

## Balance Sheet (Unaudited)

As at June 30, 2025

	Note	June 2025 Taka	December 2024 Taka
<b>Property and Assets</b>			
<b>Cash:</b>	4.00		
In hand (including foreign currencies)		54,574	35,951
Balance with Bangladesh Bank and its agent bank(s) (including foreign currencies)		178,750,208	195,359,894
		<b>178,804,782</b>	<b>195,395,845</b>
<b>Balance with banks and other financial institutions:</b>	5.00		
In Bangladesh		1,096,911,381	1,263,175,899
Outside Bangladesh		-	-
		<b>1,096,911,381</b>	<b>1,263,175,899</b>
<b>Money at call and on short notice</b>	6.00	-	-
<b>Investments:</b>	7.00		
Government		1,190,313,152	1,190,313,152
Others		536,085,351	538,644,847
		<b>1,726,398,502</b>	<b>1,728,957,998</b>
<b>Loans and advances:</b>	8.00		
Loans, cash credits, overdrafts etc.		13,646,508,382	13,912,106,800
Bills purchased and discounted		-	-
		<b>13,646,508,382</b>	<b>13,912,106,800</b>
<b>Fixed assets including premises, furniture and fixtures</b>	9.00	266,178,291	272,012,625
<b>Other assets</b>	10.00	446,002,628	441,900,185
<b>Non-banking assets</b>	11.00	-	-
<b>Total Assets</b>		<b>17,360,803,967</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	1,132,523,175	2,074,795,568
<b>Deposits and other accounts:</b>	13.00		
Current accounts and other accounts etc.		-	-
Bills payable		-	-
Savings bank deposits		270,000,000	220,000,000
Fixed deposits		11,908,317,640	11,658,859,184
Bearer certificate of deposits		-	-
Other deposits		2,467,438	2,467,438
		<b>12,180,785,078</b>	<b>11,881,326,622</b>
<b>Other liabilities</b>	14.00	1,894,381,483	1,756,611,818
<b>Total Liabilities</b>		<b>15,207,689,736</b>	<b>15,712,734,008</b>
<b>Capital/Shareholders' equity:</b>			
Paid up capital	15.02	1,170,312,000	1,170,312,000
Statutory reserve	16.00	718,238,184	707,778,407
Retained earnings	17.00	264,564,047	222,724,937
<b>Total Shareholders' equity</b>		<b>2,153,114,231</b>	<b>2,100,815,344</b>
<b>Total liabilities and Shareholders' equity</b>		<b>17,360,803,967</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


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

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


-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
413,870,466	583,449,383
-	-
<b>413,870,466</b>	<b>583,449,383</b>
<b>413,870,466</b>	<b>583,449,383</b>
<b>18.40</b>	<b>17.95</b>

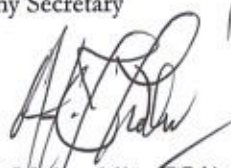
The accompanying notes form an integral part of these financial statements

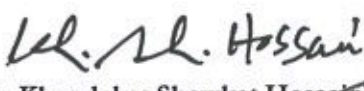
  
(Sayed Ahmed FCMA)  
Chief Financial Officer

  
(Md. Sarwar Kamal FCS)  
Company Secretary

  
(Mohammad Shamsul Islam)  
Managing Director

  
(Mahmuda Begum)  
Independent Director

  
(A.K.M. Moinuddin, FCA)  
Director

  
(Dr. Khondaker Showkat Hossain)  
Chairman



**Profit and Loss Account**  
**For the half year ended June 30, 2025**


Unaudited


	Note	January 01 to June 30, 2025 Taka	January 01 to June 30, 2024 Taka	April 01 to June 30, 2025 Taka	April 01 to June 30, 2024 Taka
Interest Income	19.00	909,349,620	926,711,779	423,245,363	470,799,728
Interest paid on deposits, borrowings etc.	20.00	757,674,339	701,455,281	378,976,421	343,291,971
<b>Net interest income</b>		<b>151,675,281</b>	<b>225,256,498</b>	<b>44,268,942</b>	<b>127,507,757</b>
Income from investment	21.00	64,894,730	47,225,014	33,037,230	24,598,068
Commission, exchange and brokerage	22.00	500	500	500	500
Other operating income	23.00	4,476,220	7,714,667	1,526,070	5,177,483
		<b>69,371,450</b>	<b>54,940,181</b>	<b>34,563,800</b>	<b>29,776,051</b>
<b>Total operating income (A)</b>		<b>221,046,731</b>	<b>280,196,679</b>	<b>78,832,742</b>	<b>157,283,807</b>
Salaries and allowances	24.02	82,372,757	87,447,531	43,970,073	55,083,880
Rent, taxes, insurance, electricity etc.	24.03	13,276,100	10,183,404	8,330,456	5,456,250
Legal expenses	24.04	-	-	-	-
Postage, stamps, telecommunication etc.	25.00	1,074,187	1,098,608	528,695	524,112
Stationery, printing, advertisement etc.	26.00	2,696,980	4,820,544	1,284,307	2,944,504
Managing Director's salary & fees	27.00	3,788,500	3,420,000	1,894,000	2,010,000
Directors' fees and expenses	24.01	368,000	338,800	276,000	110,000
Auditors' fees	28.00	-	-	-	-
Charges on loan losses		-	-	-	-
Depreciation on and repairs to institution's assets	29.00	6,747,996	7,961,163	3,188,670	3,996,057
Other expenses	30.00	8,716,911	8,305,734	4,081,864	3,383,575
<b>Total operating expenses (B)</b>		<b>119,041,431</b>	<b>123,575,784</b>	<b>63,554,065</b>	<b>73,508,378</b>
<b>Profit before provisions (C=A-B)</b>		<b>102,005,299</b>	<b>156,620,895</b>	<b>15,278,678</b>	<b>83,775,430</b>
<b>Provisions for</b>					
Loans, advances and leases	31.00	3,672,018	12,360,325	(34,522,709)	16,644,697
Diminution in value of investments	31.01	6,179,508	17,694,763	9,593,914	5,763,137
Others	31.02	2,324,873	4,133,956	957,191	2,550,333
<b>Total provisions (D)</b>		<b>12,176,399</b>	<b>34,189,044</b>	<b>(23,971,604)</b>	<b>24,958,167</b>
<b>Total profit before taxation (E=C-D)</b>		<b>89,828,900</b>	<b>122,431,851</b>	<b>39,250,282</b>	<b>58,817,263</b>
Provisions for taxation (F)					
Current	14.08	(32,929,653)	(54,735,998)	(5,494,350)	(23,587,188)
Deferred	10.03(a)	(4,600,361)	1,964,197	(9,668,345)	(862,152)
		<b>(37,530,014)</b>	<b>(52,771,802)</b>	<b>(15,162,694)</b>	<b>(24,449,340)</b>
<b>Net profit after taxation (E-F)</b>		<b>52,298,887</b>	<b>69,660,049</b>	<b>24,087,587</b>	<b>34,367,923</b>
<b>Appropriations:</b>					
Statutory reserve	16.00	10,459,777	13,932,010	4,817,517	6,873,585
General reserve		-	-	-	-
Proposed dividend		-	-	-	-
		<b>10,459,777</b>	<b>13,932,010</b>	<b>4,817,517</b>	<b>6,873,585</b>
<b>Retained surplus</b>		<b>41,839,110</b>	<b>55,728,040</b>	<b>19,270,070</b>	<b>27,494,338</b>
Earnings per share	32.00	0.45	0.60	0.21	0.29

