Total profit/(loss) before taxation</b>		<b>149,868,462</b>	<b>43,854,181</b>
Provisions for taxation			
Current	14.08	(52,116,094)	(30,697,133)
Deffered	10.03	(2,488,087)	(10,224,378)
		<b>(54,604,181)</b>	<b>(40,921,510)</b>
<b>Net Profit/(loss) after taxation</b>		<b>95,264,281</b>	<b>2,932,670</b>
<b>Appropriations:</b>			
Statutory reserve	16.00	19,052,856	586,534
General reserve		-	-
Dividend etc.		-	-
		<b>19,052,856</b>	<b>586,534</b>
<b>Retained surplus</b>		<b>76,211,425</b>	<b>2,346,136</b>
Earnings per share (restated)	32	0.74	0.02

Annexed notes form an integral part of these financial statements


  
**Mohammad Shamsul Islam**  
Managing Director

  
**Mahmuda Begum**  
Independent Director

  
**Md. Masim Hassan, FCMA**  
Director

  
**Dr. Khondaker Showkat Hossain**  
Chairman

Signed as per our report on same date

  
**Harun-Ur-Rashid FCA**  
Managing Partner, Enrolment No.312  
**Zoha Zaman Kabir Rashid & Co.**  
Chartered Accountants

**Place: Dhaka**  
**Dated: 24 June 2026**

**DVC No.: 2606240312AS257431**



**NATIONAL HOUSING FINANCE PLC**  
**Statement of Cash Flow**

For the year ended December 31, 2025

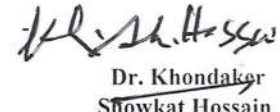
Particulars	Amount in Taka	
	31-Dec-25	31-Dec-24
<b>A. Cash flows from operating activities</b>		
Interest receipts in cash	1,881,814,106	1,873,942,219
Interest payments	(1,499,393,748)	(1,361,827,773)
Dividend receipts	8,355,638	8,360,223
Fees and commissions receipts in cash	1,500	2,000
Recoveries on loans previously written off	(19,549,570)	(2,013,000)
Cash payments to employees	(130,235,281)	(128,958,614)
Cash payments to suppliers	(10,553,685)	(12,721,692)
Income taxes paid	(49,231,867)	(98,280,792)
Income received from Investments	140,748,262	90,201,320
Receipts from other operating activities	6,408,798	11,087,680
Payments for other operating activities	(35,628,393)	(35,461,021)
<b>Cash generated from operating activities before changes in operating assets and liabilities</b>	<b>292,735,761</b>	<b>344,330,550</b>
<b>Increase/(decrease) in operating assets and liabilities:</b>		
Statutory deposits	-	-
Purchase/sale of trading securities	-	-
Loans, advances and leases to the client	753,290,268	282,688,830
Other assets	(55,321,759)	(24,110,862)
Term deposits	(298,994,130)	(3,217,333,699)
Other deposits	2,985,500	(232,690)
Trading liabilities	-	-
Other liabilities	192,760,353	78,225,021
	<b>594,720,232</b>	<b>(2,880,763,400)</b>
<b>Net cash flow from operating activities (Note-42.02)</b>	<b>887,455,993</b>	<b>(2,536,432,850)</b>
<b>B. Cash flows from investing activities</b>		
Proceeds from sale of securities	80,323,151	(5,288,289)
Payments for purchase of securities	290,468,100	(290,468,100)
Purchase /sale of property, plant & equipment	(1,539,350)	(1,940,661)
Purchase /sale of subsidiary	-	-
<b>Net cash from investing activities</b>	<b>369,251,901</b>	<b>(297,697,050)</b>
<b>C. Cash flows from financing activities</b>		
Receipts from issue of loan capital & debt securities	-	-
Payments for redemption of loan capital & debt securities	-	-
Receipt from ordinary shares	-	-
Loan from banks	(828,603,506)	371,227,511
Dividend paid	-	(117,031,200)
<b>Net cash from financing activities</b>	<b>(828,603,506)</b>	<b>254,196,311</b>
<b>D. Net increase/(decrease) in cash</b>	<b>428,104,387</b>	<b>(2,579,933,589)</b>
<b>E. Effects of exchange rate changes on cash and cash equivalent</b>	-	-
<b>F. Cash and cash equivalent at beginning of the year</b>	<b>1,458,571,744</b>	<b>4,038,505,333</b>
<b>G. Cash and cash equivalent at end of the year</b>	<b>1,886,676,132</b>	<b>1,458,571,744</b>
Cash and cash equivalent at end of the year		
Cash in hand (including foreign currencies)	39,873	35,951
Balance with Bangladesh Bank and its agent bank(s) (including foreign currency)	180,451,339	195,359,894
Balance with banks and other financial institutions	1,706,184,919	1,263,175,899
Money at call and on short notice	-	-
	<b>1,886,676,132</b>	<b>1,458,571,744</b>
<b>Net Operating Cash Flow Per Share (NOCFPS) (Note- 42.01) (restated)</b>	<b>6.89</b>	<b>(19.70)</b>

Annexed notes form an integral part of these financial statements

  
Mohammad Shamsul Islam  
Managing Director

  
Mahmuda Begum  
Independent Director

  
Md. Mohsin Hassan, FCMA  
Director

  
Dr. Khondaker  
Showkat Hossain  
Chairman





**Harun-Ur-Rashid FCA**  
Managing Partner, Enrolment No.312  
**Zoha Zaman Kabir Rashid & Co.**  
Chartered Accountants

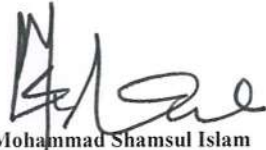
Place: Dhaka  
Dated: 24 June 2026

**NATIONAL HOUSING FINANCE PLC**  
**Statement of Changes in Equity**


For the year ended December 31, 2025


*Figures in Taka*

Particulars	Paid-up Capital	Statutory Reserve	General Reserve	Revaluation reserve on Govt. Securities	Retained Earnings	Total
Balance as at January 01, 2025	1,170,312,000	707,778,407	-	-	222,724,937	2,100,815,344
Changes in accounting policy	-	-	-	-	-	-
Restated balance	1,170,312,000	707,778,407	-	-	222,724,937	2,100,815,344
Surplus/deficit on account of revaluation of properties	-	-	-	-	-	-
Surplus/deficit on account of revaluation of Investments	-	-	-	-	-	-
Currency transaction differences	-	-	-	-	-	-
Net gain/loss not recognized in the income statement	-	-	-	-	-	-
Net profit for the year	-	-	-	-	95,264,281	95,264,281
Dividends	-	-	-	-	-	-
Issue of Bonus share	117,031,200	-	-	-	(117,031,200)	-
Transfer to statutory reserve	-	19,052,856	-	-	(19,052,856)	-
<b>Balance as at December 31, 2025</b>	<b>1,287,343,200</b>	<b>726,831,263</b>	<b>-</b>	<b>-</b>	<b>181,905,162</b>	<b>2,196,079,625</b>

  
Mohammad Shamsul Islam  
Managing Director

Annexed notes form an integral part of these financial statements

  
Mahmuda Begum  
Independent Director

  
Md. Mohsin Hassan, FCMA  
Director

  
Dr. Khondaker Showkat Hossain  
Chairman

Place: Dhaka  
Dated: 24 June 2026



**NATIONAL HOUSING FINANCE PLC**  
Liquidity Statement  
(Maturity Analysis of Assets & Liabilities)  
As at December 31, 2025

Figures in Taka

Particulars	Up to 1 month	1-3 months	3-12 months	1-5 years	Above 5 years	Total
<b>Asset</b>						
Cash in hand	39,873	-	-	-	-	39,873
Balance with Bangladesh Bank and its agents	180,451,339	-	-	-	-	180,451,339
Balance with other banks and FIs	513,684,919	-	1,192,500,000	-	-	1,706,184,919
Investments	207,321,696	-	251,000,000	899,845,052	-	1,358,166,748
Money at call and on short notice	-	-	-	-	-	-
Loans, advances and leases	212,840,230	18,640,600	115,750,813	3,278,320,546	9,453,048,742	13,078,600,932
Fixed assets including premises, furnitures and fixtures	-	-	-	-	261,466,012	261,466,012
Other assets	149,394,739	-	315,538,861	-	672,000	465,605,600
Non-financial institution assets	-	-	-	-	-	-
<b>Total Asset</b>	<b>1,263,732,798</b>	<b>18,640,600</b>	<b>1,874,789,674</b>	<b>4,178,165,598</b>	<b>9,715,186,754</b>	<b>17,050,515,424</b>
<b>Liabilities</b>						
Borrowing from banks, other financial institutions and agents	580,506,398	-	-	176,825,000	488,860,664	1,246,192,062
Deposits and other accounts	456,634,227	-	10,288,135,719	826,564,578	13,983,468	11,585,317,992
Provision & other liabilities	673,880,774	20,387,915	228,847,339	1,098,873,931	935,785	2,022,925,745
<b>Total Liabilities</b>	<b>1,711,021,399</b>	<b>20,387,915</b>	<b>10,516,983,058</b>	<b>2,102,263,509</b>	<b>503,779,917</b>	<b>14,854,435,798</b>
<b>Net Liquidity Gap</b>	<b>(447,288,601)</b>	<b>(1,747,315)</b>	<b>(8,642,193,384)</b>	<b>2,075,902,088</b>	<b>9,211,406,837</b>	<b>2,196,079,625</b>

Net result of the liquidity statement represents the "Shareholders' Equity" of NHF PLC.

Annexed notes form an integral part of these financial statements

  
Mohammad Shamsul Islam  
Managing Director

  
Mahmuda Begum  
Independent Director

  
Md. Mubin Hassan, FCA  
Director

  
Dr. Khondaker Showkat Hossain  
Chairman



**NATIONAL HOUSING FINANCE PLC**  
**Notes to the Financial Statements**

For the year ended December 31, 2025

**1.00 Company and its activities**

**1.01 Legal status and nature of the company**

National Housing Finance PLC (NHFIL) was incorporated on August 18, 1998 as a public limited company under the Companies Act 1994, obtaining license from Bangladesh Bank under the Financial Institutions Act 1993 on December 29, 1998. The main objectives of the Company are to carry on the business of financing the acquisition, construction, development and purchase of houses, plots, apartments, real estates, commercial spaces, etc.

The Company has obtained permission from Bangladesh Bank on June 03, 2003 to enter into lease finance operation keeping housing finance as its core business. The Company extends lease finance for all types of industrial, manufacturing and service equipments including vehicles to individual companies and corporate houses.

The corporate office of the Company is located at Concord Baksh Tower (7th floor), Plot #11-A, Road # 48, Block # CWN(A), Gulshan-2, Dhaka-1212.

The registered office of the Company is located at National Plaza (7th floor), 109, Bir Uttam C.R. Datta Road (Ex-Sonargaon Road), Dhaka -1205.

As per Gazette notification of Bangladesh Bank DFIM(L)/1053/63/2023-3779, dated Dhaka, 20 Kartik 1430/5th November, 2023 National Housing Finance PLC has been changed in the name of 'National Housing Finance PLC'.

**1.02 Principal Activities of NHF PLC**

The Company provides loan to the extent of 70.00% of the total purchase price of houses, plots and apartments under usual repayable terms varying from 5 years to 20 years. The properties for which loans are disbursed are kept under registered / equitable mortgage as security. In addition to this NHF PLC also involves with other activities such as accepting deposits, SME, lease financing, project financing etc.

**2.00 Basis of preparation and presentation of financial statements and significant accounting policies**

**2.01 Statement of Compliance**

The financial statements of the Company have been prepared on a going concern basis and compliance with the Section-38 (First Schedule) of the Bank Companies Act 1991 and the subsequent amendment thereof, as instructed by Bangladesh Bank vide their DFIM Circular no-11 dated 23 December 2009, International Accounting Standard (IASs), International Financial Reporting Standards (IFRSs), The Companies Act 1994, The Securities and Exchange Ordinance 1969, The Securities and Exchange Rule 1987 and other applicable laws and regulations in Bangladesh.

**2.02 Basis of Accounting**

The financial statements of the Company have been prepared on accrual basis of accounting, under historical cost convention except marketable securities which have been accounted for on the basis of cost or market price whichever is lower at the balance sheet date.

**2.03 Disclosure of deviations from few requirements of IAS/IFRS due to mandatory compliance of Bangladesh Bank's requirements**

Bangladesh Bank (the local Central Bank) is the prime regulatory body for Non-Banking Financial Institutions (NBFI) in Bangladesh. Some requirements of Bangladesh Bank's rules and regulations contradict with those of financial instruments and general provision standards of IAS and IFRS. As such the Company has departed from those contradictory requirements of IAS/IFRS in order to comply with the rules and regulations of Bangladesh Bank, which are disclosed along with impact where applicable.

**2.03.01 Valuation of Investments in quoted and unquoted shares and securities**

**IFRS:** As per requirements of IFRS 9, classification and measurement of investment in shares and securities will depend on how these are managed (the entity's business model) and their contractual cash flow characteristics. Based on these factors it would generally fall either under "at fair value through profit or loss account" or under "at fair value through other comprehensive income" where any change in the fair value (as measured in accordance with IFRS 13) at the year-end is taken to profit and loss account or other comprehensive income respectively.

**Bangladesh Bank:** As per FID circular No. 08 dated 03 August 2002 investments in quoted shares and unquoted shares are revalued at the year end at market price and as per book value of last audited balance sheet respectively.

Provision should be made for any loss arising from diminution in value of investment. As such the Company measures and recognizes investment in quoted and unquoted shares at cost if the year-end market value (for quoted shares) and book value (for unquoted shares) are higher than the cost. In order to comply with the requirement specified in DFIM Circular No. 02 dated January 31, 2012 the company has charged the entire amount of difference in market value and cost price of marketable securities to the profit and loss account. However as per requirements of IFRS 9 investment in shares falls either under "at fair value through profit and loss account" or under "available for sale" where any change in the fair value at the year-end is taken to profit and loss account or comprehensive income respectively.

**Investment in Government Treasury Bond**

As per IFRS 9, Financial assets are classified as either (i) amortized cost (ii) fair value through profit or loss (iii) fair value through other comprehensive income. In case of valuation of investment in Government Bonds,

We followed amortized cost method, as it meets both the business model assessment and Contractual cash flow assessment.



### 2.03.02 Provision on loans and advances/investments

**IFRS :** As per IFRS 9 an entity shall recognise an impairment allowance on loans and advances based on expected credit losses. At each reporting date, an entity shall measure the impairment allowance for loans and advances at an amount equal to the lifetime expected credit losses if the credit risk on these loans and advances has increased significantly since initial recognition whether assessed on an individual or collective basis considering all reasonable information, including that which is forward-looking. For those loans and advances for which the credit risk has not increased significantly since initial recognition, at each reporting date, an entity shall measure the impairment allowance at an amount equal to 12 month expected credit losses that may result from default events on such loans and advances that are possible within 12 months after reporting date.

**Bangladesh Bank:** As per FID circular No. 08 dated 03 August 2002, FID circular No. 03, dated 03 May 2006 and DFIM circular No. 03, dated 29 April 2013 and DFIM circular no. 04, dated 26 July 2021 (Master Circular: Loan/Lease classification and provisioning) and DFIM circular no.10, dated 04 September 2022 (Master circular of Loan/lease re-scheduling/re-structure) and other related circulars of Bangladesh Bank a general provision at 0.25% to 5% under different categories of unclassified loans (good/standard loans) has to be maintained irrespective of objective evidence of impairment on loans and advances. However such general provision satisfy the conditions of provision as per IFRS 9. At the year end the Company has recognized an accumulated general provision of BDT 202,577,881 (out of accumulated provision of BDT 501,349,313) under liabilities.

### 2.03.03 Recognition of interest income in suspense

**IFRS:** Loans and advances to customers are generally classified at amortised cost as per IFRS 9 and interest income is recognised by using the effective interest rate method to the gross carrying amount over the term of the loan. Once a loan subsequently become credit-impaired, the entity shall apply the effective interest rate to the amortised cost of these loans and advances.

