



SEMI-ANNUAL FINANCIAL STATEMENTS

As at June 30, 2025



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SAMAAN TREE FUND

Management Discussion and Analysis for the Financial Year Ended June 30, 2025

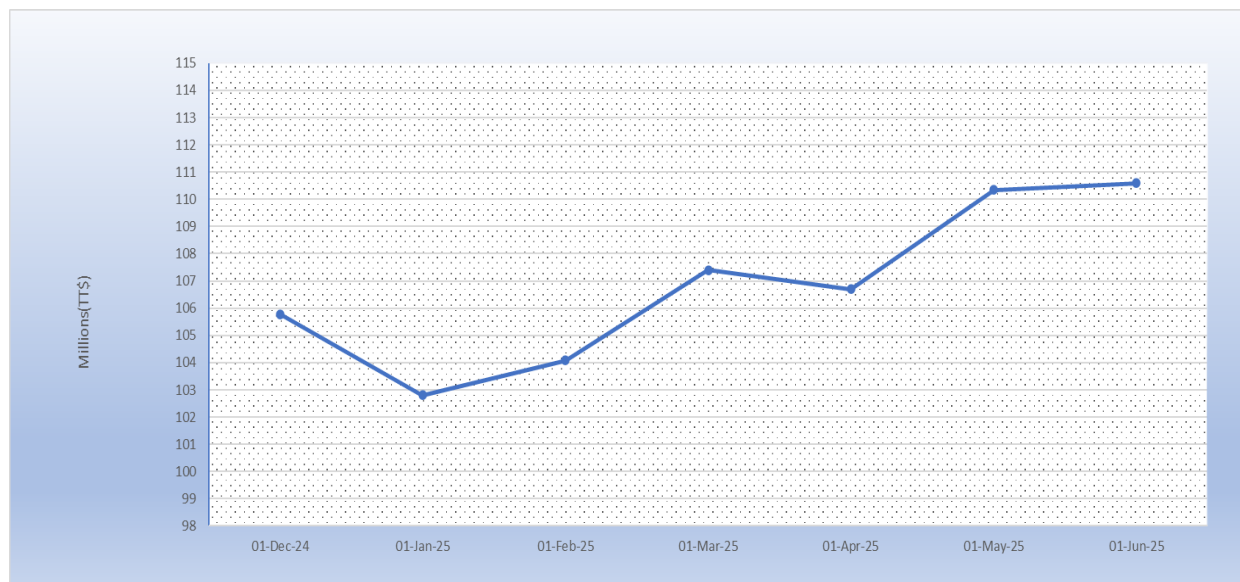
Fund Overview

The Samaan Tree Fund (STF or Fund) is registered under Section 62 (1) of the Securities Act (SA) 2012 as a Collective Investment Scheme. The STF was registered as a Reporting Issuer with the Trinidad and Tobago Securities and Exchange Commission (TTSEC) on September 18, 2019.

The Fund has a Floating Net Asset Value (NAV) per unit and pays dividends quarterly. Its investment strategy remains overweight in fixed-income securities and mortgages. As at June 30, 2025, the Fund invested 98.97% of its assets in prime residential mortgages.