The accompanying notes form an integral part of these financial statements

  
(Sayed Ahmed FCMA)  
Chief Financial Officer

  
(Mahmuda Begum)  
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Company Secretary

  
(A.K.M. Moynuddin, FCA)  
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(Mohammad Shamsul Islam)  
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## Statement of Changes in Equity For the half year ended June 30, 2025

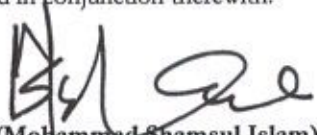
Figures in Taka

Particulars	Paid-up Capital	Statutory Reserve	General Reserve	Retained Earnings	Total
<b>Balance as at June 30, 2024:</b>	<b>1,170,312,000</b>	<b>721,123,883</b>	<b>-</b>	<b>393,138,041</b>	<b>2,284,573,923</b>
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	-	-	-	52,298,887	52,298,887
Dividends	-	-	-	-	-
Issue of Bonus share	-	-	-	-	-
Transfer to statutory reserve	-	10,459,777	-	(10,459,777)	-
<b>Balance as at June 30, 2025</b>	<b>1,170,312,000</b>	<b>718,238,184</b>	<b>-</b>	<b>264,564,047</b>	<b>2,153,114,231</b>

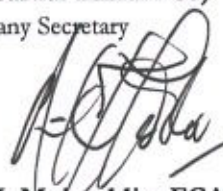
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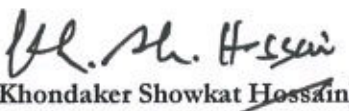
  
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# National Housing Finance PLC.

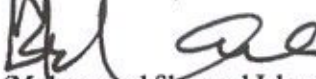
**Cash Flow Statement**  
For the half year ended June 30, 2025


	June 30, 2025 Taka	June 30, 2024 Taka
<b>A. Cash flows from operating activities</b>		
Interest receipts in cash	903,685,597	919,279,220
Interest payments	(777,423,167)	(649,869,718)
Dividend receipts	1,267,500	-
Fees and commissions receipts in cash	500	500
Recoveries on loans previously written off	(3,999,570)	(200,000)
Cash payments to employees	(79,355,507)	(76,902,417)
Cash payments to suppliers	(4,161,900)	(6,339,864)
Income taxes paid	(25,282,979)	(55,879,660)
Income received from Investments	50,701,792	34,797,685
Receipts from other operating activities	4,476,220	8,430,565
Payments for other operating activities	(17,135,682)	(15,829,124)
<b>Cash generated from operating activities before changes in operating assets and liabilities</b>	<b>52,772,803</b>	<b>157,487,186</b>
<b>Increase/(decrease) in operating assets and liabilities:</b>		
Statutory deposits	-	-
Purchase/sale of trading securities	-	-
Loans, advances and leases to the client	265,598,417	299,243,938
Other assets	148,167,572	14,978,457
Term deposits	299,458,456	(946,599,649)
Other deposits	-	(232,690)
Trading liabilities	-	-
Other liabilities	(8,623,304)	49,694,667
	<b>704,601,142</b>	<b>(582,915,278)</b>
<b>Net cash flow from operating activities</b>	<b>757,373,945</b>	<b>(425,428,091)</b>
<b>B. Cash flows from investing activities</b>		
Proceeds from sale of securities	2,559,496	(4,890,452)
Payments for purchase of securities	-	(242,943,750)
Purchase /sale of property, plant & equipment	(516,629)	(809,406)
Purchase /sale of subsidiary	-	-
<b>Net cash from investing activities</b>	<b>2,042,867</b>	<b>(248,643,608)</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	(942,272,393)	(431,890,449)
Dividend paid	-	-
<b>Net cash from financing activities</b>	<b>(942,272,393)</b>	<b>(431,890,449)</b>
<b>D. Net increase/(decrease) in cash</b>	<b>(182,855,581)</b>	<b>(1,105,962,148)</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 period</b>	<b>1,275,716,163</b>	<b>2,932,543,185</b>
<b>Cash and cash equivalent at end of the period</b>		
Cash in hand (including foreign currencies)	54,574	376,583
Balance with Bangladesh Bank and its agent bank(s) (including foreign currency)	178,750,208	184,221,934
Balance with banks and other financial institutions	1,096,911,381	2,747,944,668
Money at call and on short notice	-	-
	<b>1,275,716,163</b>	<b>2,932,543,185</b>
<b>Net Operating Cash Flow Per Share (NOCFPS) (Note- 42.01)</b>	<b>6.47</b>	<b>(3.64)</b>


The accompanying notes form an integral part of these financial statements and are to be read in conjunction therewith.

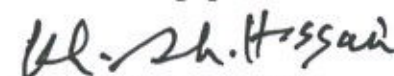
  
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Director

  
(Dr. Khondaker Showkat Hossain)  
Chairman

**Corporate Head Office:** Concord Baksh Tower (7<sup>th</sup> Floor), Plot # 11-A, Road # 48, Block # CWN (A), Gulshan-2  
Dhaka-1212. Tel: +88 09609 200555, Fax: +88-02-58811652, E-mail : info@nationalhousingbd.com  
www.nationalhousingbd.com



## Notes to the Financial Statements For the half year ended June 30, 2024

### 1.00 Company and its activities

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

National Housing Finance and Investments Limited (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 and Investments Limited has been changed in the name of 'National Housing Finance PLC'.

#### 1.02 Principal Activities of NHFIL

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 NHFIL also involves with other activities such as accepting deposits, SME, lease financing, project financing etc.

#### 1.03 Basis of Reporting

This 2nd quarter financial report has been prepared based on Bangladesh Accounting Standard (IAS)-34 "Interim Financial Reporting".

These interim financial statements should be read in conjunction with the published financial statements for the year ended December 31, 2024, as they provide an update to previously reported information.

#### 1.04 Accounting policies and method of computations

Accounting policies and method of computations followed in preparing these financial statements are consistent

with those used in the annual financial statements, prepared and published for the year ended December 31, 2024.

#### 1.05 Post Balance Sheet Events

All materials events occurring after the balance sheet date have been considered and where necessary, adjusted for or disclosed in these financial statements.

#### 2.00 Earnings Per Share (EPS)

Earnings Per Share has been calculated based on number of shares outstanding for the half year ended June 30, 2025 and profit for the same period. The number of shares outstanding for the period was 117.03 million. Earnings per shares for the preceding half year ended of 2024 has also been calculated based on 117.03 million shares.

#### 3.00 Rounding off and rearrangement of figures

Figures have been rounded off to the nearest Taka and 2024 figures have been reclassified/rearranged, where necessary, to conform to current period presentation.