**Bangladesh Bank:** As per DFIM circular no. 08 dated 23 September 2012 and DFIM circular no. 04, dated July 2021, once an investment on loans and advances is termed as "Special Mention Account (SMA)", interest income from such investments are not allowed to be recognized as income, rather the respective amount needs to be created as a liability account in the balance sheet like "Interest suspense account".

### 2.03.04 Other comprehensive income

**IFRS:** As per IAS 1 Other Comprehensive Income (OCI) is a component of financial statements or the elements of OCI are to be included in a single Other Comprehensive Income statement.

**Bangladesh Bank:** Bangladesh Bank has issued templates for financial statements which shall strictly be followed by all banks and NBFIs. The templates of financial statements issued by Bangladesh Bank do not include Other Comprehensive Income (OCI) nor are the elements of Other Comprehensive Income allowed to be included in the Single Comprehensive Income (SCI) Statement. As such the company does not prepare the other comprehensive income statement. However the company does not have any elements of OCI to be presented.

### 2.03.05 Financial instruments – presentation and disclosure

**IFRS 7 "Financial Instruments: Discloser"**

**IAS 32 "Financial Instruments: Presentation"**

IAS 32 and IFRS 7 is require specific presentation and discloser relation to all Financial Instruments.

**Treatment adopted as per Bangladesh Bank:**

Bangladesh Bank has issued templates for financial statements vide DFIM Circular No. 11, dated 23 December 2009 which will strictly be followed by all Banks and NBFIs.

As per Bangladesh Bank Guidelines, financial instruments are categorised, recognised and measured differently from those prescribed in IFRS 9. As such some disclosure and presentation requirements of IFRS 7 and IAS 32 have not been made in the accounts.

### 2.03.06 Write off

Write-off describes a reduction in recognized value. It refers to recognition of the reduced or zero value of an asset. Generally it refers to an investment for which a return on the investment is now impossible or unlikely. The item's potential return is thus canceled and removed from ("written off") the Company's balance sheet.

Recovery against debts written off/provided for is credited to revenue. Income is recognized where amounts are either recovered and/or adjusted against securities/properties or advances there-against or are considered recoverable.

### 2.04 Date of Authorization

The Board of Directors has Authorized this financial statements for public issue on 23 June, 2026.

### 2.04.01 Components of the financial statements

The financial statements comprise of (As per DFIM Circular No. 11, Dated 23 December 2009):

- Balance Sheet as at 31 December 2025.
- Profit and Loss Account for the year ended 31 December 2025.
- Statement of Cash Flows for the year ended 31 December 2025.
- Statement of Changes in Equity for the year ended 31 December 2025.
- Liquidity Statement for the year ended 31 December 2025 and
- Notes to the Financial Statements for the year ended 31 December 2025.

### 2.05 Functional and Presentation Currency

The figures of the financial statements are presented in Bangladesh Currency (Taka) and have been rounded off to the nearest Taka, which is the functional currency of NHF PLC.



## 2.06 Use of Estimates and Judgments

The preparation of financial statements in conformity with International Accounting Standards (IAS) and International Financial Reporting Standards (IFRS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. It also requires disclosures of contingent assets and liabilities at the date of the financial statements.

The most critical estimates and judgments are applied to the following:

- Provision for impairment of loans, leases and investments
- Gratuity
- Useful life of depreciable assets

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the result of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

However, the estimates and underlying assumptions are reviewed on an ongoing basis and the revision is recognized in the period in which the estimates are revised.

### Contingent liabilities and contingent assets

The Company does not recognize contingent liability and contingent asset but discloses the existence of contingent liability in the financial statements. A contingent liability is a probable obligation that arises from past events whose existence will be confirmed by occurrence or non-occurrence of uncertain future events not within the control of the Company or a present obligation that is not recognized because outflow of resources is not likely or obligation cannot be measured reliably.

## 2.07 Branch accounting

The Company has 10 (ten) branches and 4 (four) sales centre, with no overseas branch as on 31 December 2025. Accounts of the branches and sales centre are maintained at the corporate office from which these accounts are drawn up.

## 2.08 Liquidity Analysis

The liquidity analysis have been made on the basis of assets and liabilities as on the reporting date considering the residual maturity term as per the following basis:

- a) On the basis of residual maturity term:
  - i) Money at call and on short notice
  - ii) Balance with Banks
  - iii) Investments
  - iv) Borrowing from Banks and Financial Institutions
  - v) Public deposits
  - vi) Other liabilities
- b) Loans and advances on the basis of their repayment schedule
- c) Fixed assets on the basis of their estimated useful lives

## 2.09 Reporting Period

These financial statements have been prepared for the period from January 01, 2025 to December 31, 2025.

## 2.10 IAS 7: Cash Flow Statement

IAS: The Cash flow statement can be prepared using either the direct method or the indirect method. The presentation is selected to present these cash flows in a manner that is most appropriate for the business or industry. The method selected is applied consistently.

**Bangladesh Bank:** As per DFIM 11 dated 23-12-2009, cash flow is the mixture of direct and indirect methods.

### 2.10.01 Cash and cash equivalent

IAS: Cash and cash equivalent items should be reported as cash item as per IAS 7.

**Bangladesh Bank:** Some cash and cash equivalent items such as 'money at call and on short notice', treasury bills, Bangladesh Bank bills and prize bond are not shown as cash and cash equivalents. Money at call and on short notice presented on the face of the balance sheet, and treasury bills, prize bonds are shown in investments.

### 2.10.02 Non-banking asset

IFRS: No indication of Non-banking asset is found in any IFRS.

**Bangladesh Bank:** As per DFIM 11 dated 23-12-2009, there must exist a face item named Non-banking asset.

### 2.10.03 Going concern

The company has adequate resources to continue in operation for foreseeable future. For this reason the directors continue to adopt going concern basis in preparing the accounts. The current credit facilities and resources of the company provide sufficient funds to meet the present requirements of its existing business and operation.

The financial statements has been prepared on a going concern basis, which contemplates the realization of assets and the satisfaction of liabilities in the normal course of business.

### 2.10.04 Materiality and aggregation

Each material item as considered by management significant has been presented separately in financial statements. No amount has been set off unless the company has a legal right to set off the amounts and intends to settle on net basis. Income and expenses are presented on a net basis only when permitted by the relevant accounting standards.



#### 2.10.05 Accounting for leases

Following IFRS 16: Leases, accounting for lease transactions have been recorded under finance lease method since all the risks and rewards incidental to ownership are substantially transferred to the lessee as per agreement. Accordingly the aggregate lease receivables excluding un-guaranteed residual value throughout the primary lease term are recorded as gross lease receivables while the excess of net lease receivables over the total acquisition cost constitutes the unearned lease income.

The unearned lease income is amortised to revenue over the primary lease term yielding a constant rate of return over the period. Initial direct costs, if any, are charged in the year in which such costs are incurred.

#### 2.10.06 Accounting for leases for office rent (IFRS-16)

National Housing Finance, as a lessee, recognises a right-of-use (ROU) asset representing its right to use of the underlying leased assets and corresponding lease liability representing its obligation to make lease payments for office rent agreements with effect from 01 January 2020. The ROU asset and lease liability are recognised in the financial statements considering the incremental borrowing rate.

The ROU asset is depreciated using the straight line method from the beginning to the end of useful life of the ROU asset or end of the lease term, note reference number 9.

The lease liability is initially measured at the present value of the lease payments that are adjusted for monthly payments. Lease payments are recorded to Profit and Loss account as depreciation and finance charges, note reference numbers 14.13, 20.02 & 29.

The ROU asset and lease liability will be re-measured when there is a change in future lease payments arising from a change in borrowing rate and corresponding adjustments will be recorded.

#### 2.11 Implementation of BASEL-II

To comply with international best practices to make the FI's capital more risk sensitive as well as to make the FI industry more shock absorbent and stable, Bangladesh Bank provided regulatory capital framework "Risk Based Capital Adequacy for FI's with effect from January 01, 2012 with its subsequent supplements/revisions. Instructions regarding Minimum Capital Requirement (MCR), Adequate Capital and Disclosure requirement as stated in these guidelines have to be followed by all FIs for the purpose of statutory compliance.

As per CAMD guidelines National Housing Finance PLC management should maintain a Capital Adequacy Ration (CAR) of minimum 10%. In line with CAMD guideline's requirement, NHF PLC has already formed BASEL-II implementation unit (BIU) headed by Managing Director to ensure timely implementation of BASEL-II accord.

#### 2.12 Legal proceedings

NHF PLC has got strong legal team for efficiently handling of company's legal matters including favorable disposal of court cases (both civil and criminal) for recovery of Non Performing Loans (NPL). For which company's asset quality is being improved. At present, relating to legal proceedings, we have no material adverse effect on business, financial conditions or results of operations.

#### 3.00 Significant accounting policies

The accounting policies applied for preparation of this Financial Statements have been applied consistently for both the periods presented herein.

#### 3.01 Authorized Capital

Authorized capital is the maximum amount of share capital that the Company is authorized by its Memorandum and Articles of

#### 3.02 Paid up Capital

Paid up capital represents total amount of shareholders' capital that has been paid in full by ordinary shareholders. Ordinary shareholders are entitled to vote at shareholders' meeting & receive dividends as declared from time to time.

#### 3.03 Statutory Reserve

Statutory reserve has been maintained @ 20.00% of profit after tax in accordance with provisions of section 9 of the Financial Institutions Act 1993 until such reserve equal to its paid up capital.

#### 3.04 Revenue Recognition

#### 3.04.01 Interest Income

#### Mortgage Loans

Repayment of housing (mortgage) loans is made by way of Equated Monthly Installments (EMI) which consists of principal and interest. Interest is calculated annually on the outstanding balance at the beginning of the year. EMI commences after disbursement of loan in full. EMI and Pre-EMI interests are recoverable every month from the borrowers, interest on loan due for payment for more than 9 (nine) months are not taken into account.



### Lease Finance

The Company follows the finance lease method following IAS 17: Leases to account for lease income. Interest are recognized as and when accrued/earned on the basis of accrual basis of accounting. Interest outstanding more than 2 (two) months for 5 (five) years loan and more than 5 (five) months for over 5 (five) years loan is not recognized as revenue but recognized as interest suspense complying the requirements by the DFIM of Bangladesh Bank.

### Term Finance

Income from term finance is recognized when interest is accrued, but no interest of installments is taken into account that becomes due for more than 2 (two) months for 5 (five) years loan and more than 5 (five) months for over 5 (five) years loan but recognized as interest suspense complying the requirements by the DFIM circular of Bangladesh Bank.

### Fixed Deposits

Fixed deposits, if not enchased on due date, is considered automatically renewed at the equivalent current rate of interest. Interest on fixed deposits is recognized as income as and when accrued.

#### 3.04.02 Investment Income

Income on investment is recognized on accrual basis.

#### 3.04.03 Fees and Commission Income

Fees and commission comprises application fees and administration fees computed on sanctioned loan amount.

#### 3.05 Expenditure Recognition

##### 3.05.01 Interest Paid and Other Expenses

Interest paid and other expenses are recognized on accrual basis.

##### 3.05.02 Loan Loss Provision

General provision @ 1.00% & 0.25% on the unclassified loans and also additional @2.00% for unclassified deferred loan as advised by Bangladesh Bank for COVID-19 situation are made as per policy prescribed by the Bangladesh Bank. In addition to Bangladesh Bank's policy for provision against non-performing loans, the Company follows a stringent policy to make provision against its non-performing loans.

#### 3.05.03 Fixed Assets

##### i) Recognition and measurement

Items of fixed assets excluding land and building are measured at cost less accumulated depreciation and accumulated impairment losses. Land and building is recognized at cost at the time of acquisition. The cost of an asset comprises its purchase price and any directly attributable costs of bringing the assets to its working condition for its intended use as per International Accounting Standard (IAS) 16 "Property, Plant and Equipments".

##### ii). Subsequent Cost

Subsequent costs is capitalized only when it is probable that the future economic benefits associated with the costs will flow to the entity. Ongoing repairs and maintenance is expensed as incurred.

##### iii) Depreciation

Depreciation on fixed assets except land is provided on Reducing Balance Method and additions made during the year is charged for the whole year, while no depreciation is charged in the year of disposal. Asset category wise depreciation rates are as follows:

Items	Rates
Building	10.00%
Newly acquired Building	3.00%
Furniture	10.00%
Office Equipment	20.00%
Motor Vehicle	20.00%
Intangible Assets	20.00%

Right-use of Assets : Different rates are charged on assets based on respective agreement tenures

**Intangible assets:** In accordance with 38 " Intangible assets" (computer software) are recorded at historical cost less accumulated amortization. Amortization is calculated on straight line method using the rate of 20.00% (estimated five years useful life).

#### 3.06 Employee Benefits

##### 3.06.01 Provident Fund

The Company has introduced a Contributory Provident Fund for its eligible employees with effect from January 2002, obtaining necessary approval from the National Board of Revenue, GoB. Provident Fund is administered by a Board of Trustee of the Company. All confirmed employees are contributing 10.00% of their basic salary as subscription of the fund and the Company also contributed at the same rate to the fund. The contributions are invested in compliance with the PF Trust Deed. Members are eligible to get the both contribution after completion of 5 (five) years continuous service.



### 3.06.02 Gratuity Fund

The Company has introduced a Funded Gratuity Scheme in the year 2004 obtaining necessary approval from the National Board of Revenue, GoB. The Gratuity Scheme is administered by a Board of Trustees. An employee shall be entitled to Gratuity at 01 (one) month last basic pay for each year of service from 06 months to up to 10 years and 1.5 (one and half) month last basic pay for each year for service above 10 years on cessation of employment with the company, as per the gratuity Fund Rules formulated in this regard. Gratuity is calculated on the basis of last basic salary and is payable at the rate of one month's basic pay for every completed year of service.

### 3.07 Income Tax

#### 3.07.01 Current Tax :

Provision for current year's taxation has been made as per the provision of Income Tax Ain 2023 at the ruling rate prescribed in the Finance Act, 2025 and consistent with the past practice.

#### 3.07.02 Deferred Tax

Deferred Tax has been accounted for as per International Accounting Standard (IAS)-12: Income Taxes. It arises due to temporary difference, deductible or taxable, for the events or transaction recognized in the income statement. A temporary difference is the difference between the tax base of an asset or liability and its carrying amount/reported amount in the financial statement. Deferred Tax asset or liability is the amount of income tax payable or recoverable in future period (s) recognized in the current period. The Deferred Tax asset/income or liability/expense does not create a legal liability/recoverability to and from the income tax authority.

### 3.08 Earnings Per Share (EPS)

Earnings Per Share (EPS) has been computed by dividing the basic earnings by the weighted average number of ordinary shares outstanding as at December 31, 2025. The Company calculates EPS in accordance with IAS 33: Earnings Per Share, which has been shown on the face of Profit & Loss Account, and the computation of EPS is stated in note 32.00. This represents earnings for the year attributable to ordinary shareholders. As there was no preference dividend, minority interest or extra ordinary items, the net profit after tax for the year has been considered as fully attributable to the ordinary shareholders.

### 3.09 Dividend

Dividend on ordinary shares are recognized as a liability and deducted from retained earnings after due approval by the shareholders in the respective Annual General Meeting (AGM). Dividend recommended by the Board of Directors for approval of the shareholders for the year 2025 has been stated as post balance sheet events in note 47.00.

### 3.10 Related party disclosure

As per International Accounting Standards (IAS) 24 "Related Party Disclosures", parties are considered to be related if one of the party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related party disclosures have been given in note-53 .

### 3.11 Regulatory & Legal Compliances

The Company has complied with the requirements of following regulatory and legal authorities:

- The Financial Institutions Act 1993;
- The Finance Company Act 2023
- The Companies Act 1994;
- Rules and Regulations Issued by Bangladesh Bank;
- The Securities and Exchange Rules-1987;
- The Securities and Exchange Ordinance-1969;
- The Securities and Exchange Commission Act-1993;
- The Securities and Exchange Commission(Public Issue) Rules-2006;
- The Financial Institutions Regulations, 1994
- The Income Tax Ordinance 1984;
- The Income Tax Ain, 2023
- The VAT and Supplimentary Duty Act 2012.
- The VAT and Supplimentary Duty Rule 2016.
- The 1st Schedule (under section 38) of Banking Companies Act 1991 for preparation of Financial Statements.