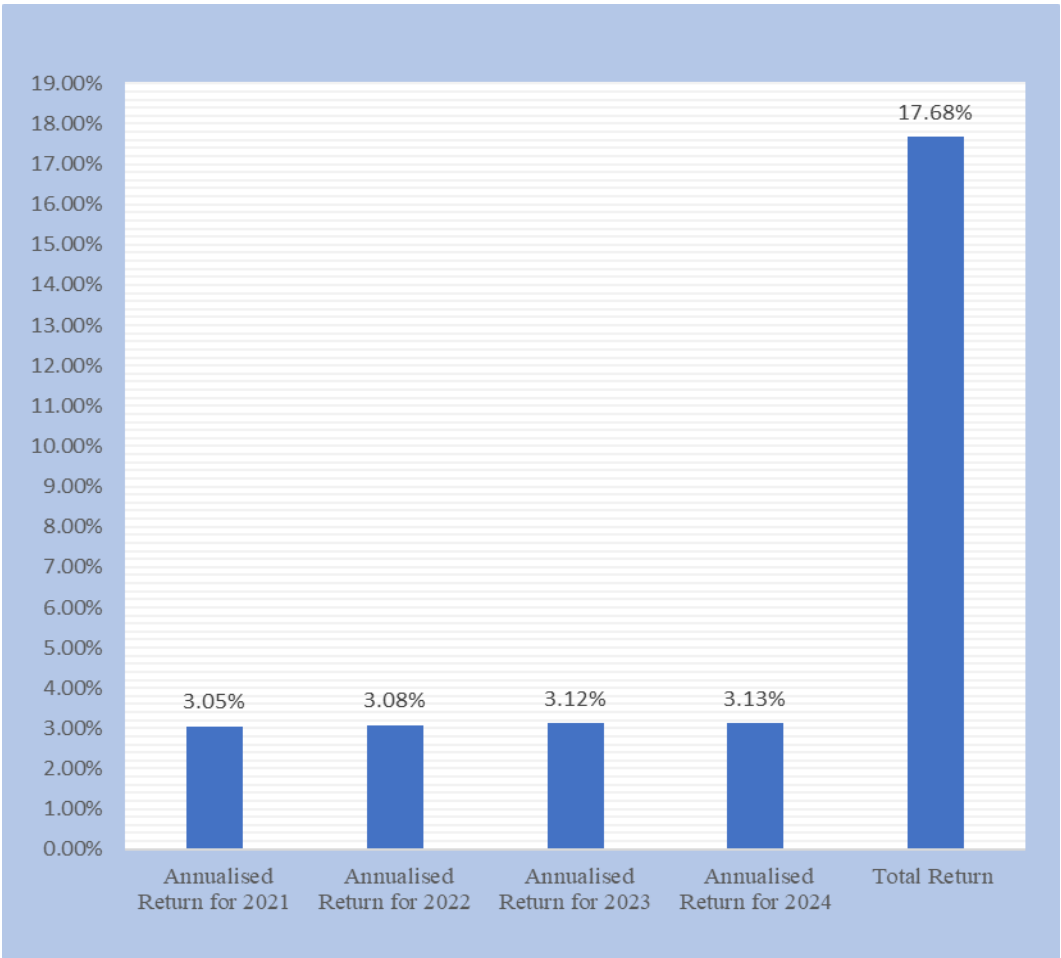
The Fund seeks to deliver a total return to unitholders consistent with the preservation of capital and prudent investment management. Net assets attributable to unitholders increased by 11.3% year-to-date, improving from TT\$98.5M as at June 30, 2024, to TT\$109.6M as at June 30, 2025. The Fund continues to expand its market presence, supported by the consistent performance of its mortgage portfolio and stable returns to investors.

Figure 1– STF Investor Balances for December 2024 – June 2025



The Fund’s investment in prime residential mortgages allows for stability in asset values and consistent returns. Since its inception, the Fund has generated a total return of 17.68% and an annualised year-to-date return of 3.13% for 2023 (See Figure 1). Astute management of the Fund’s residential mortgage portfolio continues to ensure that there is limited risk to unitholders.

Figure 2– STF Cumulative Returns



*Fund launch date February 20, 2020

The value of assets under management within the mutual fund market remained stable for the first half of 2025, closing at TT\$65.9B. Fixed-income funds continue to dominate the market, controlling 79.17% of all assets under management.

As of June 30, 2025, financial system liquidity in Trinidad and Tobago tightened, with commercial banks' excess reserves at the Central Bank of Trinidad and Tobago (CBTT) averaging TT\$4.8B daily. This marks a decrease of TT\$1.22B from December 2024, when daily liquidity averaged TT\$6.02B.

For the six months to June 2025, the Government of Trinidad and Tobago (GOTT) one (1) year interest rate increased from 3.94% to 4.14%. This increase in interest rates was mainly due to reduced liquidity, rising government borrowing and economic conditions. These factors collectively contributed to the rising interest rates locally and globally. The interest rate offered on the STF as at June 2025 is 3.50% per annum, which provides a competitive return within the Income Fund Market.

Financial Analysis

For the six months ended June 30, 2025, the STF held TT\$124.5M in assets dominated by its portfolio of prime residential mortgages. The Fund generated TT\$3.61M in interest income and distributed TT\$1.91M in dividends to unitholders after deducting the applicable Fund expenses.

Outlook

The World Economic Outlook (WEO) Update from July 2025 projects global growth at 3.0% in 2025 and 3.1% in 2026, reflecting stronger-than-expected trade activity, improved financial conditions, and fiscal expansion in major economies. Global headline inflation is expected to decline to 4.2% in 2025 and 3.6% in 2026, though notable cross-country differences remain, with inflation staying above target in the United States while easing elsewhere. Risks to the outlook are tilted to the downside, with heightened uncertainty from tariff disputes, geopolitical tensions, and fiscal vulnerabilities. Potential disruptions to supply chains or a rebound in tariffs could dampen growth and reignite inflationary pressures, while high public debt levels raise the risk of tighter global financial conditions.