#### 3.01 Significant changes in Net Operating Cash Flow per Share (NOCFPS)

The increase in cash inflows from operating activities for the period ended 30 June 2025 was primarily attributable to a rise in customer deposits. Consequently, the Net Operating Cash Flow Per Share (NOCFPS) for the period ended 30 June 2025 recorded an improvement compared to the corresponding period in 2024.



**4.00 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 NHFPLC
- ii) "Deposit Operation Manual" of the Shari'ah Based Business Wing of NHFPLC
- iii) "Investment Operation Manual" of the Shari'ah Based Business wing of NHFPLC
- iv) "Organogram" for conducting Shari'ah Based Business of NHFPLC

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.



# National Housing Finance PLC.

## Continuation Sheet

	June 30, 2025 Taka	December 31, 2024 Taka
<b>4.00 Cash</b>		
<b>Cash in hand:</b>		
Local currency	54,574	35,951
Foreign currencies	-	-
	<b>54,574</b>	<b>35,951</b>
<b>Balance with Bangladesh Bank and its agent Bank:</b>		
Local currency	178,750,208	195,359,894
Foreign currencies	-	-
	<b>178,750,208</b>	<b>195,359,894</b>
	<b>178,804,782</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 & NBFI's 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	169,103,286	184,616,932
Actual reserve held	178,750,208	195,359,894
Surplus/(deficit)	<b>9,646,922</b>	<b>10,742,962</b>
<b>4.01.02 Statutory Liquidity Reserve (SLR)</b>		
Required reserve	608,493,805	656,152,963
Actual reserve held (including CRR)	1,109,192,957	1,580,743,109
Surplus/(deficit)	<b>500,699,153</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)	6,467,271	6,522,127
On Short Term Deposit (STD) Accounts (note: 5.01.02)	840,444,110	476,653,772
On Fixed Deposit Account (note: 5.01.03)	250,000,000	780,000,000
	<b>1,096,911,381</b>	<b>1,263,175,899</b>
<b>Outside Bangladesh</b>	-	-
	<b>1,096,911,381</b>	<b>1,263,175,899</b>
<b>5.01.01 On Current Accounts</b>		
Agrani Bank PLC	1,038,917	1,453,452
Bank Asia PLC	3,605,268	4,738,297
EXIM Bank PLC	53,229	53,229
National Bank PLC	9,230	9,230
Janata Bank PLC	17,086	-
One Bank PLC	28,422	-
Woori Bank PLC	46,595	194,395
Mercantile Bank PLC	142,016	42,016
United Commercial Bank PLC	1,526,508	31,508
	<b>6,467,271</b>	<b>6,522,127</b>





# National Housing Finance PLC.

Continuation Sheet

## 5.01.02 On Short Term Deposit (STD) Accounts

Islami Bank Bangladesh PLC  
AB Bank PLC  
Commercial Bank of Ceylon PLC  
Dutch Bangla Bank PLC  
Bank Asia PLC  
Mutual Trust Bank PLC  
Eastern Bank PLC  
Exim Bank PLC  
Jamuna Bank PLC  
Jamuna Bank PLC (Unclaimed Dividend Account)  
Modhumoti Bank PLC  
National Bank PLC  
National Credit and Commerce Bank PLC  
NRB Bank PLC  
NRBC Bank PLC  
One Bank PLC  
Prime Bank PLC  
Premier Bank PLC  
Pubali Bank PLC  
Shahjalal Islami Bank PLC  
Social Islami Bank PLC  
Standard Bank Limited  
Standard Chartered Bank Limited  
Sonali Bank PLC  
SBAC Bank Limited  
Southeast Bank PLC  
Trust Bank Limited  
Dhaka Bank PLC  
Padma Bank Limited  
Uttara Bank PLC  
Bank Alfalah Limited  
Al-Arafah Islami Bank PLC  
Midland Bank Limited  
Mercantile Bank PLC

### Sub-Total

### Non-Bank Financial Institutions:

International Leasing and Financial Services Limited  
Premier Leasing & Finance Limited  
Foreast Finance Limited

### Sub-Total

### Total Short Term Deposit (STD) Accounts

## 5.01.03 On Fixed Deposit Account

Dhaka Bank PLC  
Standard Bank PLC  
One Bank PLC  
South East Bank PLC

2,324,150	3,322,420
11,779	11,779
81,327	236,373
153,438	13,089,747
7,152,050	13,847,252
637,924	20,279,362.29
1,244,709	2,182,295
288,523	20,183,829
10,837,600	10,584,712
-	829
200,000	-
333,136	227,878
981,244	412,011
1,888,076	5,266,341
90,765	90,765
69,481	9,705,860
767,834	659,514
1,143,233	3,956,395
1,442,624	9,707,337
2,396,318	1,636,230
126,681	97,656
531,342,834	80,624,721
-	-
752,980	1,936,184
51,642	51,642
2,311,438	2,368,937
93,815	64,015
31,478,470	39,385,017
50,763	50,763
6,771,772	1,360,436
9,055,423	9,055,423
32,904	500,804
6,677	6,677
3,824,500	3,250,567
<b>617,944,110</b>	<b>254,153,772</b>
150,000,000	150,000,000
60,500,000	60,500,000
12,000,000	12,000,000
<b>222,500,000</b>	<b>222,500,000</b>
<b>840,444,110</b>	<b>476,653,772</b>
180,000,000	180,000,000
70,000,000	100,000,000
-	400,000,000
-	100,000,000
-	-
<b>250,000,000</b>	<b>780,000,000</b>



# National Housing Finance PLC.

Continuation Sheet

## 6.00 Money at call and on short notice

### Bank

National Credit and Commerce Bank PLC

### Sub-Total

-	-
-	-

## 7.00 Investments

Government securities

Other investments (note: 7.01)

1,190,313,152	1,190,313,152
536,085,351	538,644,847
<b>1,726,398,502</b>	<b>1,728,957,998</b>

## 7.01 Other Investments

Preference Shares (Union Capital)

Investment in IPDC Finance 2nd Subordinated Bond

Investment in EBL 3rd Subordinated Bond

Ordinary Shares (note: 7.01.01)

-	2,559,496
220,000,000	220,000,000
50,000,000	50,000,000
266,085,351	266,085,351
<b>536,085,351</b>	<b>538,644,847</b>

### 7.01.01 Investment in ordinary shares

Name of Company	Cost Price	Number of Shares	Cost Value	Market Price	Market Value as on 30.06.2025	Provision for diminution in value of share
Eastland Insurance Company Ltd.	38.45	585,000	22,491,856	17.10	10,003,500	12,488,356
Jamuna Bank PLC	18.38	361,098	6,638,163	18.53	6,691,501	(53,337)
BMSL National Housing Growth Fund	10.00	2,500,000	25,000,000	10.13	25,325,000	(325,000)
Square Pharmaceuticals PLC	214.57	489,268	104,981,677	208.90	102,208,085	2,773,592
Confidence Cement PLC	92.74	66,025	6,123,176	49.70	3,281,443	2,841,733
IDLC Finance PLC	55.26	845,000	46,692,007	30.45	25,730,250	20,961,757
LankaBangla Finance PLC	32.79	700,000	22,951,521	14.30	10,010,000	12,941,521
Asian Tiger Sandhani Life Growth Fund	10.23	3,050,000	31,206,950	7.50	22,875,000	8,331,950
<b>Total</b>			<b>266,085,351</b>		<b>206,124,778</b>	<b>59,960,573</b>