### 3.12 Compliance of International Accounting Standard (IAS) & International Financial Reporting Standard (IFRS)

The financial statements have been prepared in accordance with the applicable accounting and reporting standards i.e. IAS & IFRS as adopted by the Institute of Chartered Accountant of Bangladesh (ICAB). The following table shows the compliance status of IAS & IFRS for preparation and presentation of the financial statements:

Name of the IAS	IAS No	Status of Compliance
Presentation of Financial Statements	IAS-01	Applied
Inventories	IAS-02	Not Applicable
Cash Flow Statements	IAS-07	Applied
Accounting Policies, Changes in Accounting Estimates & Errors	IAS-08	Applied
Events after the Reporting Period	IAS-10	Applied
Income Taxes	IAS-12	Applied
Segment Reporting	IAS-14	Not Applicable
Property, Plant & Equipment	IAS-16	Applied
Leases	IAS-17	Applied
Employee Benefits	IAS-19	Applied



Accounting for Government Grants and Disclosure of Government Assistance	IAS-20	Not Applicable
The Effect of Changes in Foreign Exchange Rates	IAS-21	Not Applicable
Borrowing Costs	IAS-23	Applied
Related Party Disclosure	IAS-24	Applied
Accounting and Reporting by Retirement Benefit Plans	IAS-26	Not Applicable
Consolidated and Separate Financial Statements	IAS-27	Not Applicable
Investments in Associates and Joint Ventures	IAS-28	Not Applicable
Financial Reporting in Hyperinflationary Economics	IAS-29	Not Applicable
Interest in Joint Venture	IAS-31	Not Applicable
Financial Instrument Presentation	IAS-32	Applied
Earnings Per Share	IAS-33	Applied
Interim Financial Reporting	IAS-34	Applied
Impairment of Assets	IAS-36	Applied
Provisions, Contingent Liabilities and Contingent Assets	IAS-37	Applied
Intangible Assets	IAS-38	Applied
Investment Property	IAS-40	Not Applicable
Agriculture	IAS-41	Not Applicable
<b>Name of the IFRS</b>	<b>IFRS No</b>	<b>Status of Compliance</b>
First Time adoption of IFRS	IFRS-1	Not Applicable
Share Based Payment	IFRS-2	Not Applicable
Business Combination	IFRS-3	Not Applicable
Insurance Contracts	IFRS-4	Not Applicable
Non-current Assets held for Sale and Discontinued Operations	IFRS-5	Not Applicable
Explanation for and Evaluation of Mineral Resources	IFRS-6	Not Applicable
Financial Instruments: Disclosures	IFRS-7	Applied *
Operating Segments	IFRS-8	Applied
Financial Instruments	IFRS-9	Applied *
Consolidated Financial Statements	IFRS-10	Not Applicable
Joint Arrangements	IFRS-11	Not Applicable
Disclosure of Interests in Other Entities Financial Institutions	IFRS-12	Not Applicable
Fair Value Measurement	IFRS-13	Applied *
Revenue from Contracts with customers	IFRS-15	Applied
Leases	IFRS-16	Applied

\* As the regulatory requirements differ with the standards, relevant disclosures have been made in accordance with Bangladesh Bank's requirements (please see note 2.03).

### 3.13

#### Financial risk management

NHF PLC remains committed to delivering sustainable value to its stakeholders through a prudent and well-balanced trade-off between risk and return. To support this objective, the Company has established a comprehensive and proactive risk management framework designed to identify, assess, measure, monitor, and mitigate key risk exposures.

The risk management system addresses major risk categories, including credit risk, market risk, liquidity risk, operational risk, and risks relating to money laundering and terrorist financing. The framework is aligned with industry best practices and incorporates structured methodologies for risk identification, evaluation, and control.

In addition to adhering to recognized industry standards, NHF PLC complies with regulatory guidelines issued by Bangladesh Bank, including FID Circular No. 10 dated 18 September 2005 on the management of core risks in financial institutions and DFIM Circular No. 03 dated 24 January 2016. These regulatory directives are integrated into the Company's risk governance structure to ensure sound and compliant risk management practices.

#### Credit Risk

The Credit Risk Management Committee (CRM) regularly meets to review the market and credit risk related to lending and recommend and implement appropriate measures to counter associated risks. The CRM critically reviews projects from risk point of view. An independent Credit Risk Management Department is in place, at NHF PLC, to scrutinize projects from a risk-weighted point of view and assist the management in creating a high quality credit portfolio and maximize returns from risk assets.

#### Market Risk

The Asset Liability Committee (ALCO) of the Company convenes regularly to evaluate changes in interest rates and prevailing market conditions. The Committee conducts asset-liability maturity gap analyses, reviews product re-pricing strategies, and implements appropriate measures to effectively monitor and control interest rate risk.

In addition, NHF PLC maintains strong access to the money market and established credit lines at competitive rates. This is supported by the Company's solid reputation, consistent earnings performance, financial strength, and sound credit standing, which collectively enhance its funding flexibility and market confidence.



### **Liquidity Risk**

Liquidity requirements are managed on a daily basis by the Treasury Division. The Division is responsible for ensuring that sufficient funds are available to meet short-term obligations, including under stressed or crisis scenarios, while maintaining a diversified funding base.

Liquidity is monitored and managed based on historical trends, projected operational funding needs, the current liquidity position, anticipated collections from financing activities, available funding sources, and a prudent assessment of associated risks and returns. This approach ensures the Company's ability to meet its financial commitments in a timely and cost-effective manner.

### **Operational Risk**

Appropriate internal control measures have been established at NHF PLC to effectively address operational risks. The Company has a dedicated Operational Risk Management (ORM) framework to systematically identify, assess, monitor, and manage operational risks, and to develop and implement policies designed to mitigate such risks.

The ORM function conducts comprehensive assessments of operational risk across the organization to ensure that a robust and consistent risk management framework is in place. This framework supports the identification, evaluation, measurement, and management of risks arising from inadequate or failed internal processes, people, systems, or from external events.

The primary objective of the ORM department is to maintain continuous vigilance to safeguard shareholders' value by proactively managing operational risk exposures and strengthening the overall control environment within the Company.

### **Money Laundering and Terrorist Financing Risk**

In NHF PLC, money laundering and terrorist financing risk takes two broad dimensions:

- a) Business risk which is the risk that NHF PLC may be used for money laundering or for the financing of terrorism and
- b) Regulatory risk which is the risk that NHF PLC fails to meet regulatory obligations under the Money Laundering Prevention Act, 2012 (subsequently amended in 2015) and the Anti-Terrorism Act, 2009 (subsequently amended in 2012 and 2013).

To mitigate the risks, NHF PLC, while adhering to various guidelines and circulars issued by the Bangladesh Financial Intelligence Unit (BFIU), has in place a strict compliance program consisting of the following components:

- a) Internal policies, procedures and controls, which are continually updated as and when required, to identify and report instances of money laundering and terrorism financing.
- b) A dedicated structure and sub-structure within the organization, headed by a Central Compliance Unit (CCU), for proactively managing AML and CFT compliance.
- c) Appointment of an AML/CFT Compliance Officer, known as the Chief Anti Money Laundering Officer (CAMLCO), to lead the CCU.
- d) Independent audit functions, including internal and external audit, to test the programs.
- e) Ongoing employee training programs.

### **Additional risks required to be addressed under regulatory requirements**

DFIM Circular No.03 of 2016, introduced the Integrated Risk Management Guidelines for Financial Institutions ("the guidelines"). These guidelines supplement, and do not replace, existing risk management guidelines.

The Integrated Risk Management Guidelines for Financial Institutions specify a number of additional risks that financial institutions are now required to manage in a more structured manner. Key among these are:

### **Strategic Risk**

Strategic risk has been defined as the risk of possible losses that might arise from adverse business decisions, substandard execution and failure to respond properly to changes in the business environment. The guidelines set out the respective roles of the board of the directors, senior management and business units in managing strategic risks, identify the minimum steps to be followed in the strategic risk management process and also suggest measures for strategic risk control.

NHF PLC has been managing strategic risks ever since its inception. This is evident from the constantly evolving business model of the company over the years. The company has a clear strategic vision as to what it wants to be and a mission statement that states what it will do to achieve its vision. Strategic issues are discussed at a variety of forums including meetings of the Management Committee and of the NHF PLC Board. Over the past few years, a separate Strategic Planning department has been set up to assist senior management in this regard.

### **Compliance Risk**

Compliance risk is defined as the current or prospective risk of legal sanction and/or material financial loss that an organisation may suffer as a result of its failure to comply with laws, its own regulations, code of conduct, and standards of best practice as well as from the possibility of incorrect interpretation of laws or regulations. The guidelines set out the respective roles of the board, senior management and compliance function units in managing compliance risks and also require formulation of a written compliance risk management policy.



Historically, NHF PLC has always fostered a compliance oriented culture. This has been reinforced in a variety of ways, ranging from formal requirements to sign declarations of compliance with the NHF PLC code of conduct (which requires compliance with the law & regulations) to repeated communications from senior management stressing the need to do business in a compliant manner. In general, compliance risk management is embedded in the day to day to business processes and practices of the company. Concerned departments are kept informed of latest legal and regulatory requirements by the ICC and Corporate Affairs departments. A consideration of compliance (or any potential non-compliance) with laws and regulations is a standard part of the company's regular decision making processes. Wherever deemed necessary, appropriate legal advice is sought from qualified internal and/or external legal counsel.

#### **Reputation Risk**

Reputation risk may be defined as the risk of loss arising from damages to an organization's reputation. The guidelines set out the respective roles of the Board and senior management in managing reputation risk and also require financial institutions to implement a sound and comprehensive risk management process to identify, monitor, control and report all reputational risks.

NHF PLC has already established a set of non-financial reputational risk indicators and put in place a process for monitoring these and any other matters that might give rise to potential reputational risk issues. Till date, no material reputational risk issue involving the company has been identified.

#### **Environmental & Social Risk**

As the best financial brand in promoting sustainable business practices, NHF PLC have adopted Environmental & Social Risk Management System as one of its integral parts of Credit Risk Assessment to compute environmental & social risks from our financial footprints. NHF PLC is one of the front runners to add "Environmental & Social Management System (ESMS)" within its framework, to minimize environmental & social risks from the organizational activities. NHF PLC also have a dedicated E & S team to rollout the operations of ESMS across the organization, capacity building of the business unit as well as the credit risk management officials to strengthen the core of our in E & S Risk management.

#### **ICT Risks**

Risks arising due to system breakdown, non-availability of systems, errors and disruptions or not keeping pace with the technological changes, there was continuous monitoring of employees and users of ICT systems to ensure strict adherence to information security policies, pertaining to safeguard confidentiality of information and to secure accuracy of information. Companys IT Department conducted a comprehensive staff training program on information system security awareness to all users. NHF PLC is in process to implement fully automated software having adequate safety & security measures.

Future technological needs of the Company is to be reviewed and identified as a part of the strategic plan development process for next three financial years. IT department reviewed policies in relation to, hardware and software procurement and maintenance procedures, business contingency plan on ICT, system licensing procedures etc.



**NATIONAL HOUSING FINANCE PLC**  
**Notes to the Financial Statements**

For the year ended December 31, 2025

**3.14 Islamic Finance Wing**

The Board of Directors in its 241st meeting held on October 24, 2022 approved the proposal for opening of Islamic Financing Wing (IFW) and later on management received NOC from Bangladesh Bank on 30.01.2023 regarding opening of Islamic Wing accordingly management were advised to apply for the license of Islamic Wing by complying all related legal issues. Accordingly, The company have complied the issues advised by BB and amended the MOA & AOA with incorporation of 'Operation of Shariah based business' as one of the objectives of the business and the provision of formation of an independent Shariah' Supervisory Committee appointed by the Board of Directors. Accordingly, the Board of Directors vide in its 252nd meeting held on 27.11.2023 formed a Shari'ah Supervisory Committee (SSC). The SSC conducted its 1st meeting on 15.01.2024 and approved the following document/policy documents for onward approval of the Board of Directors.

- i) "Bye Laws" of the Shari'ah Supervisory Committee (SSC) of NHF PLC
- ii) "Deposit Operation Manual" of the Shari'ah Based Business Wing of NHF PLC
- iii) "Investment Operation Manual" of the Shari'ah Based Business wing of NHF PLC
- iv) "Organogram" for conducting Shari'ah Based Business of NHF PLC

It also adopted required policies, processes and Product Programme Guidelines (PPGs). Besides, Islamic Core Business Software (i-CBS) has been developed by NHF IT Department for operating Shari'ah-based businesses.

The company obtained permission from Bangladesh Bank (the country's central bank) to operate the islamic wing vide Bangladesh Bank's letter no. DFIM(L) 1053/63/2024-1057, dated March 24, 2024. The company commenced operation of this wing from April 08, 2024. The Islamic Wing is governed under the rules and regulation of Bangladesh Bank. A glimps of financial performance of Islamic Finance Wing has been presented at **Annexure - B**.

**3.15 Events after the reporting date**

Events after the reporting date that provide additional information about the Company's position at the balance sheet date are reflected in the financial statements. Events after the reporting date that are non adjusting events are disclosed in the notes when material. There is no material adjusting and non-adjusting events after the Balance Sheet date.

**3.16 Disclosure of deviations from few requirements of IAS/IFRS due to mandatory compliance with Bangladesh Bank's**

SL No	Nature of Departure	Title of IAS/ IFRS	Treatment of IAS/IFRS	Treatment Adopted as per Bangladesh Bank	Financial or Presentation Effect of the Departure
1	Measurement of provision for leases, loans and advances (financial assets measured at amortized cost	IFRS 9 "Financial Instruments"	An entity shall assess at the end of each reporting period whether there is any objective evidence that a financial asset or group of financial assets measured at amortized cost is <u>impaired</u> . If any such evidence exists, expected credit losses are required to be measured through a loss allowance at an amount equal to: a) the 12-month xpected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or b) full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).	As per FID circular No. 08, dated 03 August 2002, FID circular No. 03, dated 03 May 2006, FID circular No. 03, dated 29 April 2013 and DFIM circular No. 04, dated 26 July 2021, a general provision at 0.25% to 5% under different categories of unclassified loans (good/standard loans and Special Mentioned Accounts SMA)) has to be maintained rrespective of objective evidence of impairment on lease, loans and advances. Also provision for substandard investments, doubtful investments and bad losses has to be provided at 20%, 50% and 100% respectively for investments depending on the duration of overdue.	In financial statements, an amount of Taka 76.30 million has been increased against general provision for loans and advances for the year ended 31.12.2025. Accumulated provisions for leases, loans and advances as at 31.12.2025 stand at Taka 501.349 million.
2	Valuation of Investments in quoted and unquoted shares.		Investment in shares falls either under at "fair value through profit/loss (FVTPL)" or "fair value through other comprehensive income (FVTOCI)" where any change in the fair value in case of FVTPL at the year-end is taken to profit of loss, and any change in fair value in case of FVTOCI is taken to other comprehensive income.	As per FID circular No. 08, dated 03 August 2002 investments in quoted shares and unquoted shares are revalued at the year end at market price and as per book value of last audited balance sheet respectively. Provision should be made for any loss arising from diminution in value of investment; however in case of any unrealized gain, no such gain can be recognized and investments are recognized at cost only.	During this year, total market value of investment in Quoted shares of National Housing Finance PLC is less than its cost price. As on December 31, 2025 there was BDT 52.36 million unrealized loss on investment in quoted shares.