In September 2024, Standard & Poor's (S&P) reaffirmed Trinidad and Tobago's BBB- sovereign credit rating with a stable outlook, reflecting ongoing economic resilience and fiscal prudence. On the other hand, Moody's affirmed the country's Ba2 rating with a stable outlook in December 2024, recognizing the recovery in non-energy growth, continued efforts to diversify revenue, and the mitigation of fiscal risks through substantial buffers such as the Heritage and Stabilization Fund and robust cash reserves, totaling over 40% of GDP.

The STF's investment strategy positions the Fund to deliver consistent growth. The Fund's primary asset is residential mortgages and the underlying collateral (residential homes) ensures that there is consistency in cash flows and stability in the asset values.



Brent Mc Fee
Chief Executive Officer (Ag)

HOME MORTGAGE BANK
SAMAAN TREE FUND

FINANCIAL STATEMENTS

FOR THE SIX MONTHS ENDED

30 JUNE 2025

HOME MORTGAGE BANK SAMAAAN TREE FUND

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	30-Jun-25 \$	30-Jun-24 \$	31-Dec-24 \$
ASSETS			
Mortgage assets (acquired under trust)	124,487,935	104,856,576	127,981,269
Cash at bank	<u>943,410</u>	<u>1,543,881</u>	<u>2,255,992</u>
Total assets	<u>125,431,345</u>	<u>106,400,457</u>	<u>130,237,261</u>
LIABILITIES			
Due to related party	12,441,154	6,987,887	24,054,504
Dividends payable	942,520	707,765	918,067
Other payables	<u>2,407,519</u>	<u>233,642</u>	<u>417,304</u>
Total liabilities	<u>15,791,193</u>	<u>7,929,294</u>	<u>25,389,875</u>
EQUITY			
Net assets attributable to unit holders	<u>109,640,152</u>	<u>98,471,163</u>	<u>104,847,386</u>
Total equity	<u>109,640,152</u>	<u>98,471,163</u>	<u>104,847,386</u>
Total liabilities & equity	<u>125,431,345</u>	<u>106,400,457</u>	<u>130,237,261</u>

The accompanying notes are an integral part of these financial statements.

These financial statements have been approved for issue by the Trustee on August 27, 2025.


Trustee


Trustee

HOME MORTGAGE BANK SAMAAN TREE FUND

STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX MONTHS ENDED 30 JUNE 2025

	30-Jun-25 \$	30-Jun-24 \$	31-Dec-24 \$
Income			
Net interest income	<u>3,612,656</u>	<u>2,851,491</u>	<u>6,288,883</u>
Operating expenses			
Trustee fee	(47,386)	(44,864)	(96,635)
Investment management fee	(1,057,466)	(966,689)	(2,107,660)
Fund administration fee	(269,675)	(224,318)	(483,177)
Distribution fee	(269,675)	(224,318)	(483,177)
Audit fees	(41,825)	(39,834)	(83,650)
Service charges	<u>(13,775)</u>	<u>(12,520)</u>	<u>(28,034)</u>
Total operating expenses	<u>(1,699,802)</u>	<u>(1,512,543)</u>	<u>(3,282,333)</u>
Net income for the period attributable to unitholders	<u><u>1,912,854</u></u>	<u><u>1,338,948</u></u>	<u><u>3,006,550</u></u>

The accompanying notes are an integral part of these financial statements.

HOME MORTGAGE BANK SAMAAAN TREE FUND

STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS
FOR THE SIX MONTHS ENDED 30 JUNE 2025

	30-Jun-25	30-Jun-24	31-Dec-24
	\$	\$	\$
Balance as at beginning of period	104,847,386	78,841,539	78,841,539
Net income for the period attributable to unitholders	1,912,854	1,338,948	3,006,550
Subscriptions	18,496,507	32,711,156	52,545,295
Net interest re-invested by unit holders	1,776,521	1,165,054	2,537,302
Redemptions	(15,480,262)	(14,246,586)	(29,076,750)
Distributions paid to unitholders	<u>(1,912,854)</u>	<u>(1,338,948)</u>	<u>(3,006,550)</u>
Balance as at end of period	<u>109,640,152</u>	<u>98,471,163</u>	<u>104,847,386</u>

The accompanying notes are an integral part of these financial statements.