### Provision for diminution in value of share

Opening Balance

Charge /(recovery) during this period

Balance as on June 30

53,781,065	31,291,353
6,179,508	22,489,712
<b>59,960,573</b>	<b>53,781,065</b>





# National Housing Finance PLC.

Continuation Sheet

## 8.00 Loans and advances

Mortgage loans  
Lease finance  
Term loans  
Small & Medium Enterprises Loan  
Loan Against Fixed Deposits  
Staff loan (note: 8.01)

13,074,607,999	13,324,179,595
5,034,718	6,081,309
122,421,883	78,106,510
376,139,259	439,294,103
35,168,911	29,162,370
33,135,612	35,282,912
<b>13,646,508,382</b>	<b>13,912,106,800</b>

## 8.01 Staff Loan

Personal loan  
Car loan

23,662,662	25,809,962
9,472,950	9,472,950
<b>33,135,612</b>	<b>35,282,912</b>

## 8.02 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

13,613,372,770	13,876,823,888
23,662,662	25,809,962
9,472,950	11,911,226
-	-
<b>13,646,508,382</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.

Due from banks/financial institutions

### 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 this period

Cumulative to date

Recovery from write-off

Written off loans for which law suit filed

33,135,612	35,282,912
-	-
-	-
-	-
-	-
-	-
1,066,987,720	999,733,957
-	-
-	-
298,123,460	309,825,750
396,374,829	450,768,998
584,505,317	413,535,684
-	172,982,633
584,505,317	586,518,317
(3,999,570)	(2,013,000)
580,505,747	584,505,317

8.03 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**

	June 30, 2025 Taka	December 31, 2024 Taka
<b>Cost</b>		
Opening balance	437,178,489	435,237,828
Add: Addition during this period ( Annexure - A)	516,629	1,940,661
	<b>437,695,118</b>	<b>437,178,489</b>
Less: Disposed during this period (Annexure-A)	-	-
<b>Balance as on 30.06.2025</b>	<b>437,695,118</b>	<b>437,178,489</b>
Less: Accumulated depreciation (9.02)	(171,516,827)	(165,165,864)
<b>Written down value as on 30.06.2025</b>	<b>266,178,291</b>	<b>272,012,625</b>

**9.02 Accumulated depreciation**

Opening balance	165,165,864	149,866,452
Add: Depreciation charged during this period	6,350,963	15,299,412
	<b>171,516,827</b>	<b>165,165,864</b>
Less: Adjustment during this period	-	-
<b>Balance as on 30.06.2025</b>	<b>171,516,827</b>	<b>165,165,864</b>

For details please refer to Annexure - A



# National Housing Finance PLC.

Continuation Sheet

	June 30, 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	622,000	622,000
Advance income tax (note: 10.01)	287,862,280	262,579,301
Advance against branch office	399,245	-
Advance against office rent	170,003	190,001
Deferred tax assets (note: 10.03)	6,205,750	10,806,111
Stamp & Security Paper	512,834	237,024
Other receivables (note: 10.02)	150,230,516	167,465,748
	<u>446,002,628</u>	<u>441,900,185</u>
<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	25,282,979	50,988,234
Less: Adjusted against tax provision	-	(139,409,799)
	<u>25,282,979</u>	<u>(41,129,007)</u>
Balance as at 30 June	<u>287,862,280</u>	<u>262,579,301</u>
<b>10.02 Other Receivables</b>		
Cheque dishonored charges	71,351	81,743
Accounts receivable	109,818,672	116,286,762
Advance against Zero Coupon Bond	-	3,794,000
Interest on bank deposits	10,373,623	23,523,865
Receivable from Dhaka Stock Exchange Ltd.	-	-
Receivable from Multi Securities	3,970	3,970
Receivable from ETBL Securities	330	330
Receivable from UFT Co. Ltd	349,735	349,735
Legal charges receivable	27,847,868	23,238,391
Others	1,764,968	186,954
	<u>150,230,516</u>	<u>167,465,748</u>
<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))	(4,600,361)	(10,224,378)
	<u>6,205,750</u>	<u>10,806,111</u>
<b>10.03(a) Calculation of deferred tax</b>		
Carrying amount of Fixed Assets (excluding land)	200,958,298	206,792,632
Tax base value of Fixed Assets	217,506,965	235,608,928
Deductible temporary difference	16,548,666	28,816,295
Applicable tax rate	37.50%	37.50%
Deferred tax assets on fixed assets	6,205,750	10,806,111
Deferred tax assets/(liability) at the beginning of year	10,806,111	21,030,488
Deferred tax income/(Expenses)	<u>(4,600,361)</u>	<u>(10,224,378)</u>
<b>11.00 Non-banking assets</b>	-	-



# National Housing Finance PLC.

Continuation Sheet

		June 30, 2025 Taka	December 31, 2024 Taka
12.00	<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	123,341,401	249,293,064
	Mercantile Bank PLC	35,265	98,689,155
	Pubali Bank PLC	60,464,883	246,255,170
	Mutual Trust Bank PLC	190,222,951	185,991,132
		374,064,499	780,228,520
	Non-banking financial institution	-	-
		374,064,499	780,228,520
	<b>Outside Bangladesh</b>	-	-
	<b>Sub-total:</b>	374,064,499	780,228,520
	<b>Term Loan :</b>		
	Banking companies:		
	Agrani Bank PLC	96,589,666	113,727,152
	Woori Bank PLC	162,000,000	162,000,000
	Pubali Bank Ltd.	160,642,970	186,780,423
	Eastern Bank PLC	250,782,262	281,466,228
		670,014,898	743,973,802
	Non-banking financial institution	-	-
		670,014,898	743,973,802
	<b>Outside Bangladesh</b>	-	-
	<b>Sub-total:</b>	670,014,898	743,973,802
	<b>Bangladesh Bank Loan:</b>		
	SME loan	18,904,286	22,559,286
	HML Refinance Scheme	69,539,492	79,469,009
	Secured loan from others	-	448,564,950
	<b>Sub-total:</b>	88,443,777	550,593,245
	<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>	1,132,523,175	2,074,795,568
13.00	<b>Deposits and other accounts</b>		
	Bank Term deposits	270,000,000	220,000,000
	Customer deposits	11,908,317,640	11,658,859,184
	Other deposits (note: 13.01)	2,467,438	2,467,438
		12,180,785,078	11,881,326,622
13.01	<b>Other Deposits</b>		
	Home mortgage loan deposit	490,354	490,354
	Margin deposit	401,550	401,550
	Refundable share money deposit	-	-
	Lease deposit	1,575,534	1,575,534
		2,467,438	2,467,438