3	Recognition of interest income for SMA and classified lease, loans and advances.		Income from financial assets measured at amortized cost is recognized through effective interest rate method over the term of the investment. Once a financial asset is impaired, investment income is recognized in profit and loss account on the same basis based on revised carrying amount.	As per FID circular No. 03, dated 03 May 2006, once an investment on leases, loans and advances is termed as "Special Mention Account (SMA)", interest income from such investments are not allowed to be recognized as income, rather the respective amount needs to be credited as a liability account like: interest suspense account.	National Housing Finance PLC maintained interest suspense accordingly.
4	Presentation of cash and cash equivalent	IAS 7 "Statement of Cash Flows"	Cash equivalent are short term, highly liquid investments that are readily convertible to known amounts of cash and only include those investments which are for a short tenure like: 3 months or less period. In the light of above, balance with Bangladesh Bank and fixed term deposits should be treated as investment asset rather than cash equivalent as it is illiquid asset and not available for	Bangladesh Bank has issued templates for financial statements vide DFIM Circular No. 11, dated 23 December 2009 which will strictly be followed by all banks and NBFIs. The templates of financial statements provided detail presentation for statement of cash flows.	Financial Statements for 2024 and corresponding year 2023 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank.
5	Measurement of deferred tax asset.	IAS 12 "Income Tax"	A deferred tax asset shall be recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilized.	As per DFIM circular No. 7, dated 31 July 2011, no deferred tax asset can be recognized for any deductible temporary difference against the provision for lease, loans and advances.	During this year there is no impact in the financial statements due to this departure as the Company did not consider any deductible temporary difference against the provision for loans and advances.
6	Presentation and disclosure of Financial Statements and Financial Instruments	IAS 1 "Presentation of Financial Statements" IFRS 9 "Financial Instruments" & IFRS 7 "Financial Instruments: Disclosure"	Other Comprehensive Income (OCI) is a component of financial statements or the elements of OCI are to be included in a single Other Comprehensive Income statement. IAS 1 requires separate line item for intangible assets on the face of statement of financial position. IFRS 9 and IFRS 7 require specific presentation and disclosure relating to all financial instruments.	Bangladesh Bank has issued templates for financial statements vide DFIM Circular No. 11, dated 23 December 2009 which will strictly be followed by all banks and NBFIs. The templates of financial statements issued by Bangladesh Bank do not include Other comprehensive Income (OCI) nor are the elements of Other Comprehensive Income allowed to include in a Single Comprehensive Income Statement. Intangibles assets are not separately presented on the face of statement of financial position; rather it is presented along with the line item of fixed assets. As per Bangladesh Bank guidelines, financial instruments are categorized, recognized and measured differently from those prescribed in IAS 39. As such some disclosure and presentation requirements of IFRS 7 and IAS 32 have not been made in the accounts.	Financial Statements for 2024 and corresponding year 2023 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank.
7	Preparation of "Statement of Cash Flows"	IAS 7 "Statement of Cash Flows"	The Cash flow statement can be prepared using either the direct method or the indirect method. The presentation is selected to present these cash flows in a manner that is most appropriate for the business or industry. The method selected is applied consistently.	As per DFIM Circular No. 11, dated 23 December 2009, Cash flow statement has been guided by the Bangladesh Bank which is the mixture of direct and indirect method.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11 dated 23 December 2009) of Bangladesh Bank.



8	Current/Non-current distinction	IAS 1 "Presentation of Financial Statement"	As per Para 60 of IAS 1 "Presentation of Financial statement" An entity shall present current and noncurrent assets and current and non-current liabilities as separate classification in its statement of financial position.	As per DFIM Circular No. 11, dated 23 December 2009, Bangladesh Bank has issued templates for financial statements which is applicable for all the Financial Institutions. In this templates there is no current and non-current segmentation of assets and liabilities.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank. Moreover, the liquidity statement shows the aging profile of all financial assets and liabilities from where current/non-current portion of assets and liabilities can be obtained.
9	Off-balance sheet items	"IAS 1 "Presentation of Financial Statements"	There is no concept of off-balance sheet items in any IFRS; hence there is no requirement for disclosure of off-balance sheet items on the face of the balance sheet.	As per DFIM Circular No. 11, dated 23 December 2009, offbalance sheet items (e.g. letter of credit, letter of guarantee etc.) must be disclosed separately on the face of the balance sheet.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank. There is no financial impact for this departure but there is a disclosure in the financial statements.
10	Impairment of Margin Loan (Loans and receivables)	IFRS 9 "Financial Instruments"	Measurement after initial recognition at amortized cost and recording of changes through profit and loss.	As per Bangladesh Securities and Exchange Commission (BSEC) Circular No. SEC/CMRRCD/2009-193/196 dated 28 December 2016, provisions for the year 2016 on impairment of principal portion of margin loan shall be kept at 20% on each quarter for the five quarters starting from December 2016.	There is no such impact for this.
11	Complete set of financial statements	"IAS 1 "Presentation of Financial Statements"	As per IAS 1: "Presentation of Financial Statements" complete set of financial statements are i) statement of financial position, ii) statement of profit or loss and other comprehensive income, iii) statement of changes in equity, iv) statement of cash flows, v) notes, comprising significant accounting policies and other explanatory information and vi) statement of financial position at the beginning of preceding period for retrospective restatement	As per DFIM Circular No. 11, dated 23 December 2009, complete set of financial statements are i) balance sheet, ii) profit and loss account, iii) cash flow statement, iv) statement of changes in equity, v) liquidity statement, vi) notes, comprising significant accounting policies and other explanatory information.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank. There is no financial impact for this departure in the financial statements.
12	Intangible asset	IAS 1 "Presentation of Financial Statements"	As per IAS 1: "Presentation of Financial Statements" para 54: the statement of financial position shall include separate line item for intangible assets.	As per DFIM Circular No. 11, dated 23 December 2009, there is no option for separate line item for intangible asset in the balance sheet. We present intangible asset in the balance sheet as part of fixed assets and provide details in annexure-A as separate line item.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank. There is no financial impact for this departure in the financial statements.



13	Other comprehensive income	IAS 1 "Presentation of Financial Statements"	As per IAS 1: "Presentation of Financial Statements" Other Comprehensive Income (OCI) is a component of financial statements or the elements of OCI are to be included in a single OCI statement.	Bangladesh Bank has issued templates for financial statements which will strictly be followed by financial institutions. The templates of financial statements issued by Bangladesh Bank do not include Other Comprehensive Income (OCI) nor are the elements of OCI allowed to be included in a single OCI statement. As such the financial institution does not prepare the other comprehensive income statement. However, elements of OCI, if any, are shown in the statements of changes in equity.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per the guideline and templates issued by Bangladesh Bank. There is no financial impact for this departure in the financial statements.
14	Disclosure of presentation of profit	N/A	There is no requirement to show appropriation of profit in the face of statement of comprehensive income.	As per DFIM circular no 11, dated 23 December 2009, an appropriation of profit should be disclosed in the face of profit and loss account.	Financial Statements for 2025 and corresponding year 2024 have been prepared as per guideline (DFIM Circular No. 11, dated 23 December 2009) of Bangladesh Bank. There is no financial impact for this departure in the financial statements.



	December 31, 2025 Taka	December 31, 2024 Taka
<b>4.00 Cash</b>		
<b>Cash in hand:</b>		
Local currency	39,873	35,951
Foreign currencies	-	-
	<b>39,873</b>	<b>35,951</b>
<b>Balance with Bangladesh Bank and its agent Bank:</b>		
Local currency	180,451,339	195,359,894
Foreign currencies	-	-
	<b>180,451,339</b>	<b>195,359,894</b>
	<b>180,491,212</b>	<b>195,395,845</b>
<b>4.01 Cash Reserve Requirement (CRR) and Statutory Liquidity Reserve (SLR)</b>		
Cash Reserve Requirement and Statutory Liquidity Reserve have been calculated and maintained in accordance with Financial Institutions Act, 1993, Financial Institutions Regulations, 1994 and Finance Company Act 2023, FID Circular No. 06, dated 06 November 2003, FID Circular No. 02 dated 10 November 2004, DFIM Circular Letter No. 01, dated 12 January 2017 and DFIM Circular Letter No. 03, dated 21 June 2020.		
Cash Reserve Requirement (CRR) has been calculated at the rate of 1.5% on Total Term Deposits (Except Bank & NBFIs deposit) which is preserved in current account maintained with Bangladesh Bank. 'Total Term Deposit' means Term or Fixed Deposit, Security Deposit against Lease/Loan and other Term Deposits, received from individuals and institutions (except Banks & Financial Institutions) and Statutory Liquidity Reserve (SLR) has been calculated at the rate of 5.0% on total liabilities, including CRR of 1.5% on Total Term Deposit. SLR is maintained in liquid assets in the form of cash in hand (notes & coin in Taka), balance with Bangladesh Bank and other Banks and Financial Institutions, unencumbered treasury bill, bond and any other assets approved by Government gazette or by Bangladesh Bank. Details of CRR & SLR maintained by the company are shown in the note: 4.01.01 & 4.01.02.		
<b>4.01.01 Cash Reserve Requirement (CRR)</b>		
Required reserve	170,986,494	184,616,932
Actual reserve held	180,451,339	195,359,894
Surplus/(deficit)	<b>9,464,845</b>	<b>10,742,962</b>
<b>4.01.02 Statutory Liquidity Reserve (SLR)</b>		
Required reserve	609,678,080	656,152,963
Actual reserve held (including CRR)	1,194,173,709	1,580,743,109
Surplus/(deficit)	<b>584,495,629</b>	<b>924,590,147</b>
<b>5.00 Balance with banks and other financial institutions</b>		
<b>5.01 In Bangladesh</b>		
On current accounts (note: 5.01.01)	11,032,895	6,522,127
On Short Term Deposit (STD) Accounts (note: 5.01.02)	725,152,024	476,653,772
On Fixed Deposit Account (note: 5.01.03)	970,000,000	780,000,000
	<b>1,706,184,919</b>	<b>1,263,175,899</b>
<b>Outside Bangladesh</b>	-	-
	<b>1,706,184,919</b>	<b>1,263,175,899</b>
<b>5.01.01 On Current Accounts</b>		
Agrani Bank PLC	-	-
Bank Asia PLC	78,385	1,453,452
EXIM Bank PLC	3,562,872	4,738,297
National Bank PLC	52,309	53,229
Janata Bank PLC	8,310	9,230
One Bank PLC	-	-
Woori Bank PLC	27,387	-
Mercantile Bank PLC	6,360	194,395
United Commercial Bank PLC	74,454	42,016
	7,222,818	31,508
	<b>11,032,895</b>	<b>6,522,127</b>
<b>5.01.02 On Short Term Deposit (STD) Accounts</b>		
Islami Bank Bangladesh PLC	5,835,110	3,322,420
AB Bank PLC	237	11,779
Commercial Bank of Ceylon PLC	266,220	236,373
City Bank PLC	120,635	-
Dutch Bangla Bank PLC	3,954,615	13,089,747
Bank Asia PLC	2,090,567	13,847,252
Mutual Trust Bank PLC	648,041	20,279,362.29
Eastern Bank PLC	19,138,124	2,182,295
Exim Bank PLC	224,247	20,183,829
Jamuna Bank PLC	21,186,634	10,584,712
Jamuna Bank PLC (Unclaimed Dividend Account)	-	829
Modhumoti Bank PLC	10,642,909	-
National Bank PLC	505,915	227,878



	December 31, 2025 Taka	December 31, 2024 Taka
National Credit and Commerce Bank PLC	653,424	412,011
NRB Bank PLC	12,108,174	5,266,341
NRBC Bank PLC	89,615	90,765
One Bank PLC	161,517	9,705,860
Prime Bank PLC	1,592,302	659,514
Premier Bank PLC	3,843,649	3,956,395
Pubali Bank PLC	3,494,204	9,707,337
Shahjalal Islami Bank PLC	10,298,885	1,636,230
Social Islami Bank PLC	73,353	97,656
Standard Bank Limited	51,907,159	80,624,721
Standard Chartered Bank Limited	-	-
Sonali Bank PLC	5,156,262	1,936,184
SBAC Bank Limited	51,563	51,642
Southeast Bank PLC	3,076,694	2,368,937
Trust Bank Limited	94,023	64,015
Dhaka Bank PLC	25,119,231	39,385,017
Padma Bank Limited	48,463	50,763
Uttara Bank PLC	11,635	1,360,436
Bank Alfalah Limited	9,121,618	9,055,423
Al-Arafah Islami Bank PLC	32,350	500,804
Midland Bank Limited	5,809	6,677
Mercantile Bank PLC	311,098,837	3,250,567
<b>Sub-Total</b>	<b>502,652,024</b>	<b>254,153,772</b>
<b>Non-Bank Financial Institutions:</b>		
International Leasing and Financial Services Limited	150,000,000	150,000,000
Premier leasing & Finance Limited	60,500,000	60,500,000
Fareast Finance Limited	12,000,000	12,000,000
<b>Sub-Total</b>	<b>222,500,000</b>	<b>222,500,000</b>
<b>Total Short Term Deposit (STD) Accounts</b>	<b>725,152,024</b>	<b>476,653,772</b>
<b>5.01.03 On Fixed Deposit Account</b>		
Dhaka Bank PLC	180,000,000	180,000,000
Mercantile Bank PLC	200,000,000	100,000,000
Modhumoti Bank PLC	200,000,000	-
Southeast Bank PLC	150,000,000	-
Alliance Finance PLC	100,000,000	-
One Bank PLC	-	400,000,000
National Housing Finance PLC (Islamic)	30,000,000	100,000,000
Standard Bank PLC	110,000,000	-
	<b>970,000,000</b>	<b>780,000,000</b>
<b>5.02 Maturity Grouping of Balance with other Banks and Financial Institutions</b>		
On demand	513,684,919	260,675,899
Up to 3 (three) months	-	500,000,000
More than 3 (three) months but not more than 1 (one) year	1,192,500,000	502,500,000
More than 1 (one) year but not more than 5 (five) years	-	-
More than 5 (five) years	-	-
	<b>1,706,184,919</b>	<b>1,263,175,899</b>
<b>6.00 Money at call and on short notice</b>		
<b>Bank</b>		
National Credit and Commerce Bank PLC	-	-
<b>Sub-Total</b>	<b>-</b>	<b>-</b>
<b>7.00 Investments</b>		
Government securities	899,845,052	1,190,313,152
Other investments (note: 7.01)	458,321,696	538,644,847
	<b>1,358,166,748</b>	<b>1,728,957,998</b>
<b>7.01 Other Investments</b>		
Mutual Fund (BMSL)	25,000,000	-
Preference Shares (Union Capital)	-	2,559,496
Investment in IPDC Finance 2nd Subordinated Bond	176,000,000	220,000,000
Investment in EBL 3rd Subordinated Bond	50,000,000	50,000,000
Ordinary Shares (note: 7.01.01)	207,321,696	266,085,351
	<b>458,321,696</b>	<b>538,644,847</b>

December 31, 2025 Taka	December 31, 2024 Taka
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**7.01.01 Investment in ordinary shares**

Name of Company	Cost Price	Number of Shares	Cost Value	Market Price	Market Value as on 31.12.2025	Provision for diminution in value of share
Eastland Insurance Company Ltd.	38.45	585,000	22,491,856	18.50	10,822,500	11,669,356
Square Pharmaceuticals PLC	214.57	489,268	104,981,672	198.60	97,168,625	7,813,047
Confidence Cement PLC	75.13	135,824	10,204,640	49.20	6,682,541	3,522,099
IDLC Finance PLC	52.63	887,250	46,692,007	35.70	31,674,825	15,017,182
LankaBangla Finance PLC	32.79	700,000	22,951,521	12.30	8,610,000	14,341,521
<b>Total</b>			<b>207,321,696</b>		<b>154,958,491</b>	<b>52,363,206</b>

**Provision for diminution in value of share**

Opening Balance	53,781,065	31,291,353
Charge /(recovery) during this period	(1,417,859)	22,489,712
<b>Balance as on December 31</b>	<b>52,363,206</b>	<b>53,781,065</b>

**7.01.02 Maturity-wise Grouping**

On demand	207,321,696	538,644,847
Up to 3 (three) months	-	242,943,750
More than 3 (three) months but not more than 1 (one) year	251,000,000	35,060,325
More than 1 (one) year but not more than 5 (five) years	899,845,052	912,309,077
	<b>1,358,166,748</b>	<b>1,728,957,998</b>