HOME MORTGAGE BANK SAMAAAN TREE FUND

STATEMENT OF CASH FLOWS FOR THE SIX MONTHS ENDED 30 JUNE 2025

	30-Jun-25 \$	30-Jun-24 \$	31-Dec-24 \$
Cash flows from operating activities			
Profit for the period	1,912,854	1,338,948	3,006,550
Adjustments for:			
(Increase)/decrease in due to related party	(11,613,350)	(1,911,149)	15,155,468
Increase in dividend payable	24,453	90,049	300,351
Increase/(decrease) in other payables	<u>1,990,215</u>	<u>(4,006)</u>	<u>179,656</u>
Net cash flows (used in)/generated from operating activities	<u>(7,685,828)</u>	<u>(486,158)</u>	<u>18,642,025</u>
Cash flows from investing activities			
Purchase of mortgage assets	(7,838,047)	(30,543,770)	(62,267,645)
Sale of mortgage assets	<u>11,331,381</u>	<u>12,477,498</u>	<u>21,076,680</u>
Net cash flows generated from/(used in) investing activities	<u>3,493,334</u>	<u>(18,066,272)</u>	<u>(41,190,965)</u>
Cash flows from financing activities			
Subscriptions and interest re-invested	20,273,028	33,876,210	55,082,597
Redemptions	(15,480,262)	(14,246,586)	(29,076,750)
Distributions paid	<u>(1,912,854)</u>	<u>(1,338,948)</u>	<u>(3,006,550)</u>
Net cash flows (used in)/ generated from financing activities	<u>(2,879,912)</u>	<u>18,290,676</u>	<u>22,999,297</u>
Net (decrease)/increase in cash at bank	(1,312,582)	(261,754)	450,357
Cash at bank at the beginning of the period	<u>2,255,992</u>	<u>1,805,635</u>	<u>1,805,635</u>
Cash at bank at the end of the period	<u>943,410</u>	<u>1,543,881</u>	<u>2,255,992</u>
Represented by:			
Cash at bank	<u>943,410</u>	<u>1,543,881</u>	<u>2,255,992</u>

The accompanying notes are an integral part of the financial statements.

HOME MORTGAGE BANK SAMAAAN TREE FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

1. Description of the fund

The following brief description of the Home Mortgage Bank Samaan Tree Fund (“the Fund”) is provided for general information purposes only. Reference should be made to the Trust Deed and Prospectus of the Fund for more complete information.

General information

The Fund was established as an open-ended mutual fund. An open-ended fund is one in which the amount of Participations, which may be issued by the Fund, is unlimited. The Fund was established by Home Mortgage Bank (“the Bank”) under the Declaration of Trust (“the Trust Deed”) dated 4 December 2019 and commenced operation on February 20, 2020. The Trust Deed is governed by the laws of the Republic of Trinidad and Tobago.

The principal activity of the Fund is to seek a high total investment return with safety of capital by investing primarily in a portfolio of mortgages secured by properties, which have either been identified and separated in the books of the Bank or purchased from approved Mortgage lenders and such other securities as permitted under the terms of the Trust Deed.

The address of its registered office is Albion Court, #61 Dundonald Street, Port of Spain, Trinidad, W.I.

The Fund, on December 4, 2019, appointed Trinidad and Tobago Mortgage Bank Limited (formally Trinidad and Tobago Mortgage Finance Company Limited) (“the Trustee”) as Trustee of the Fund.

2. Significant accounting policies

(a) Basis of preparation

The interim financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting.

(b) Changes in accounting policies

The accounting policies adopted in the preparation of these financial statements are consistent with those followed in the preparation of the Fund’s financial statements for the year ended 31 December 2024.

HOME MORTGAGE BANK SAMAAAN TREE FUND

NOTES TO THE FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(Continued)

3. Events after reporting date

In accordance with Clause 20A of the Trust Deed for the Samaan Tree Fund (STF) the Trinidad and Tobago Mortgage Bank (TTMB) (formerly called Trinidad and Tobago Mortgage Finance Company Limited) retired as Trustee giving six (6) months' notice in writing on February 3, 2024. As stated in Clause 20B of the Trust Deed the retirement of TTMB as Trustee becomes effective only when a successor is appointed.

In accordance with By-Law 17.1.b of The Collective Investment Scheme By-Laws 2020, the process to replace the Trustee has commenced with a unitholders meeting held on March 7, 2024, to approve the appointment of the new Trustee. The proposed Trustee having met the eligibility criteria to function as Trustee was approved based on 100% acceptance of the votes cast at the meeting.

The appointment of the new Trustee is subject to regulatory approval.

4. Approval of Interim Consolidated Financial Statements

The interim consolidated financial statements were approved for issue by the Trustee on August 27, 2025.



Home Mortgage Bank
A Subsidiary of

ttmb
TRINIDAD & TOBAGO MORTGAGE BANK