<b>14.00</b>	<b>Other liabilities</b>		
	Provision for loans, advances ,investments and others(note: 14.01 to 14.04)	656,620,732	519,610,573
	Interest suspense (note: 14.05)	396,374,829	450,768,998
	Provision for gratuity (note: 14.06)	-	-
	Withholding tax payable	1,334,612	2,849,760
	VAT & Excise duty payable	466,328	1,233,767
	Provision for current tax (note: 14.07)	214,431,233	181,501,581
	Interest payable (note: 14.11)	505,331,727	525,156,109
	Accrued expenses (note: 14.10)	-	345,000
	Unclaimed dividend (note: 14.12)	4,989,489	4,989,489
	Lease liabilities (note: 14.13)	1,348,532	1,834,206
	Accounts Payable	57,222,400	50,411,573
	Sundry deposit	50,929,077	12,578,240
	Sundry liabilities	5,332,523	5,332,523
		<b>1,894,381,483</b>	<b>1,756,611,818</b>
<b>14.01</b>	<b>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	-	(134,016,785)
	<b>Provision after written off</b>	<b>327,666,095</b>	<b>57,001,892</b>
	<i>Add:</i> Provision made during this period	8,854,148	284,626,976
	<i>Less:</i> Provision recovered	(24,556,008)	(15,975,773)
	<b>Net charge in the profit &amp; loss account</b>	<b>(15,701,860)</b>	<b>268,651,203</b>
	<i>Add:</i> Recoveries of amounts previously written off	3,999,570	2,013,000
	<i>Less:</i> Written off of provision no longer required	-	-
	<b>Provisions held at 30 June</b>	<b>315,963,805</b>	<b>327,666,095</b>
<b>14.02</b>	<b>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 this period	28,254,507	497,542
	<i>Less:</i> Provision recovered	(8,880,629)	(49,758,130)
	<b>Net charge in the profit &amp; loss account</b>	<b>19,373,878</b>	<b>(49,260,588)</b>
	<b>Balance as at 30 June</b>	<b>145,653,376</b>	<b>126,279,498</b>
<b>14.03</b>	<b>Provision on investments in share</b>		
	Balance as at 1st January	53,781,066	31,291,354
	<i>Add:</i> Provision made during this period	8,739,004	22,989,712
	<i>Less:</i> Provision recovered	(2,559,496)	(500,000)
	<b>Net charge in the profit &amp; loss account</b>	<b>6,179,508</b>	<b>22,489,712</b>
	<b>Balance as at 30 June</b>	<b>59,960,574</b>	<b>53,781,066</b>
<b>14.04</b>	<b>Provision on others</b>		
	Balance as at 1st January	11,883,914	10,367,763
	<i>Add:</i> Provision made during this period	123,169,454	5,973,720
	<i>Less:</i> Provision recovered	(10,391)	(12,920)
	<b>Net charge in the profit &amp; loss account</b>	<b>123,159,063</b>	<b>5,960,800</b>
		135,042,978	16,328,563
	<i>Less:</i> Fully provided debt written off	-	(4,444,649)
	<b>Provisions held at 30 June</b>	<b>135,042,978</b>	<b>11,883,914</b>
<b>14.05</b>	<b>Interest Suspense Account</b>		
	Balance as at 1st January	450,768,998	404,699,177
	<i>Add:</i> Interest suspense charged during this period	173,720,377	186,256,704
	<i>Less:</i> Interest suspense realized during this period	(228,114,546)	(105,665,684)
	<b>Net charge in the profit &amp; loss account</b>	<b>(54,394,169)</b>	<b>80,591,020</b>
		396,374,829	485,290,198
	<i>Less:</i> Interest written off	-	(34,521,200)
	<b>Balance as at 30 June</b>	<b>396,374,829</b>	<b>450,768,998</b>



## 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	583,425,917	412,456,284
Net loans/leases written-off during the year	-	172,982,633
No. of agreements written-off	42	42
No. of clients written-off	37	37
Interest suspense against written-off loans/leases	-	(34,521,200)
Provision adjusted against written-off loans/leases	-	(138,461,434)
Recovery of loans/leases write-off loans/leases	3,999,570	2,013,000
<b>Balance of loans/leases written-off at 30 June 2025</b>	<b>579,426,347</b>	<b>583,425,917</b>

## 14.06 Provision for Gratuity

Balance as at 1st January	-	-
Add: Provision made during this period	5,242,869	14,220,498
Less: Payment made during this period	(5,242,869)	(14,220,498)
Less: Provision written back during this period	-	-
<b>Balance as at 30 June</b>	<b>-</b>	<b>-</b>

## 14.07 Provision for Current Tax

Balance as on 1st January	181,501,581	290,214,247
Add: Provision made during this period (note-14.07.01)	32,929,653	40,926,797
Less: Prior year short/(excess) provision	-	(10,229,664)
Less: Adjustment of advance tax	-	(139,409,799)
<b>Balance as at 30 June</b>	<b>214,431,233</b>	<b>181,501,581</b>

## 14.07.01 Provision made during this period

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.

## 14.08 Provision for taxation Net Charged for in the Profit & Loss Account

Current tax (note: 14.07)	32,929,653	54,735,998
	<b>32,929,653</b>	<b>54,735,998</b>

## 14.08.01 Average effective tax rates

The average effective tax rate is calculated below as per International Accounting Standard (IAS) 12: "Income Taxes".

Tax expenses (A)	37,530,014	40,921,510
Accounting profit before tax (B)	89,828,900	43,854,181
<b>Average effective tax rate (A÷B)</b>	<b>41.78%</b>	<b>93.31%</b>

## 14.08.02 Reconciliation of effective tax rate:

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	11.37%	69.79%
Recovery from business write-off	1.67%	1.72%
Capital gain from sale of Govt. Securities	0.00%	-0.75%
Other components of tax as per ITO 1984	1.42%	-1.61%
Difference between accounting and tax depreciation.	-10.18%	-13.33%
<b>Effective tax rate</b>	<b>41.78%</b>	<b>93.31%</b>

## 14.10 Accrued Expenses

Promotion and publicity	-	-
Audit fees	-	345,000
Sundry creditors	-	-
	<b>-</b>	<b>345,000</b>





# National Housing Finance PLC.

Continuation Sheet

<b>14.11 Interest payable</b>		
Opening balance	525,156,109	386,115,715
Add: Interest charge during this period	223,625,360	200,760,014
Less : Interest paid during this period	(243,449,742)	(61,719,620)
	<b>505,331,727</b>	<b>525,156,109</b>
<b>14.12 Unclaim dividend</b>		
Opening balance	4,989,489	3,980,959
Add: Dividend declared	-	117,031,200
Less : Adjustment for the period	-	(116,022,669)
	<b>4,989,489</b>	<b>4,989,489</b>
<b>14.13 Lease Liability</b>		
Opening balance	1,834,206	3,243,797
Add: Lease liability during this period	598,557	-
Less: Lease liability adjustment during this period	(1,084,231)	(1,409,591)
	<b>1,348,532</b>	<b>1,834,206</b>

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>		
117,031,200 ordinary shares of Tk.10 each	1,170,312,000	1,170,312,000
<b>% of holding:</b>	<b>% of holding</b>	<b>% of holding</b>
Sponsors	59.90%	59.90%
General public	40.10%	40.10%
	<b>100.00%</b>	<b>100.00%</b>

## Number of holding:

Sponsors	70,107,361	70,107,361
General public	46,923,839	46,923,839
	<b>117,031,200</b>	<b>117,031,200</b>