**8.00 Loans and advances**

Mortgage loans	12,543,216,256	13,324,179,595
Lease finance	3,269,453	6,081,309
Term loans	124,475,136	78,106,510
Small & Medium Enterprises Loan	335,558,176	439,294,103
Loan Against Fixed Deposits	41,021,327	29,162,370
Staff loan (note: 8.05)	31,060,584	35,282,912
	<b>13,078,600,932</b>	<b>13,912,106,800</b>

**8.01 Maturity-wise Grouping of loans and advances**

Up to 1 (one) months	212,840,230	278,773,524
Up to 3 (three) months	18,640,600	33,933,810
More than 3 (three) months but not more than 1 (one) year	115,750,813	130,517,387
More than 1 (one) year but not more than 5 (five) years	3,278,320,546	2,999,298,689
More than 5 (five) years	9,453,048,742	10,469,583,390
	<b>13,078,600,932</b>	<b>13,912,106,800</b>

**8.02 Loans, Advances and Leases**

<b>In Bangladesh</b>		
Loans	13,075,331,479	13,906,025,491
Leases	3,269,453	6,081,309
Overdraft	-	-
Cash Credit	-	-
	<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>Outside Bangladesh</b>	-	-
	<b>13,078,600,932</b>	<b>13,912,106,800</b>

**8.03 Geographical Location-wise Grouping**

<b>In Bangladesh</b>		
Dhaka division	10,185,754,279	10,548,686,555
Chattogram division	1,089,941,591	1,157,775,284
Khulna division	23,425,130	13,895,371
Sylhet division	-	-
Barisal division	-	-
Rangpur division	566,263,189	697,873,395
Rajshahi division	1,213,216,743	1,493,876,194
	<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>Outside Bangladesh</b>	-	-
	<b>13,078,600,932</b>	<b>13,912,106,800</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>8.04 Significant Concentration-wise Grouping</b>		
<b>Directors &amp; their related parties (Note: 53.00)</b>	-	-
<b>Staff:</b>		
Managing Director	-	-
Senior Executives	31,060,584	35,282,912
Others	41,021,327	29,162,370
	<b>72,081,911</b>	<b>64,445,282</b>
<b>Industries:</b>		
Agricultural loan	46,870,868	26,524,144
Large and medium enterprises	335,558,176	461,319,182
Small and cottage	80,873,721	35,638,596
	<b>463,302,765</b>	<b>523,481,922</b>
<b>Mortgage Loan</b>		
Home mortgage loan	11,134,045,565	11,751,266,072
Commercial mortgage loan	1,218,627,829	1,373,514,560
Project mortgage loan	190,542,862	199,398,963
	<b>12,543,216,256</b>	<b>13,324,179,595</b>
<b>Trade &amp; commercial</b>	-	-
	<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>8.05 Staff Loan</b>		
Personal loan	23,899,760	25,809,962
Car loan	7,160,824	9,472,950
	<b>31,060,584</b>	<b>35,282,912</b>
<b>8.06 Details of Large Loan</b>		
As at 31 December 2025 there was no client with whom amount of outstanding and classified loans, advances and leases exceeded 15.00% of the total capital of the Company. Total capital of the Company was Taka 2,338.78 million and Taka 2,245.39 million respectively as at 2025 & 2024 respectively (note: 15.05).		
<b>8.07 Grouping as per Classification Rules</b>		
<b>Unclassified:</b>		
Standard	11,298,249,848	12,066,697,597
Special Mention Account	487,620,346	251,012,226
	<b>11,785,870,194</b>	<b>12,317,709,823</b>
<b>Classified:</b>		
Sub-standard	9,180,438	53,480,838
Doubtful	146,491,651	541,182,182
Bad/loss	1,137,058,649	999,733,957
	<b>1,292,730,738</b>	<b>1,594,396,977</b>
	<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>8.08 Loan Type-wise Classified Loan</b>		
Mortgage loans	1,021,077,459	1,294,610,315
Lease finance	121,541	121,541
Term Finance	30,398,928	13,921,453
Small & Medium Enterprises	241,132,810	285,743,668
	<b>1,292,730,738</b>	<b>1,594,396,977</b>
<b>8.09 Sector-wise Allocation of Loans, Advances and Leases</b>		
<b>Government</b>		
<b>Private:</b>		
Mortgage loan	11,324,588,427	11,950,665,035
Industry	3,269,453	6,081,309
Term Finance	124,475,136	78,106,510
Commercial loan	1,218,627,829	1,373,514,560
SME Loan	335,558,176	439,294,103
Miscellaneous	72,081,911	64,445,282
	<b>13,078,600,932</b>	<b>13,912,106,800</b>
<b>8.10 Securities Against Loans, Advances and Leases</b>		
Collateral of moveable/immoveable assets	13,006,519,021	13,847,661,518
Fixed Deposit Receipts (FDR)	41,021,327	29,162,370
Fixed Deposit of other banks	-	-
Personal guarantee	31,060,584	35,282,912
Others	-	-
	<b>13,078,600,932</b>	<b>13,912,106,800</b>



December 31, 2025 Taka	December 31, 2024 Taka
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8.11 Particulars of Required Provision for Loans, Advances and Leases

Status	Outstanding Loans, Advances and Leases as at 31.12.2025	Base for Provision	Rate of Required Provision	Required Provision	Required Provision
For Loans, Advances and Leases:					
<b>Unclassified-General Provision:</b>					
All unclassified Loans	11,214,441,048	11,214,441,048	1.00%	183,178,732	120,061,360
Additional provision on unclassified loan as per Bangladesh Bank Guideline			2.00%	12,486,359	12,633,449
Unclassified SME loan	83,808,800	83,808,800	0.25%	209,522	325,732
Special Mention Account (SMA)	487,620,346	431,460,271	5.00%	21,573,014	11,099,302
<b>Sub-total:</b>	<b>11,785,870,194</b>	<b>11,729,710,119</b>		<b>217,447,627</b>	<b>144,119,843</b>
<b>Classified-Specific Provision:</b>					
Sub-standard	9,180,438	1,377,066	20.00%	275,413	1,859,453
Doubtful	146,491,651	25,405,349	50.00%	12,702,675	58,157,813
Bad/Loss	1,137,058,649	270,923,599	100.00%	270,923,599	249,808,484
<b>Sub-total:</b>	<b>1,292,730,738</b>	<b>297,706,014</b>		<b>283,901,687</b>	<b>309,825,750</b>
<b>Grand-total:</b>	<b>13,078,600,932</b>	<b>12,027,416,133</b>		<b>501,349,313</b>	<b>453,945,593</b>

8.12 Particulars of Loans, Advances and Leases

Loans considered good in respect of which the Company is fully secured  
Loans considered good against which the Company holds no security other than debtors' personal guarantee  
Loans considered good secured by the personal undertaking of one or more parties in addition to the personal guarantee of the debtors  
Loans adversely classified-no provision not maintained there against

13,047,540,348	13,876,823,888
23,899,760	25,809,962
7,160,824	11,911,226
-	-
<b>13,078,600,932</b>	<b>13,914,545,076</b>

Loans due by directors or officers of the bank or any of them either separately or jointly with any other persons  
Loans due from companies or firms in which the directors or officers of the Company have interest as directors, partners or managing agents or, in case of private companies, as members  
Maximum total amount of advance, including temporary advance made at any time during the year to directors or managers or officers of the Company or any of them either separately or jointly with any other person  
Maximum total amount of advance, including temporary advances granted during the year to companies or firms in which the directors of the Company are interested as directors, partners or managing agents or, in case of private companies, as members.

31,060,584	35,282,912
-	-
-	-
-	-
-	-
-	-
1,137,058,649	999,733,957
-	-
-	-
283,901,687	309,825,750
398,202,530	450,768,998
584,505,317	413,535,684
100,533,801	172,982,633
685,039,118	586,518,317
(19,549,570)	(2,013,000)
665,489,548	584,505,317

**Classified loans, advances and leases:**

a) Classified loans, advances and leases on which interest has not been charged (Note-8.07)  
b) Loans written off  
c) Realized from previous written off  
d) Provision on bad loans, advances and leases  
e) Interest credited to the interest suspense account (Note-14.05)  
f) Cumulative amount of the written off loans/Leases:  
Opening balance  
Amount written off during the year  
Cumulative to date  
Recovery from write-off  
Written off loans for which law suit filed

8.13 The directors of the Company have not taken any loan from National Housing during the year or there is no outstanding loan balances with any directors of the company.



9.00 Fixed assets including premises, furniture and fixtures for 2025

	December 31, 2025 Taka	December 31, 2024 Taka
<b>Cost</b>		
Opening balance	437,178,489	435,237,828
Add: Addition during the year ( Annexure - A)	1,539,352	1,940,661
	<b>438,717,841</b>	<b>437,178,489</b>
Less: Disposed during the year (Annexure-A)	(4,307,875)	-
<b>Balance as on 31.12.2025</b>	<b>434,409,966</b>	<b>437,178,489</b>
Less: Accumulated depreciation (9.02)	(172,943,954)	(165,165,864)
<b>Written down value as on 31.12.2025</b>	<b>261,466,012</b>	<b>272,012,625</b>

9.02 Accumulated depreciation

Opening balance	165,165,864	149,866,452
Add: Depreciation charged during the year	12,085,963	15,299,412
	<b>177,251,827</b>	<b>165,165,864</b>
Less: Adjustment during the year	(4,307,873)	-
<b>Balance as on 31.12.2025</b>	<b>172,943,954</b>	<b>165,165,864</b>

For details please refer to Annexure - A

	December 31, 2025 Taka	December 31, 2024 Taka
<b>10.00 Other assets</b>		
Income Generating Other Assets:	-	-
Non-income Generating Other Assets:		
Advance against fixed assets (note: 10.03)	-	-
Security deposits	672,000	622,000
Advance income tax (note: 10.01)	307,040,832	262,579,301
Advance against branch office	-	-
Advance against office rent	180,005	190,001
Deferred tax assets (note: 10.03)	8,318,023	10,806,111
Stamp & Security Paper	250,102	237,024
Other receivables (note: 10.02)	149,144,637	167,465,748
	<b>465,605,600</b>	<b>441,900,185</b>
<b>10.01 Advance Income Tax</b>		
Balance as at 1st January	262,579,301	303,708,308
Add: Advance tax for the year:		
Tax paid during the year	-	47,292,558
Tax deducted at source	49,231,867	50,988,234
Less: Adjusted against tax provision	(4,770,336)	(139,409,799)
	<b>44,461,531</b>	<b>(41,129,007)</b>
<b>Balance as at 31 December</b>	<b>307,040,832</b>	<b>262,579,301</b>
<b>10.02 Other Receivables</b>		
Cheque dishonored charges	57,756	81,743
Interest receivable	102,042,975	116,286,762
Advance against Zero Coupon Bond	-	3,794,000
Interest on bank deposits	18,126,559	23,523,865
Receivable from Dhaka Stock Exchange Ltd.	-	-
Receivable from Multi Securities	3,820	3,970
Receivable from ETBL Securities	8,044	330
Receivable from UFT Co. Ltd	397,268	349,735
Legal charges receivable	28,138,058	23,238,391
Others	370,158	186,954
	<b>149,144,637</b>	<b>167,465,748</b>
<b>10.03 Deferred tax assets</b>		
Balance as at 1st January	10,806,111	21,030,488
Add: Addition during this period (note: 10.03(a))	(2,488,087)	(10,224,378)
	<b>8,318,023</b>	<b>10,806,111</b>
<b>10.03(a) Calculation of deferred tax</b>		
Carrying amount of Fixed Assets (excluding land)	196,246,019	206,792,632
Tax base value of Fixed Assets	218,427,415	235,608,928
Deductible temporary difference	22,181,396	28,816,295
Applicable tax rate	37.50%	37.50%
Deferred tax assets on fixed assets	8,318,023	10,806,111
Deferred tax assets/(liability) at the beginning of year	10,806,111	21,030,488
<b>Deferred tax income/(Expenses)</b>	<b>(2,488,087)</b>	<b>(10,224,378)</b>
<b>11.00 Non-banking assets</b>	-	-



		December 31, 2025 Taka	December 31, 2024 Taka
<b>12.00</b>	<b>Borrowing from banks, other financial institutions and agents</b>		
	<b>Secured</b>		
	<b>In Bangladesh:</b>		
	<b>Secured Overdraft</b>		
	Banking companies:		
	Eastern Bank PLC	239,324,347	249,293,064
	Mercantile Bank PLC	50,585	98,689,155
	SBAC Bank PLC	-	-
	Exim Bank PLC	-	-
	Uttara Bank PLC	-	-
	Pubali Bank PLC	240,630,298	246,255,170
	Mutual Trust Bank PLC	100,501,168	185,991,132
		<b>580,506,398</b>	<b>780,228,520</b>
	Non-banking financial institution	-	-
		<b>580,506,398</b>	<b>780,228,520</b>
	<b>Outside Bangladesh</b>	-	-
	<b>Sub-total:</b>	<b>580,506,398</b>	<b>780,228,520</b>
	<b>Term Loan :</b>		
	Banking companies:		
	Agrani Bank PLC	77,195,647	113,727,152
	Woori Bank PLC	162,000,000	162,000,000
	Pubali Bank Ltd.	133,848,282	186,780,423
	NCC Bank Ltd.	-	-
	Eastern Bank PLC	218,302,614	281,466,228
		<b>591,346,543</b>	<b>743,973,802</b>
	Non-banking financial institution	-	-
		<b>591,346,543</b>	<b>743,973,802</b>
	<b>Outside Bangladesh</b>	-	-
	<b>Sub-total:</b>	<b>591,346,543</b>	<b>743,973,802</b>
	<b>Bangladesh Bank Loan:</b>		
	SME loan	14,825,000	22,559,286
	HML Refinance Scheme	59,514,121	79,469,009
	Secured loan from others	-	448,564,950
	<b>Sub-total:</b>	<b>74,339,121</b>	<b>550,593,245</b>
	<b>Un-secured</b>		
	<b>Money at call and on short notice: (note-12.02)</b>		
	Banking companies:	-	-
		-	-
	Non-banking financial institution	-	-
		-	-
	<b>Un-secured</b>		
	<b>Short term borrowing</b>		
	Banking companies:	-	-
		-	-
	<b>Total:</b>	<b>1,246,192,062</b>	<b>2,074,795,568</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>12.01 Remaining Maturity Grouping of Borrowing</b>		
Payable on demand	580,506,398	780,228,520
Up to 1 (one) month	-	711,258,602
Over 1 (one) month to 3 (three) months	-	-
Over 3 (three) months to 1 (one) year	-	481,280,151
Over 1 (one) year to 5 (five) years	176,825,000	102,028,295
More than 5 (five) years	488,860,664	-
	<u>1,246,192,062</u>	<u>2,074,795,568</u>
<b>12.02 Money at call and on short notice</b>		
Money at call and on short notice normally ranges between 1-3 days. At the closing date of 31 December 2025, all Money at call and on short notice had been paid for, resulting in zero balance.		
<b>13.00 Deposits and other accounts</b>		
Bank Term deposits	176,000,000	220,000,000
Customer deposits	11,403,865,054	11,658,859,184
Other deposits (note: 13.02)	5,452,938	2,467,438
	<u>11,585,317,992</u>	<u>11,881,326,622</u>
<b>13.01 Remaining Maturity Grouping of Deposits and Other Accounts</b>		
Payable on demand	6,095,812	-
Within 1 (one) month	450,538,415	250,966,978
Over 1 (one) month to 6 (six) months	6,875,710,049	7,146,945,637
Over 6 (six) months to 1 (one) year	3,412,425,670	3,584,465,193
Over 1 (one) year to 5 (five) years	826,564,578	886,170,763
Over 5 (five) years to 10 (ten) years	13,983,468	12,778,051
More than 10 (ten) years	-	-
	<u>11,585,317,992</u>	<u>11,881,326,622</u>
<b>13.02 Other Deposits</b>		
Home mortgage loan deposit	3,570,354	490,354
Margin deposit	307,050	401,550
Refundable share money deposit	-	-
Lease deposit	1,575,534	1,575,534
	<u>5,452,938</u>	<u>2,467,438</u>
<b>14.00 Other liabilities</b>		
Provision for loans, advances ,investments and others(note: 14.01 to 14.04)	695,728,351	519,610,573
Interest suspense (note: 14.05)	398,202,530	450,768,998
Provision for gratuity (note: 14.06)	-	-
Withholding tax payable	1,381,168	2,849,760
VAT & Excise duty payable	924,575	1,233,767
Provision for current tax (note: 14.07)	228,847,339	181,501,581
Interest payable (note: 14.11)	587,998,242	525,156,109
Accrued expenses (note: 14.10)	373,750	345,000
Unclaimed dividend (note: 14.12)	4,944,085	4,989,489
Lease liabilities (note: 14.13)	935,785	1,834,206
Accounts Payable	78,258,954	50,411,573
Sundry deposit	20,387,915	12,578,240
Sundry liabilities	4,943,051	5,332,523
	<u>2,022,925,745</u>	<u>1,756,611,818</u>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>14.01 Specific Provision on Loans, Advances</b>		
Balance as at 1st January	327,666,095	191,018,677
<i>Less:</i> Fully provided debt written off	(80,215,599)	(134,016,785)
<b>Provision after written off</b>	247,450,496	57,001,892
<i>Add:</i> Provision made during the year	77,795,295	284,626,976
<i>Less:</i> Provision recovered	(46,023,929)	(15,975,773)
<b>Net charge in the profit &amp; loss account</b>	31,771,366	268,651,203
<i>Add:</i> Recoveries of amounts previously written off	19,549,570	2,013,000
<i>Less:</i> Written off of provision no longer required	-	-
<b>Provisions held at 31 December</b>	<u>298,771,432</u>	<u>327,666,095</u>
<b>14.02 General Provision on Loans, Advances and Leases</b>		
Balance as at 1st January	126,279,498	175,540,086
<i>Add:</i> Provision made during the year	76,805,343	497,542
<i>Less:</i> Provision recovered	(506,960)	(49,758,130)
<b>Net charge in the profit &amp; loss account</b>	76,298,383	(49,260,588)
<b>Balance as at 31 December</b>	<u>202,577,881</u>	<u>126,279,498</u>
<b>14.03 Provision on investments in share</b>		
Balance as at 1st January	53,781,066	31,291,354
<i>Add:</i> Provision made during the year	1,141,637	22,989,712
<i>Less:</i> Provision recovered	(2,559,496)	(500,000)
<b>Net charge in the profit &amp; loss account</b>	(1,417,859)	22,489,712
<b>Balance as at 31 December</b>	<u>52,363,207</u>	<u>53,781,066</u>
<b>14.04 Provision on others</b>		
Balance as at 1st January	11,883,914	10,367,763
<i>Add:</i> Provision made during the year	130,942,943	5,973,720
<i>Less:</i> Provision recovered	(20,186)	(12,920)
<b>Net charge in the profit &amp; loss account</b>	130,922,757	5,960,800
	142,806,671	16,328,563
<i>Less:</i> Fully provided debt written off	(790,840)	(4,444,649)
<b>Provisions held at 31 December</b>	<u>142,015,831</u>	<u>11,883,914</u>
<b>14.05 Interest Suspense Account</b>		
Balance as at 1st January	450,768,998	404,699,177
<i>Add:</i> Interest suspense charged during the year	181,691,876	186,256,704
<i>Less:</i> Interest suspense realized during the year	(213,940,142)	(105,665,684)
<b>Net charge in the profit &amp; loss account</b>	(32,248,266)	80,591,020
	418,520,732	485,290,198
<i>Less:</i> Interest written off	(20,318,202)	(34,521,200)
<b>Balance as at 31 December</b>	<u>398,202,530</u>	<u>450,768,998</u>

#### Write-off of Loans/Leases

As per FID Circular no. 03 dated 15th March 2007 of Bangladesh Bank a financial institution should write-off its loans/leases to clean-up its financial statements subject to fulfillment of the criteria. As per Bangladesh Bank guidelines, National Housing Finance PLC has written-off its loans/leases as under:

(Figures in Taka)

Balance at 1st January	584,505,317	413,535,684
Net loans/leases written-off during the year	100,533,801	172,982,633
No. of agreements written-off	60	42
No. of clients written-off	63	37
Interest suspense against written-off loans/leases	(20,318,202)	(34,521,200)
Provision adjusted against written-off loans/leases	(81,006,439)	(138,461,434)
Recovery of loans/leases write-off loans/leases	19,549,570	2,013,000
<b>Balance of loans/leases written-off at 31 December 2025</b>	<u>665,489,548</u>	<u>584,505,317</u>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>14.06 Provision for Gratuity</b>		
Balance as at 1st January	-	-
<i>Add:</i> Provision made during the year	5,263,369	14,220,498
<i>Less:</i> Payment made during the year	(5,263,369)	(14,220,498)
<i>Less:</i> Provision written back during this period	-	-
<b>Balance as at 31 December</b>	<b>-</b>	<b>-</b>
<b>14.07 Provision for Current Tax</b>		
Balance as on 1st January	181,501,581	290,214,247
<i>Add:</i> Provision made during this period (note-14.07.01)	47,345,759	40,926,797
<i>Less:</i> Prior year short/(excess) provision	4,770,336	(10,229,664)
<i>Less:</i> Adjustment of advance tax	(4,770,336)	(139,409,799)
<b>Balance as at 31 December</b>	<b>228,847,339</b>	<b>181,501,581</b>
<b>14.07.01 Provision made during the year</b>		
Provisions for current tax has been made on the basis of the profit for the year as adjusted for taxation purposes in accordance with the provisions of Income Tax Ordinance, 1984 and amendments made thereto. The current tax rate for the Company is 37.50% on taxable income.		
<b>14.08 Provision for taxation Net Charged for in the Profit &amp; Loss Account</b>		
Current tax (note: 14.07)	52,116,094	30,697,133
	<b>52,116,094</b>	<b>30,697,133</b>
<b>14.08.01 Average effective tax rates</b>		
The average effective tax rate is calculated below as per International Accounting Standard (IAS) 12: "Income Taxes".		
Tax expenses (A)	54,604,181	40,921,510
Accounting profit before tax (B)	149,868,462	43,854,181
<b>Average effective tax rate (A÷B)</b>	<b>36.43%</b>	<b>93.31%</b>
<b>14.08.02 Reconciliation of effective tax rate:</b>		
Tax using the company's tax rate	37.50%	37.50%
Tax effect of:		
Provision for non-deductible expenses	0.00%	0.00%
Adjustment/provision released during this period	11.83%	69.79%
Recovery from business write-off	4.89%	1.72%
Capital gain from sale of Govt. Securities	-12.40%	-0.75%
Other components of tax as per ITO 1984	2.61%	-1.61%
Difference between accounting and tax depreciation.	-8.00%	-13.33%
<b>Effective tax rate</b>	<b>36.43%</b>	<b>93.31%</b>
<b>14.10 Accrued Expenses</b>		
Promotion and publicity	-	-
Audit fees	373,750	345,000
Sundry creditors	-	-
	<b>373,750</b>	<b>345,000</b>
<b>14.11 Interest payable</b>		
Opening balance	525,156,109	386,115,715
Add: Interest charge during the year	248,057,404	200,760,014
Less : Interest paid during the year	(185,215,271)	(61,719,620)
	<b>587,998,242</b>	<b>525,156,109</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>14.12 Unclaim dividend</b>		
Opening balance	4,989,489	3,980,959
Add: Dividend declared	-	117,031,200
Less : Adjustment for the year	(45,404)	(116,022,669)
	<u>4,944,085</u>	<u>4,989,489</u>
<b>14.13 Lease Liability</b>		
Opening balance	1,834,206	3,243,797
Add: Lease liability during the year	413,493	-
Less: Lease liability adjustment during the year	(1,311,914)	(1,409,591)
	<u>935,785</u>	<u>1,834,206</u>

Movement of lease liabilities has been included due to implementation of IFRS-16 Leases (office rent).

<b>15.00 Share Capital</b>		
<b>15.01 Authorized Capital:</b>		
200,000,000 ordinary shares of Tk.10 each	2,000,000,000	2,000,000,000
<b>15.02 Issued, Subscribed and fully Paid-up Capital:</b>		
128,734,320 ordinary shares of Tk.10 each	1,287,343,200	1,170,312,000
<b>% of holding:</b>	<b>% of holding</b>	<b>% of holding</b>
Sponsors	54.91%	59.90%
General public	45.09%	40.10%
	<u>100.00%</u>	<u>100.00%</u>

**Number of holding:**

Sponsors	70,682,469	70,107,361
General public	58,051,851	46,923,839
	<u>128,734,320</u>	<u>117,031,200</u>

**15.03 Classification of shareholders by holding as required by Regulation 37 of the Listing Regulations of Dhaka Stock Exchange PLC:**

Number of shares	No of shareholders	No of shares	% of holding
Less than 500	2820	428,913	0.33%
501 to 5,000	3452	6,500,206	5.05%
5,001 to 10,000	671	4,809,730	3.74%
10,001 to 20,000	513	7,214,420	5.60%
20,001 to 30,000	186	4,474,793	3.48%
30,001 to 40,000	71	2,493,662	1.94%
40,001 to 50,000	32	1,467,408	1.14%
50,001 to 100,000	81	5,741,390	4.46%
100,001 to 1,000,000	75	20,379,353	15.83%
Above 1,000,000	19	75,224,445	58.43%
<b>Total:</b>	<b>7920</b>	<b>128,734,320</b>	<b>100.00%</b>

The shares of the Company are listed with Dhaka Stock Exchange Ltd. & Chittagong Stock Exchange Ltd.

**15.04 Capital Requirement**

As per the Section 4(GHA) of the Financial Institutions Rule, 1994 and subsequently updated vide DFIM circular no. 05 dated July 24, 2011 of Bangladesh Bank, an NBFIs requires to have Tk.100 crore as its minimum capital which shall be deemed to be adequate capital. When the core capital equals or exceeds its minimum capital then the capital shall be treated as adequate capital of NBFIs. Core capital consists of paid-up capital, retained earnings, statutory reserve and balance of current year's profit but in case of total capital it includes core capital plus general provision on good loans/leases. Status of the capital has given bellow:



	December 31, 2025 Taka	December 31, 2024 Taka
Core capital (paid-up capital, retained earnings & statutory reserve etc.)	2,196,079,625	2,100,815,344
<i>Less:</i> Required minimum capital	(1,000,000,000)	(1,000,000,000)
<b>Surplus over minimum required capital</b>	<b>1,196,079,625</b>	<b>1,100,815,344</b>
Core capital (paid-up capital, retained earnings & statutory reserve etc.)	2,196,079,625	2,100,815,344
<i>Add:</i> Provision on good loan/leases	202,577,881	126,279,498
<b>Total capital</b>	<b>2,398,657,506</b>	<b>2,227,094,842</b>
<i>Less:</i> Required minimum capital	(1,000,000,000)	(1,000,000,000)
	<b>1,398,657,506</b>	<b>1,227,094,842</b>
<b>15.05 Capital Adequacy Ratio-As per BASEL-II</b>		
<b>1. Tier-1 (Core Capital)</b>		
1.1 Fully Paid-up Capital/Capital Deposited with BB	1,287,343,200	1,170,312,000
1.2 Statutory Reserve	726,831,263	707,778,407
1.3 Non-repayable share premium account	-	-
1.4 General Reserve	-	-
1.5 Retained Earnings	181,905,162	222,724,937
1.6 Minority interest in Subsidiaries	-	-
1.7 Non-Cumulative irredeemable Preference shares	-	-
1.8 Dividend Equalization Account	-	-
1.9 Others (if any item approved by Bangladesh Bank)	-	-
1.10 <b>Sub-Total (1.1 to 1.9)</b>	<b>2,196,079,625</b>	<b>2,100,815,344</b>
<b>Deductions from Tier-1 (Core Capital)</b>		
1.11 Book Value of Goodwill and value of any contingent assets which are shown as assets	-	-
1.12 Shortfall in provisions required against classified assets	-	-
1.13 Shortfall in provisions required against investment in shares	-	-
1.14 Remaining deficit on account of revaluation of investments in securities after netting off from any other surplus on the securities.	-	-
1.15 Any investment exceeding the approved limit.	-	-
1.16 Investments in subsidiaries which are not consolidated	-	-
1.17 Increase in equity capital resulting from a securitization exposure	-	-
1.18 Other (if any)	-	-
1.19 Sub-Total (1.11 to 1.18)	-	-
1.20' <b>Total Eligible Tire-1 Capital (1.10-1.19)</b>	<b>2,196,079,625</b>	<b>2,100,815,344</b>
<b>2. Tier-2 (Supplementary Capital)</b>		
2.1 General Provision (Unclassified loans up to specified limit + SMA + off Balance Sheet exposure)	142,702,910	144,576,440
2.2 Assets Revaluation Reserve up to 50%	-	-
2.3 Revaluation Reserve for Securities up to 45%	-	-
2.4 Revaluation Reserve for equity instrument up to 10%	-	-
2.5 All other preference shares	-	-
2.6 Other (if any item approved by Bangladesh Bank)	-	-
2.7 Sub-Total (2.1 to 2.6)	<b>142,702,910</b>	<b>144,576,440</b>
2.8 Applicable Deductions if any	-	-
2.9 <b>Total Eligible Tire-2 Capital (2.7-2.8)</b>	<b>142,702,910</b>	<b>144,576,440</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>Total Capital</b>	<b>2,338,782,536</b>	<b>2,245,391,784</b>
Total risk weighted assets	12,478,249,811	12,808,015,182
Required minimum capital 10% of RWA or Tk. 100.00 crore, which is higher.	1,247,824,981	1,280,801,518
Surplus	1,090,957,555	964,590,266
Capital Adequacy Ratio	18.74%	17.53%
<b>16.00 Statutory reserve</b>		
Balance as at 1st January	707,778,407	707,191,873
Reserve made during this period (note-16.01)	19,052,856	586,534
<b>Balance as at 31 December</b>	<b>726,831,263</b>	<b>707,778,407</b>
<b>16.01 Reserve made during this period *</b>		
Net Profit/(loss) after taxation	95,264,281	2,932,670
Applicable Rate	20%	20%
	<b>19,052,856</b>	<b>586,534</b>
*In compliance with the clause no 6 of Financial Institutions Regulations, 1994, Financial Institution is required to transfer at least 20% of it's profit after tax and before appropriation of dividend in a particular year, if the financial institution's sum of Share Premium Account (if any) and Statutory Reserves is less than the paid up capital of that financial institution. Accordingly, 20% of current year's profit after tax has been transferred to Statutory Reserves Account. Statutory reserve has been created at the rate of 20.00% of the net profit as per Bangladesh Bank's guidelines.		
<b>17.00 Retained earnings</b>		
Balance as at 1st January	222,724,937	337,410,001
<i>Add: Net profit after tax for this period</i>	95,264,281	2,932,670
	<b>317,989,219</b>	<b>340,342,671</b>
<i>Less: Allocations:</i>		
Transferred to statutory reserve	(19,052,856)	(586,534)
Issue of Bonus Share	(117,031,200)	-
Dividend	-	(117,031,200)
	<b>(136,084,056)</b>	<b>(117,617,734)</b>
<b>Balance as at 31 December</b>	<b>181,905,162</b>	<b>222,724,937</b>