## 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	2931	535,554	0.46%
501 to 5,000	3293	6,418,816	5.48%
5,001 to 10,000	612	4,678,175	4.00%
10,001 to 20,000	383	5,761,506	4.92%
20,001 to 30,000	125	3,117,260	2.66%
30,001 to 40,000	48	1,696,040	1.45%
40,001 to 50,000	29	1,341,498	1.15%
50,001 to 100,000	54	4,103,384	3.51%
100,001 to 1,000,000	64	14,402,566	12.31%
Above 1,000,000	20	74,976,401	64.07%
<b>Total:</b>	<b>7559</b>	<b>117,031,200</b>	<b>100.00%</b>

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



# National Housing Finance and Investments Limited

Continuation Sheet

## 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 NBFI 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 NBFI. 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 below:

Core capital (paid-up capital, retained earnings & statutory reserve etc.)	2,153,114,231	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>1,153,114,231</b>	<b>1,100,815,344</b>
Core capital (paid-up capital, retained earnings & statutory reserve etc.)	2,153,114,231	2,100,815,344
<i>Add:</i> Provision on good loan/leases	145,653,376	126,279,498
<b>Total capital</b>	<b>2,298,767,607</b>	<b>2,227,094,842</b>
<i>Less:</i> Required minimum capital	(1,000,000,000)	(1,000,000,000)
	<b>1,298,767,607</b>	<b>1,227,094,842</b>

## 16.00 Statutory reserve

Balance as at 1st January	707,778,407	707,191,873
Reserve made during this period (note-16.01)	10,459,777	586,534
<b>Balance as at 30 June</b>	<b>718,238,184</b>	<b>707,778,407</b>

## 16.01 Reserve made during this period \*

Net Profit/(loss) after taxation	52,298,887	2,932,670
Applicable Rate	20%	20%
	<b>10,459,777</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 its 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.

## 17.00 Retained earnings

Balance as at 1st January	222,724,937	337,410,001
<i>Add:</i> Net profit after tax for this period	52,298,887	2,932,670
	<b>275,023,824</b>	<b>340,342,671</b>
<i>Less:</i> Allocations:		
Transferred to statutory reserve	(10,459,777)	(586,534)
Issue of Bonus Share	-	-
Dividend	-	(117,031,200)
	<b>(10,459,777)</b>	<b>(117,617,734)</b>
<b>Balance as at 30 June</b>	<b>264,564,047</b>	<b>222,724,937</b>





# National Housing Finance and Investments Limited

Continuation Sheet

	June 30, 2025 Taka	June 30, 2024 Taka
<b>18.00 Income statement</b>		
<b>Income:</b>		
Interest, discount and other similar income (note: 19.00)	909,349,620	926,711,779
Dividend income (note: 21.00)	1,267,500	-
Fees, commission & brokerage (note: 22.00)	500	500
Gains less losses arising from investment in securities (note: 21.01)	-	715,898
Other operating income (note: 23.00)	4,476,220	7,714,667
	<b>915,093,840</b>	<b>935,142,844</b>
<b>Expenses:</b>		
Interest on borrowing, fees and commission (note: 20.00)	757,598,785	701,316,263
Losses on loan, advances and leases (note: 31.00)	3,672,018	12,360,325
Administrative expenses	103,576,524	107,308,887
Other operating expenses (note: 30.00)	8,716,911	8,305,734
Depreciation on banking assets (note: 29.00)	6,747,996	7,961,163
	<b>880,312,234</b>	<b>837,252,372</b>
	<b>34,781,605</b>	<b>97,890,472</b>
<b>19.00 Interest income</b>		
<b>Interest on mortgage loan:</b>		
Home mortgage loan	720,669,331	660,938,730
Commercial mortgage loan	74,453,720	82,453,921
Project mortgage loan	18,648,493	15,381,536
	<b>813,771,544</b>	<b>758,774,187</b>
<b>Interest on lease finance:</b>		
Industrial equipment	282,796	487,981
Vehicles	69,334	102,131
Delinquent interest	-	-
Interest on term finance	12,767,048	23,527,602
	<b>13,119,178</b>	<b>24,117,714</b>
Interest on fixed deposits	42,053,008	126,918,611
Interest on short term deposit	36,323,849	13,409,636
Interest on loan against FDR	2,235,587	1,754,047
Interest on staff loan	1,846,453	1,737,583
	<b>909,349,620</b>	<b>926,711,779</b>
<b>20.00 Interest paid on deposits, borrowings etc.</b>		
Interest paid on deposits, borrowings (Note-20.01)	757,598,785	701,316,263
Interest Expenses-Lease Liability (Note-20.02)	75,554	139,018
	<b>757,674,339</b>	<b>701,455,281</b>
<b>20.01 Interest paid on deposits, borrowings</b>		
Call money interest	-	-
Secured overdraft interest	8,562,855	5,131,817
Term deposit interest	37,049,722	122,863,706
Term loan interest	40,541,971	42,966,548
Customer Deposit Int. - Kotipoti Scheme	659,648	707,316
Customer Deposit Int. - Education Pension Scheme	46,948	35,615
Customer Deposit Int. - Housing Deposit Scheme	196,257	177,274
Customer Deposit Int. - Mohila Savings Scheme	41,982	35,406
Customer Deposit Int. - Money Multiplier Scheme	7,756,807	9,428,911
Customer deposit interest - Term Deposit	579,287,766	472,003,408
Customer deposit interest - Income Account	9,286,129	8,025,903
Customer deposit interest - Double Money Account	937,870	2,980,205
Customer deposit interest - Triple Money Account	4,709,565	4,301,213
Customer deposit interest-MSS	682,677	726,342
Customer deposit interest-MLNR	3,807,854	5,249,034
Interest Expense on Zero coupon bond	20,054,845	18,203,771
Interest expenses on treasury bond	-	-
Interest expenses on Repo	41,891,091	4,918,281
HML refinance interest	1,813,658	2,412,466
SME loan interest	271,140	1,149,048
	<b>757,598,785</b>	<b>701,316,263</b>
<b>20.02 Interest Expenses-Lease Liability</b>	<b>75,554</b>	<b>139,018</b>



# National Housing Finance and Investments Limited

Continuation Sheet

<b>21.00</b>	<b>Investment Income</b>		
	Dividend Income (note- 21.01)	1,267,500	-
	Interest income from treasury bond (note-21.02)	63,627,230	46,509,116
	Capital gain on sale of Govt. Treasury Bond	-	-
	Gains /losses from sale of shares (note-21.03)	-	715,898
		<b>64,894,730</b>	<b>47,225,014</b>
<b>21.01</b>	<b>Dividend Income *</b>		
	Dividend on ordinary shares	1,267,500	-
	Dividend on preference shares	-	-
		<b>1,267,500</b>	<b>-</b>
<b>21.02</b>	<b>Interest income from treasury bond</b>		
	Interest income from treasury bond	50,701,792	34,797,685
	Income from investment in bonds	12,925,438	11,711,431
		<b>63,627,230</b>	<b>46,509,116</b>
<b>21.03</b>	<b>Gains /losses from sale of shares*</b>		
	Gain on sale of shares	-	1,778,952
	Loss on sale of shares	-	(1,063,054)
		<b>-</b>	<b>715,898</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</b>	<b>Commission, exchange and brokerage</b>		
	Fees	500	500
		<b>500</b>	<b>500</b>
<b>23.00</b>	<b>Other operating income</b>		
	Application, processing and documentation fees	4,418,596	7,138,369
	Delinquent charge-MSS,MLNR etc.	390	1,892
	Interest on call Money lending	-	-
	Other income	57,234	574,406
		<b>4,476,220</b>	<b>7,714,667</b>
<b>24.00</b>	<b>Administrative expenses</b>		
<b>24.01</b>	<b>Directors' fees and expenses</b>		
	This represents fees paid for attending board meetings and other committee meetings @ Tk. 10,000/- per attendance per person.	368,000	338,800
		<b>368,000</b>	<b>338,800</b>
<b>24.02</b>	<b>Salaries and allowances</b>		
	Salary & allowances (note: 24.02.01)	61,552,517	73,715,092
	Provident fund contribution	3,072,200	3,242,228
	Gratuity	5,242,869	10,490,211
	Bonus	12,505,171	-
		<b>82,372,757</b>	<b>87,447,531</b>
<b>24.02.01</b>	<b>Salary &amp; allowances</b>		

This includes managerial remuneration of Taka 78.56 million and balance amount Taka 3.81 million is on account of staff salary, bonus and other allowances. The number of employees including contract based employees were 207 and 194 for the year 2025 & 2024 respectively.





# National Housing Finance and Investments Limited

Continuation Sheet

## 24.03 Rent, taxes, insurance, electricity etc.

Office maintenance  
Office rent  
Security Guard  
City corporation Taxes  
Electricity  
Utilities  
Membership fees  
Subscription & Donation  
CSR activities  
Legal and professional  
Insurance (note: 24.03.01)

1,370,217	4,662,519
3,444,852	1,499,852
874,062	270,954
-	-
1,523,725	444,246
152,457	64,960
1,651,125	1,612,124
3,855,002	1,352,190
-	-
59,125	34,500
345,535	242,059
<b>13,276,100</b>	<b>10,183,404</b>

## 24.03.01 Insurance

Taka 345,535 being premium paid for insurance coverage against damages/loss of the Company's fixed assets by fire, earthquake etc.

## 24.04 Legal expenses

Legal charges

-	-
-	-

## 25.00 Postage, stamps, telecommunication etc.

Courier  
Postage  
Stamps & security paper  
Telephone, fax & e-mail

79,851	47,876
76,778	13,464
6,300	-
911,258	1,037,268
<b>1,074,187</b>	<b>1,098,608</b>

## 26.00 Stationary, printing, advertisement etc.

Printing  
Stationery  
Business Commission  
Promotion & publicity

405,605	481,230
428,575	425,370
1,381,520	2,891,780
481,280	1,022,164
<b>2,696,980</b>	<b>4,820,544</b>

## 27.00 Managing Director's salary and fees

Salary & allowances  
Bonus

3,128,500	3,420,000
660,000	-
<b>3,788,500</b>	<b>3,420,000</b>

## 28.00 Auditors' fees

-	-
---	---

## 29.00 Depreciation on and repairs to assets

### Depreciation:

Building  
Newly acquired Building  
Furniture  
Office equipment  
Intangible Assets  
Right-of-Use Asset for Lease Rent  
Motor vehicle

281,640	312,936
2,486,986	2,563,908
918,450	1,021,991
1,259,747	1,454,740
630,000	1,050,000
611,352	933,392
162,788	203,484
<b>6,350,963</b>	<b>7,540,451</b>
397,033	420,712
<b>6,747,996</b>	<b>7,961,163</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).



# National Housing Finance and Investments Limited

Continuation Sheet

<b>30.00</b>	<b>Other expenses</b>		
	Traveling expenses	173,464	255,765
	Conveyance bill	2,197,332	1,196,150
	Training	35,556	71,456
	Bank charges and excise duty	942,829	769,570
	Books, periodicals and others	-	-
	Office refreshments	892,311	1,135,271
	Motor car	3,819,239	4,142,809
	Office general expenses	656,180	695,917
	AGM Expenses	-	-
	Software Maintenance Charge	-	-
	Trade License Fees	-	-
	Computer Software Expenses	-	-
	Investment expenses share	-	38,796
		<b>8,716,911</b>	<b>8,305,734</b>
<b>31.00</b>	<b>Provisions for loan and advances</b>		
	For classified loans, advances and leases	(15,701,860)	46,955,083
	For unclassified loans, advances and leases	19,373,878	(34,594,758)
		<b>3,672,018</b>	<b>12,360,325</b>
<b>31.01</b>	<b>Provision for investments</b>		
	Made during the year	8,739,004	17,694,763
	Recovery during the year	(2,559,496)	-
		<b>6,179,508</b>	<b>17,694,763</b>
<b>31.02</b>	<b>Others</b>		
	Provisions for legal charges	2,308,716	4,121,032
	Provisions for other (salary) charges	-	-
	Provisions for cheque dishonored & clearing charges	16,157	12,924
		<b>2,324,873</b>	<b>4,133,956</b>
<b>32.00</b>	<b>Earnings per share</b>		
	a) Earnings attributable to the ordinary shareholders(Taka)	52,298,887	69,660,049
	b) Number of ordinary shares outstanding during the year	117,031,200	117,031,200
	c) Weighted average number of ordinary shares outstanding during the year	117,031,200	117,031,200
	d) Basic earnings per share (a/c)	<b>0.45</b>	<b>0.60</b>
	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 30 June 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</b>	<b>Interest receipts in cash</b>		
	Interest income from loans, advances & leases	909,349,620	1,893,562,084
	(Increase)/decrease in interest receivable on loans, advances and leases	-	-
	(Increase)/decrease in other receivable	13,150,242	(19,619,865)
		<b>922,499,862</b>	<b>1,873,942,219</b>
<b>34.00</b>	<b>Interest payments</b>		
	Total interest expenses (note: 20.00)	757,598,785	1,504,063,245
	Add: Opening balance of interest payable	525,156,109	382,920,637
	Less: Closing balance of interest payable	(505,331,727)	(525,156,109)
		<b>777,423,167</b>	<b>1,361,827,773</b>
<b>35.00</b>	<b>Fees and commissions receipts in cash</b>		
	Fees, commission and brokerage (note: 22.00)	500	2,000
	Add: Opening balance of fees, commission and brokerage	-	-
	Less: Closing balance of fees, commission and brokerage	-	-
		<b>500</b>	<b>2,000</b>