	December 31, 2025 Taka	December 31, 2024 Taka
<b>18.00 Income statement</b>		
<b>Income:</b>		
Profit, discount and other similar income (note: 19.00)	1,876,416,801	1,893,562,084
Dividend income (note: 21.00)	8,355,638	8,360,223
Fees, commission & brokerage (note: 22.00)	1,500	2,000
Gains less losses arising from investment in securities(note: 21.01)	(5,229,681)	(490,988)
Other operating income (note: 23.00)	11,638,479	11,578,667
	<b>1,891,182,737</b>	<b>1,913,011,987</b>
<b>Expenses:</b>		
Interest on borrowing, fees and commission (note: 20.00)	1,562,235,882	1,504,063,245
Losses on loan, advances and leases (note: 31.00)	108,069,749	219,390,615
Administrative expenses	191,667,534	197,897,455
Other operating expenses (note: 30.00)	18,412,548	18,846,734
Depreciation on banking assets (note: 29.00)	12,838,719	15,857,902
	<b>1,893,224,431</b>	<b>1,956,055,951</b>
	<b>(2,041,694)</b>	<b>(43,043,964)</b>
<b>19.00 Interest income</b>		
<b>Interest on mortgage loan:</b>		
Home mortgage loan	1,455,301,809	1,415,331,446
Commercial mortgage loan	166,035,237	177,971,630
Project mortgage loan	38,589,328	23,619,888
	<b>1,659,926,374</b>	<b>1,616,922,964</b>
<b>Interest on lease finance:</b>		
Industrial equipment	446,611	760,296
Vehicles	93,083	185,234
Delinquent interest	-	-
Interest on term finance	32,769,972	39,893,790
	<b>33,309,666</b>	<b>40,839,320</b>
Interest on fixed deposits	75,708,722	194,181,389
Interest on short term deposit	94,948,327	35,306,470
Interest on loan against FDR	5,458,231	2,743,711
Interest on staff loan	7,065,481	3,568,230
	<b>1,876,416,801</b>	<b>1,893,562,084</b>
<b>20.00 Interest paid on deposits, borrowings etc.</b>		
Interest paid on deposits, borrowings (Note-20.01)	1,562,235,882	1,504,063,245
Interest Expenses-Lease Liability (Note-20.02)	129,305	169,647
	<b>1,562,365,187</b>	<b>1,504,232,892</b>
<b>20.01 Interest paid on deposits, borrowings</b>		
Call money interest	-	-
Secured overdraft interest	11,061,445	15,900,090
Term deposit interest	49,258,000	173,636,761
Term loan interest	76,105,109	88,227,636
Customer Deposit Int. - Kotipoti Scheme	1,211,755	1,099,199
Customer Deposit Int. - Hajj Scheme	10,131	-
Customer Deposit Int. - Education Pension Scheme	78,036	74,494
Customer Deposit Int. - Housing Deposit Scheme	349,848	353,219
Customer Deposit Int. - Mohila Savings Scheme	79,923	50,347
Customer Deposit Int. - Money Multiplier Scheme	16,268,221	18,681,775
Customer deposit interest - Term Deposit	1,247,598,285	1,088,619,847
Customer deposit interest - Income Account	18,001,192	16,785,091
Customer deposit interest - Double Money Account	967,194	7,048,176
Customer deposit interest - Triple Money Account	9,789,330	9,363,969
Customer deposit interest-MSS	1,464,100	1,267,946
Customer deposit interest-MLNR	7,570,738	8,561,556
Interest Expense on Zero coupon bond	37,749,279	40,806,275
Interest expenses on treasury bond	-	2,617,956
Interest expenses on Repo	82,161,631	24,771,757
HML refinance interest	2,180,084	4,573,230
SME loan interest	331,581	1,623,920
	<b>1,562,235,882</b>	<b>1,504,063,245</b>
<b>20.02 Interest Expenses-Lease Liability</b>	<b>129,305</b>	<b>169,647</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>21.00 Investment Income</b>		
Dividend Income (note- 21.01)	8,355,638	8,360,223
Interest income from treasury bond (note-21.02)	117,129,718	114,643,804
Capital gain on sale of Govt. Treasury Bond	49,544,100	874,500
Gains /losses from sale of shares (note-21.03)	(5,229,681)	(490,988)
	<b>169,799,775</b>	<b>123,387,539</b>
<b>21.01 Dividend Income *</b>		
Dividend on ordinary shares	8,355,638	8,360,223
Dividend on preference shares	-	-
	<b>8,355,638</b>	<b>8,360,223</b>
<b>21.02 Interest income from treasury bond</b>		
Interest income from treasury bond	91,204,162	89,326,820
Income from investment in bonds	25,925,556	25,316,984
	<b>117,129,718</b>	<b>114,643,804</b>
<b>21.03 Gains /losses from sale of shares*</b>		
Gain on sale of shares	1,409,520	1,778,952
Loss on sale of shares	(6,639,200)	(2,269,939)
	<b>(5,229,681)</b>	<b>(490,988)</b>
*The overall market condition of shares and securities deteriorated during the financial year, which had resulted in diminution of values of shares and securities and decreased payout of dividend from investments in share in various companies. Investment income has significantly decreased due to the aforesaid reason		
<b>22.00 Commission, exchange and brokerage</b>		
Fees	1,500	2,000
	<b>1,500</b>	<b>2,000</b>
<b>23.00 Other operating income</b>		
Application, processing and documentation fees	9,983,964	10,987,530
Delinquent charge-MSS,MLNR etc.	440	1,892
Interest on call Money lending	-	90,833
Other income	1,654,075	498,412
	<b>11,638,479</b>	<b>11,578,667</b>
<b>24.00 Administrative expenses</b>		
<b>24.01 Directors' fees and expenses</b>		
This represents fees paid for attending board meetings and other committee meetings @ Tk. 10,000/- per attendance per person.	736,000	1,058,200
	<b>736,000</b>	<b>1,058,200</b>
<b>24.02 Salaries and allowances</b>		
Salary & allowances (note: 24.02.01)	127,232,486	125,899,697
Provident fund contribution	6,166,136	6,354,317
Gratuity	5,263,369	14,220,498
Bonus	12,505,171	11,701,130
	<b>151,167,162</b>	<b>158,175,642</b>
<b>24.02.01 Salary &amp; allowances</b>		

This includes managerial remuneration of Taka 126.98 million and balance amount Taka 24.19 million is on account of staff salary, bonus and other allowances. The number of employees including contract based employees were 184 and 185 for this period of 2025 & 2024 respectively.



	December 31, 2025 Taka	December 31, 2024 Taka
<b>24.03 Rent, taxes, insurance, electricity etc.</b>		
Office maintenance	2,506,930	3,049,092
Office rent	7,095,417	6,235,292
Security Guard	1,725,183	1,176,155
City corporation Taxes	159,851	159,940
Electricity	3,615,343	3,510,059
Utilities	304,491	303,552
Membership fees	2,243,501	1,612,124
Subscription & Donation	3,935,044	1,864,632
CSR activities	25,000	601,650
Legal and professional	335,803	379,111
Insurance (note: 24.03.01)	727,630	776,997
	<b>22,674,193</b>	<b>19,668,604</b>
<b>24.03.01 Insurance</b>		
Taka 727,630 being premium paid for insurance coverage against damages/loss of the Company's fixed assets by fire, earthquake etc.		
<b>24.04 Legal expenses</b>		
Legal charges	-	-
<b>25.00 Postage, stamps, telecommunication etc.</b>		
Courier	130,596	77,777
Postage	54,463	76,778
Stamps & security paper	8,000	4,000
Telephone, fax & e-mail	1,992,953	1,942,229
	<b>2,186,012</b>	<b>2,100,784</b>
<b>26.00 Stationary, printing, advertisement etc.</b>		
Printing	820,080	1,479,745
Stationery	923,835	718,704
Business Commission	3,704,142	5,409,031
Promotion & publicity	2,166,860	2,454,938
	<b>7,614,917</b>	<b>10,062,418</b>
<b>27.00 Managing Director's salary and fees</b>		
Salary & allowances	6,255,500	5,886,807
Bonus	660,000	600,000
	<b>6,915,500</b>	<b>6,486,807</b>
<b>28.00 Auditors' fees</b>	<b>373,750</b>	<b>345,000</b>
<b>29.00 Depreciation on and repairs to assets</b>		
<b>Depreciation:</b>		
Building	563,283	625,870
Newly acquired Building	4,997,792	5,127,807
Furniture	1,873,846	2,067,903
Office equipment	2,593,881	3,087,840
Intangible Assets	630,000	2,100,000
Right-of-Use Asset for Lease Rent	1,101,588	1,883,025
Motor vehicle	325,573	406,967
	<b>12,085,963</b>	<b>15,299,412</b>
Repair and maintenance	752,756	558,490
	<b>12,838,719</b>	<b>15,857,902</b>
Movement of depreciation and repair of assets (Right use of lease assets) have been included due to implementation of IFRS-16 Leases (office rent).		
<b>30.00 Other expenses</b>		
Traveling expenses	331,504	612,362
Conveyance bill	4,319,439	3,875,242
Training	93,789	168,856
Bank charges and excise duty	2,498,049	2,185,960
Books, periodicals and others	-	-
Office refreshments	1,901,462	2,100,774
Motor car	7,435,088	7,827,840
Office general expenses	1,383,762	1,633,627
AGM Expenses	256,144	210,193
Software Maintenance Charge	-	-
Trade License Fees	185,184	190,934
Computer Software Expenses	-	-
Investment expenses share	8,127	40,946
	<b>18,412,548</b>	<b>18,846,734</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>31.00 Provisions for loan and advances</b>		
For classified loans, advances and leases	31,771,366	268,651,203
For unclassified loans, advances and leases	76,298,383	(49,260,588)
	<u>108,069,749</u>	<u>219,390,615</u>
<b>31.01 Provision for investments</b>		
Made during the year	1,141,637	22,989,712
Recovery during the year	(2,559,496)	(500,000)
	<u>(1,417,859)</u>	<u>22,489,712</u>
<b>31.02 Others</b>		
Provisions for legal charges	3,240,855	5,955,273
Provisions for other (salary) charges	12,798,263	-
Provisions for cheque dishonored & clearing charges	13,097	5,528
	<u>16,052,215</u>	<u>5,960,800</u>
<b>32.00 Earnings per share</b>		
a) Earnings attributable to the ordinary shareholders(Taka)	95,264,281	2,932,670
b) Number of ordinary shares outstanding during the year	128,734,320	117,031,200
c) Weighted average number of ordinary shares outstanding during the year	128,734,320	117,031,200
d) Basic earnings per share (a/c)	<u>0.74</u>	<u>0.03</u>
d) Basic earnings per share (a/c) (restated)*	<u>0.74</u>	<u>0.02</u>
*EPS for the year 2025 has been restated based on the new weighted average number of ordinary shares in accordance with para 64 of BAS 33.		
Prior year Basic Earning Per Share calculation has been revised due to calculation of weighted average number of ordinary shares. Earnings per share (EPS) has been computed by dividing the net profit after tax (NPAT) by the weighted average number of ordinary shares outstanding as on 31 December 2025 as per IAS-33" Earnings Per Share". No diluted EPS was required to be calculated for the year since there was no scope for dilution of shares during the year.		
<b>33.00 Interest receipts in cash</b>		
Interest income from loans, advances & leases	1,876,416,801	1,893,562,084
(Increase)/decrease in interest receivable on loans, advances and leases	-	-
(Increase)/decrease in other receivable	5,397,306	(19,619,865)
	<u>1,881,814,106</u>	<u>1,873,942,219</u>
<b>34.00 Interest payments</b>		
Total interest expenses (note: 20.00)	1,562,235,882	1,504,063,245
<i>Add:</i> Opening balance of interest payable	525,156,109	382,920,637
<i>Less:</i> Closing balance of interest payable	(587,998,242)	(525,156,109)
	<u>1,499,393,748</u>	<u>1,361,827,773</u>
<b>35.00 Fees and commissions receipts in cash</b>		
Fees, commission and brokerage (note: 22.00)	1,500	2,000
<i>Add:</i> Opening balance of fees, commission and brokerage	-	-
<i>Less:</i> Closing balance of fees, commission and brokerage	-	-
	<u>1,500</u>	<u>2,000</u>
<b>36.00 Cash payments to employees</b>		
Staff salaries and allowances (note: 24.02)	151,167,162	158,175,642
Managing Director's salaries and allowances (note: 27.00)	6,915,500	6,486,807
<i>Add:</i> Opening balance of staff dues	50,411,573	14,707,738
<i>Less:</i> Closing balance of staff dues	(78,258,954)	(50,411,573)
	<u>130,235,281</u>	<u>128,958,614</u>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>37.00</b>	<b>Cash payments to suppliers</b>	
	Printing, stationary and advertisement etc. (note: 26.00)	7,614,917
	Postage, stamps, telecommunication etc. (note: 25.00)	2,186,012
	Repair & maintenance (note: 29.00)	752,756
	<i>Add:</i> Opening balance of suppliers dues	-
	<i>Less:</i> Closing balance of suppliers dues	-
	<b>10,553,685</b>	<b>12,721,692</b>
<b>38.00</b>	<b>Receipts from other operating activities</b>	
	Other operating income (note: 23.00)	11,638,479
	Profit on sale of share (note: 21.01)	1,409,520
	Loss on sale of share (note: 21.01)	(6,639,200)
	<b>6,408,798</b>	<b>11,087,680</b>
<b>39.00</b>	<b>Payments for other operating activities</b>	
	Directors' fees	736,000
	Legal expenses	-
	Auditor's fees	373,750
	Office occupancy cost	11,327,530
	City Corporation Taxes	159,851
	Electricity	3,615,343
	Utilities	304,491
	Insurance	727,630
	Other expenses (note: 30.00)	18,412,548
	<i>Add:</i> Opening balance of outstanding payable	345,000
	<i>Less:</i> Closing balance of outstanding payable	(373,750)
	<b>35,628,393</b>	<b>35,461,021</b>
<b>40.00</b>	<b>Increase/(Decrease) of other deposits</b>	
	<b>Closing balance:</b>	
	Term deposits	11,579,865,054
	Other deposits	5,452,938
	<b>11,585,317,992</b>	<b>11,881,326,622</b>
	<b>Opening balance:</b>	
	Term deposits	11,878,859,184
	Other deposits	2,467,438
	<b>11,881,326,622</b>	<b>15,096,192,883</b>
	<b>(296,008,630)</b>	<b>(3,217,566,389)</b>
<b>41.00</b>	<b>Sanction and disbursement</b>	
	Sanction	1,868,408,697
	Disbursement	1,257,881,027
	Undisbursed	<b>610,527,670</b>
<b>41.01</b>	<b>Contingent liabilities (Other Commitments)</b>	
	Government	-
	Directors	-
	Bank and other Financial Institution	-
	Other	-
	<b>610,527,670</b>	<b>583,449,383</b>
	In the normal course of business, the company makes various commitments, contracts and disbursements. No material losses are anticipated as a result of these transactions.	
	During the year 2025 the company disclosed undisbursed sanctioned loan amount Tk. 610,527,670/- as off balance sheet item under the head of other commitment.	
<b>42.00</b>	<b>Net Asset Value (NAV) per Share</b>	
	Net Asset (Total assets less total liabilities) (A)	2,196,079,625
	Total number of ordinary shares outstanding (B)	128,734,320
	<b>Net Asset Value (NAV) per share (A ÷ B)</b>	<b>17.06</b>
	<b>Net Asset Value (NAV) per share (A ÷ B) (restated)</b>	<b>17.06</b>
		<b>16.32</b>



	December 31, 2025 Taka	December 31, 2024 Taka
<b>42.01 Net Operating Cash Flow Per Share (NOCFPS)</b>		
Net cash flow from operating activities (A)	887,455,993	(2,536,432,851)
Total number of ordinary shares outstanding (B)	128,734,320	117,031,200
<b>Net operating cash flow from operating activities per share (A ÷ B)</b>	<b>6.89</b>	<b>(21.67)</b>
<b>Net operating cash flow from operating activities per share (A ÷ B) (restated)</b>	<b>6.89</b>	<b>(19.70)</b>

\*Increased of cash inflow from operating activities for the year ended 2025 was due to increased of customer deposits. As a result, net operating cash flow per share (NOCFPS) at the period ended of 31 December, 2025 increased compare to the year ended 2024.