# National Housing Finance and Investments Limited

Continuation Sheet

36.00	<b>Cash payments to employees</b>		
	Staff salaries and allowances (note: 24.02)	82,372,757	158,175,642
	Managing Director's salaries and allowances (note: 27.00)	3,788,500	6,486,807
	Add: Opening balance of staff dues	50,411,573	14,707,738
	Less: Closing balance of staff dues	(57,222,400)	(50,411,573)
		<b>79,350,430</b>	<b>128,958,614</b>
37.00	<b>Cash payments to suppliers</b>		
	Printing, stationary and advertisement etc. (note: 26.00)	2,696,980	10,062,418
	Postage, stamps, telecommunication etc. (note: 25.00)	1,074,187	2,100,784
	Repair & maintenance (note: 29.00)	397,033	558,490
	Add: Opening balance of suppliers dues	-	-
	Less: Closing balance of suppliers dues	-	-
		<b>4,168,200</b>	<b>12,721,692</b>
38.00	<b>Receipts from other operating activities</b>		
	Other operating income (note: 23.00)	4,476,220	11,578,667
	Profit on sale of share (note: 21.01)	-	1,778,952
	Loss on sale of share (note: 21.01)	-	(2,269,939)
		<b>4,476,220</b>	<b>11,087,680</b>
39.00	<b>Payments for other operating activities</b>		
	Directors' fees	368,000	1,058,200
	Legal expenses	-	-
	Auditor's fees	-	345,000
	Office occupancy cost	5,689,131	10,460,539
	City Corporation Taxes	-	159,940
	Electricity	1,523,725	3,510,059
	Utilities	152,457	303,552
	Insurance	345,535	776,997
	Other expenses (note: 30.00)	8,716,911	18,846,734
	Add: Opening balance of outstanding payable	345,000	345,000
	Less: Closing balance of outstanding payable	-	(345,000)
		<b>17,140,759</b>	<b>35,461,021</b>
40.00	<b>Increase/(Decrease) of other deposits</b>		
	<b>Closing balance:</b>		
	Term deposits	12,178,317,640	11,878,859,184
	Other deposits	2,467,438	2,467,438
		<b>12,180,785,078</b>	<b>11,881,326,622</b>
	<b>Opening balance:</b>		
	Term deposits	11,878,859,184	15,096,192,883
	Other deposits	2,467,438	2,700,128
		<b>11,881,326,622</b>	<b>15,098,893,011</b>
		<b>299,458,456</b>	<b>(3,217,566,389)</b>
41.00	<b>Sanction and disbursement</b>		
	Sanction	950,350,000	2,264,249,450
	Disbursement	536,479,534	1,680,800,067
	Undisbursed	<b>413,870,466</b>	<b>583,449,383</b>
41.01	<b>Contingent liabilities (Other Commitments)</b>		
	Government	-	-
	Directors	-	-
	Bank and other Financial Institution	-	-
	Other	<b>413,870,466</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. 413,870,466/- as off balance sheet item under the head of other commitment.



# National Housing Finance and Investments Limited

Continuation Sheet

<b>42.00</b>	<b>Net Asset Value (NAV) per Share</b>		
	Net Asset (Total assets less total liabilities) (A)	2,153,114,231	2,214,913,874
	Total number of ordinary shares outstanding (B)	117,031,200	117,031,200
	<b>Net Asset Value (NAV) per share (A ÷ B)</b>	<b>18.40</b>	<b>18.93</b>
<b>42.01</b>	<b>Net Operating Cash Flow Per Share (NOCFPS)</b>		
	Net cash flow from operating activities (A)	757,373,945	(425,428,091)
	Total number of ordinary shares outstanding (B)	117,031,200	117,031,200
	<b>Net operating cash flow from operating activities per share (A ÷ B)</b>	<b>6.47</b>	<b>(3.64)</b>

\*The increase in cash inflows from operating activities for the period ended 30 June 2025 was primarily attributable to a rise in customer deposits. Consequently, the Net Operating Cash Flow Per Share (NOCFPS) for the period ended 30 June 2025 recorded an improvement compared to the corresponding period in 2024.





- 43.00 **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.
- 44.00 **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.
- 45.00 **Capital expenditure commitment**  
There was neither any outstanding contract nor any Board authorization for capital expenditure as at December 31, 2024.
- 46.00 **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.
- 47.00 **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.
- 48.00 **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.
- 49.00  
Previous year's figures have been rearranged where necessary to conform to current year's presentation. Figures have been rounded nearest Taka.

# National Housing Finance PLC.

Continuation Sheet

Fixed assets including premises, furniture and fixtures for 2025

(Annexure-A)

Figures in Table

Particulars	Cost			Rate	Depreciation				Written down value as on 30.06.25	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 30.06.25	Balance as on 01.01.25	Adjustments for disposal	Charged during this period		
Land	65,219,993	-	-	65,219,993	-	-	-	-	65,219,993	65,219,993
Existing Building	39,289,100	-	-	39,289,100	10.00%	33,235,632	-	281,640	33,517,272	6,053,468
Newly acquired Building	211,494,142	-	-	211,494,142	3.00%	46,115,674	-	2,486,986	48,602,660	165,378,468
Furniture	44,041,921	-	89,826	44,131,747	10.00%	25,430,807	-	918,450	26,349,257	18,611,114
Office equipment	48,927,192	-	426,803	49,353,995	20.00%	36,575,828	-	1,259,747	37,835,575	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	-	-	8,280,976		6,140,622	-	611,352	6,751,974	2,140,354
Motor vehicle	9,425,165	-	-	9,425,165	20.00%	7,797,301	-	162,788	7,960,089	1,627,864
Total:	437,178,489	-	516,629	437,695,118		165,165,864	-	6,350,963	171,516,827	272,012,625





## Operating Segment Report

### Annexure-B

Revenue & profit	Half year ended 30 June 2025		
	(Amount in Taka)		
	Conventional Business	Islamic Business	Total
<b>External Revenue</b>			
Net interest income / Profit on investment	148,971,208	2,704,072	151,675,281
Investment income	64,894,730	-	64,894,730
Commission & brokerage	500	-	500
Other operating income	3,390,220	1,086,000	4,476,220
Inter-segment revenue/interest expenses	-	-	-
<b>Total segment revenue (A)</b>	<b>217,256,658</b>	<b>3,790,072</b>	<b>221,046,731</b>
<b>Other operating expenses</b>	<b>112,061,738</b>	<b>231,698</b>	<b>112,293,435</b>
<b>Major non-cash expenses</b>		-	-
Depreciation	6,740,064	7,932	6,747,996
Provision for future lossess	11,466,309	710,090	12,176,399
Inter-segment expenses		-	-
<b>Total segment expenses (B)</b>	<b>130,268,111</b>	<b>949,720</b>	<b>131,217,830</b>
<b>Reportable segment profit before tax (A-B)</b>	<b>86,988,547</b>	<b>2,840,353</b>	<b>89,828,900</b>

Segment assets & liabilities	As at 30 June 2025		
	Amount in Taka		
	Core Financing Business	Islamic Financing Business	Total
<b>External Asset</b>			
Total asset	17,158,364,886	202,439,081	17,360,803,967
Inter-segment asset	-	-	-
<b>Total segment asset</b>	<b>17,158,364,886</b>	<b>202,439,081</b>	<b>17,360,803,967</b>
<b>External liabilities</b>			
Total liabilities	15,005,756,181	201,933,555	15,207,689,736
Inter-segment liabilities	-	-	-
<b>Total segment liabilities</b>	<b>15,005,756,181</b>	<b>201,933,555</b>	<b>15,207,689,736</b>