**42.02 Reconciliation of net profit with cash flows from operational activities:**

Profit after tax		95,264,281	2,932,670
Provision for income tax	Non cash item	54,604,181	40,921,510
Depreciation	Non cash item	12,085,963	15,299,412
Provision for Loans and advances	Non cash item	108,069,749	219,390,615
Provision for Diminution in Value of Investment	Non cash item	(1,417,859)	22,489,712
Provision for others	Non cash item	16,052,215	5,960,800
Interest Suspense	Non cash item	(52,566,468)	46,069,820
Accrual for dividend, LAD and interest receivable	Changes in accrual	102,042,975	116,286,762
Accrual for expenses	Changes in accrual	(2,488,087)	(10,224,377)
Purchase & sale of trading securities	(inc)/dec of assets	10,320,678	(16,515,584)
Loans and advances	(inc)/dec of assets	753,290,268	282,688,830
Other assets	(inc)/dec of assets	(55,321,759)	(24,110,862)
Loan and deposit from banks and customer	Inc/(dec) of liabilities	(296,008,630)	(3,217,566,389)
Other liabilities	Inc/(dec) of liabilities	192,760,353	78,225,021
Income tax paid		(49,231,867)	(98,280,792)
<b>Net cash flows from operating activities</b>		<b>887,455,993</b>	<b>(2,536,432,850)</b>



## 43.00

**Audit committee of the board**

The audit committee was formed by the Board of Directors of National Housing Finance PLC. The members of the committee was as under:

SL No	Name	Status with the Company	Status with the Committee	Educational Qualification
01	Ms. Mahmuda Begum	Independent Director	Chairman	B.S.C, M.S.C (Zoology), Masters in Rural Management Studies
02	Mr. Md. Khaled Mamun FCII (UK)	Director	Member	B.S.C , M.S.C, Masters in Demography & FCII (UK)
05	Mr. A.K.M. Moinuddin FCA	Director	Member	B.Com (Hons), M.Com (Accounting), FCA

The Audit Committee of the Board was duly constituted by the Board of Directors of the Company in accordance with DFIM Circular no. 13 issued on October 26, 2011 by Bangladesh Bank and in accordance with Bangladesh Securities and Exchange Commission (BSEC) the condition No. 5 of the notification No. SEC/CMRRC/2006-158/207/Admin/80, dated June 3, 2018.

The company secretary is to act as the Secretary of the Audit Committee:

Meetings held by the committee during the year by date:	Meeting no	Held no
	63rd	22-Jun-25
	64th	22-Jun-25
	65th	28-Jul-25
	66th	16-Oct-25

4 (four) meetings of the audit committee were held during the year 2025 where it carried out the following tasks:

- 01 Audit and inspection report of Bangladesh Bank Inspection Team and External Auditors of National Housing.
- 02 Ensuring an effective Internal Control System and Risk Management System.
- 03 Review the findings of auditors and management response thereto.
- 04 Stressing on the importance of the regulatory compliance.
- 05 Review of conflict of interests.
- 06 Review of the credit policy of the Company.
- 07 Any other matters which deems necessary.

## 43.01

**Highlights of overall activities**

Highlights of the overall activities of the Company as at end for the year ended 31st December, 2025 are furnished below:

SL #	Details	2025	2024
01	Paid-up Capital	1,287,343,200	1,170,312,000
02	Total Capital	2,196,079,625	2,100,815,344
03	Capital surplus/(deficit)	1,196,079,625	1,100,815,344
04	Total assets	17,050,515,424	17,813,549,353
05	Total deposits	11,585,317,992	11,881,326,622
06	Total loans, advances, leases & Others	13,078,600,932	13,912,106,800
07	Total contingent liabilities and commitments	610,527,670	583,449,383
08	Credit deposit ratio	112.89%	117.09%
09	Loan to Fund ratio	83.75%	86.64%
10	% of Classified loans against total loans and advances	9.88%	11.46%
11	Profit after tax and provisions	95,264,281	2,932,670
12	Amount of classified loans during the year	1,292,730,738	1,594,396,977
13	Provisions kept against classified loans	283,901,687	309,825,750
14	Provisions surplus/(deficit)	-	-
15	Cost of fund	12.34%	11.39%
16	Interest earnings assets	16,323,443,812	17,099,636,542
17	Non-interest earnings assets	727,071,612	713,912,810
18	Return on investments (ROI)	7.13%	5.87%
19	Return on assets (ROA)	0.55%	0.02%
20	Income from investments	169,799,775	123,387,539



21	Weighted average earnings per share (restated)	0.74	0.02
22	Price earning ratio	36.49	1,077.46
23	Return on equity (ROE)	4.43%	0.14%
24	Net asset value per share (NAV)	17.06	17.95

**44.00 Company information**

Last year's figures and account heads have been rearranged to conform current year's presentation in accordance with the Bangladesh Bank DFIM Circular # 11 dated December 23, 2009.

**45.00 Geographical area of operation**

Company's geographical area of operation was in Dhaka, Gazipur, Chattogram, Bogura, Rangpur, Feni, Rajshahi and Khulna in the year 2025.

**46.00 Capital expenditure commitment**

There was neither any outstanding contract nor any Board authorization for capital expenditure as at December 31, 2025.

**47.00 Subsequent events-disclosure under IAS 10: "events after the balance sheet date"**

No material event has been occurred after the Balance Sheet date, which could materially effect the value of the financial statements except the Board of Directors in its 270th Meeting held on 23 June 2026 has recommended to the shareholders a cash dividend @10.00% i.e Taka 1.00 for every ordinary share (amounting to BDT 128,434,320) based on financial position of the company subject to approval from Bangladesh Bank. This will be considered for approval by the shareholders at the 27th Annual General Meeting (AGM) to be held on 15 September, 2026.

**48.00 Claims against the company not acknowledge as debt**

There is no claim at the Balance Sheet date, which has not been acknowledged by the Company.

**48.01 Disclosure as required by FRC**

Ref. no. 178/FRC/APR/2021/28(24) dated 23 December 2021 with further reference of DFIM circular no. 8 dated 17 August 2021.

National Housing Finance did not disburse or renew any loan in favor of any company or public interest entity after issuance of the said circular.

**49.00 Credit facility availed**

There was no credit facility available to the Company under any contract as on Balance Sheet date other than trade credit available in the ordinary course of business.

**50.00 Closing price of share**

The Company traded its ordinary shares in CDBL through DSE & CSE from 1st January 2009. The closing market price on the closing of the year was Tk.26.60 and Tk.27.40 respectively in the DSE & CSE.

**51.00 "Worker's Profit Participation Fund" (WPPF)**

Ministry of Finance (MoF) and Bangladesh Bank (BB) have reviewed the law and proposed to the Ministry of Labor to exclude Banks and Non-Banking Financial Institutions from the requirements of the law regarding the provision of Worker's Profit Participation Fund and accordingly Ministry of Finance issued a letter on 14 February 2017 to the Ministry of Labor to waive Banks and Non-Banking Financial Institutions from the purview of the requirement(s) of the Bangladesh Labor Act 2013.

However, NHF PLC maintain adequate retained earnings to keep required provision for Worker's Profit Participation Fund subject to the final clearance from the Ministry of Labor since the matter stands still unresolved.

**52.00** Previous year's figures have been rearranged where necessary to conform to current year's presentation. Figures have been rounded nearest Taka.



53 Related party disclosure :

Name of Director	Position in NHF PLC	Name of the firms/companies in which interest as proprietor, partner, director, managing agent, guarantor, employee etc.	Position
Dr. Khondaker Showkat Hossain Representing Borak Travels (Pvt.) Limited	Director	Borak Travels (Pvt.) Limited	Chief Consultant
Mr. Md. Khaled Mamun, FCII (UK) Representing Reliance Insurance	Director	Reliance Insurance Limited	MD & CEO
Mr. A.K.M. Moinuddin FCA Representing Bangladesh Lamps Limited	Director	Bangladesh Lamps Limited	Consultant

53.01 Significant contract where FI is party and wherein Directors have interest- Nil

53.02 Significant contract where the Company is party and wherein Directors have interest - Nil

53.03 There is no loans, advances and leases given to Directors and their related concern.


53.04 Investment in the Securities of Directors and their related concern- Nil

53.05 Related party transactions

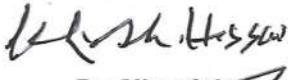
Parties are considered to be related if one party has the ability to control the other party or exercises significant influence over the other party in making financial and operational decision and include associated companies with or without common Directors and key management positions. The Company has entered into transaction with other related entities in normal course of business that fall within the definition of related party as per International Accounting Standard 25: " Related Party Disclosures." Transactions with related parties are executed on the same terms, including interest rate and collateral, as those prevailing at the time for comparable transactions with other customers of similar credentials and do not involve more than a normal risk.

Name of related	Transaction	Balance at year end (receivable)/payable
		<b>Taka</b>
National Bank Limited (Sponsor)	STD/CD account	(514,225)
National Life Insurance Co. Limited (Sponsor Director)	Term deposit	30,000,000
Pragati Insurance Limited (Sponsor Director)	Term deposit	20,000,000
Eastland Insurance Limited (Sponsor Director)	Term deposit	10,000,000
Square Pharmaceuticals Limited (Sponsor Director)	Term deposit	2,000,000,000
Reliance Insurance Co. Limited (Sponsor Director)	Term deposit	50,000,000

  
Mohammad Shamsul Islam  
Managing Director

  
Mahmuda Begum  
Independent Director

  
Md. Mohsin Hassan, FCMA  
Director

  
Dr. Khondaker  
Showkat Hossain  
Chairman



Fixed assets including premises, furniture and fixtures for 2025

(Annexure-A)

Figures in Taka

Particulars	Cost				Rate	Depreciation				Written down value as on 31.12.25	Written down value as on 31.12.24
	Balance as on 01.01.25	Disposed during the year	Addition during this period	Balance as on 31.12.25		Balance as on 01.01.25	Adjustments for disposal	Charged during this period	Balance as on 31.12.25		
Land	65,219,993	-	-	65,219,993	-	-	-	-	65,219,993	65,219,993	
Existing Building	39,289,100	-	-	39,289,100	10.00%	33,656,266	-	563,283	34,219,549	5,069,551	6,053,468
Newly acquired Building	211,494,142	-	793,972	212,288,114	3.00%	45,695,040	-	4,997,792	50,692,832	161,595,282	165,378,468
Furniture	44,041,921	-	127,342	44,169,263	10.00%	25,430,807	-	1,873,846	27,304,653	16,864,610	18,611,114
Office equipment	48,927,192	-	618,038	49,545,230	20.00%	36,575,828	-	2,593,881	39,169,709	10,375,521	12,351,364
Intangible Assets	10,500,000	-	-	10,500,000	20.00%	9,870,000	-	630,000	10,500,000	-	630,000
Right-use of lease Assets	8,280,976	4,307,875	-	3,973,101		6,140,622	4,307,873	1,101,588	2,934,337	1,038,764	2,140,354
Motor vehicle	9,425,165	-	-	9,425,165	20.00%	7,797,301	-	325,573	8,122,874	1,302,291	1,627,864
<b>Total:</b>	<b>437,178,489</b>	<b>4,307,875</b>	<b>1,539,352</b>	<b>434,409,966</b>		<b>165,165,864</b>	<b>4,307,873</b>	<b>12,085,963</b>	<b>172,943,954</b>	<b>261,466,012</b>	<b>272,012,625</b>





(Annexure-B)

**NATIONAL HOUSING FINANCE PLC (ISLAMIC)**  
Balance Sheet  
As at December 31, 2025

	December 31, 2025 Taka	December 31, 2024 Taka
<b>Property and Assets</b>		
<b>Cash:</b>		
In hand (including foreign currencies)	-	-
Balance with Bangladesh Bank and its agent bank(s) (including foreign currencies)	3,211,111	1,500,000
	3,211,111	1,500,000
<b>Balance with banks and other financial institutions:</b>		
In Bangladesh	15,507,928	73,902,036
Outside Bangladesh	-	-
	15,507,928	73,902,036
<b>Money at call and on short notice</b>	-	-
<b>Investments in Shares and Securities:</b>		
Government	-	-
Others	-	-
	-	-
<b>Investment:</b>		
General Investment	242,024,618	49,754,110
Bills purchased and discounted	-	-
	242,024,618	49,754,110
<b>Fixed assets including premises, furniture and fixtures</b>	63,448	79,310
<b>Other assets</b>	2,268,596	176,115
Non-banking assets	-	-
<b>Total Assets</b>	<u>263,075,702</u>	<u>125,411,571</u>
<b>Liabilities and capital</b>		
<b>Liabilities:</b>		
<b>Borrowing from other banks, financial institutions and agents</b>	-	-
<b>Deposits and other accounts:</b>		
Mudaraba Term Deposits	233,207,423	120,930,327
Bills payable	-	-
Lease Deposits	-	-
Bearer certificate of deposits	-	-
Deposits under scheme	14,995,681	3,963,437
Other deposits	-	-
	248,203,104	124,893,764
<b>Other liabilities</b>	14,364,226	3,041,916
<b>Total Liabilities</b>	262,567,330	127,935,680
<b>Capital/Shareholders' equity:</b>		
Paid up capital	-	-
Statutory reserve	-	-
Retained earnings	508,372	(2,524,109)
Other reserves	-	-
<b>Total Shareholders' equity</b>	508,372	(2,524,109)
<b>Total liabilities and Shareholders' equity</b>	<u>263,075,702</u>	<u>125,411,571</u>



**Off-Balance Sheet Items**

**Contingent Liabilities:**

Acceptances and endorsements  
Letters of guarantee  
Irrevocable letters of credit  
Bills for collection  
Other contingent liabilities

	-	-
	-	-
	-	-
	-	-
	-	-
	-	-

**Other Commitments:**

Documentary credits and short term trade related transactions  
Forward assets purchased and forward deposits placed  
Undrawn note issuance and revolving underwriting facilities  
Un-disbursed contracted investment and leases  
Undrawn formal standby facilities, credit lines and other commitments

	-	-
	-	-
	-	-
	-	-
	-	-

**Total Off-Balance Sheet Items including contingent liabilities**

	-	-
	-	-



(Annexure-B)

**NATIONAL HOUSING FINANCE PLC (ISLAMIC)**

**Profit and Loss Account**

For year ended December 31, 2025

	December 31, 2025 Taka	December 31, 2024 Taka
Profit on Investment	29,618,718	2,572,551
Profit paid on deposits, borrowings etc.	22,636,535	4,085,634
<b>Net investment income</b>	<b>6,982,183</b>	<b>(1,513,083)</b>
Income from Investment in securities	-	-
Commission, exchange and brokerage	-	-
Other operating income	1,557,000	782,500
<b>Total operating income</b>	<b>8,539,183</b>	<b>(730,583)</b>
Salaries and allowances	-	-
Rent, taxes, insurance, electricity etc.	-	115,000
Legal expenses	-	-
Postage, stamps, telecommunication etc.	-	4,000
Stationery, printing, advertisement etc.	326,887	574,706
Managing Director's salary and fees	-	-
Directors' fees and expenses	46,000	114,400
Auditors' fees	-	-
Charges on Investment losses	-	-
Depreciation and repairs to assets	15,862	19,827
Other expenses	177,370	271,559
<b>Total operating expenses</b>	<b>566,119</b>	<b>1,099,492</b>
<b>Profit/ (Loss) before provisions</b>	<b>7,973,064</b>	<b>(1,830,075)</b>
<b>Provisions for</b>		
Investments, advances and leases	1,922,704	497,542
Diminution in value of investments	-	-
Others	27,980	7,210
<b>Total provisions</b>	<b>1,950,684</b>	<b>504,752</b>
<b>Total profit/(loss) before taxation</b>	<b>6,022,380</b>	<b>(2,334,827)</b>
Provisions for taxation		
Current	(2,989,899)	(189,282)
Deffered	-	-
	<b>(2,989,899)</b>	<b>(189,282)</b>
<b>Net Profit/(loss) after taxation</b>	<b>3,032,481</b>	<b>(2,524,109)</b>
<b>Appropriations:</b>		
Statutory reserve	-	-
General reserve	-	-
Dividend etc.	-	-
	-	-
<b>Retained surplus</b>	<b>3,032,481</b>	<b>(2,524,109)</b>