DECADES OF *Trust.* UNITED IN *Excellence*

Home Mortgage Bank
A Subsidiary of

ttmb
TRINIDAD & TOBAGO MORTGAGE BANK

ANNUAL REPORT 25

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MISSION STATEMENT

Home Mortgage Bank was created through legislation and enacted by the Parliament of Trinidad and Tobago by way of the Home Mortgage Bank Act, Chap. 79:08

THE PURPOSE OF THE BANK IS AS FOLLOWS:

- To develop a mortgage market and maintain a secondary mortgage market in Trinidad and Tobago
- To contribute to the mobilisation of long-term savings for investment in housing
- To support the development of a system of real property and housing finance and provide leadership in the housing and home finance industry
- To promote the growth of the capital market

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CHAIRMAN'S REPORT

JUDY KALLOO
Chairman

On behalf of the newly appointed Board of Directors, I am pleased to present the Annual Report and Audited Financial Statements of Home Mortgage Bank (HMB) and its subsidiary for the year ended December 31, 2025.

Performance as a Group

The 2025 financial year continued to reflect a period of transition for Home Mortgage Bank, as the organisation advanced its integration within the Trinidad and Tobago Mortgage Bank (TTMB) while navigating a challenging economic environment. HMB has demonstrated its resilience, maintaining stability in its core operations and preserving the strength of its financial position.

For the year under review, Profit after Tax amounted to $22.5 million, compared to $33.2 million in 2024. While this represents a year-on-year decline, the result primarily reflects higher financing costs driven by the prevailing interest rate environment. Nevertheless, HMB remained solidly profitable, underscoring the strength and sustainability of its business model.

Total Income remained strong at $164.7 million, supported by the Bank's well-established mortgage and investment portfolio. HMB continued to demonstrate prudent financial management through disciplined cost control and strategic balance sheet management.

HMB took deliberate steps to strengthen its financial position, including the reduction of debt and borrowings, thereby improving liquidity and overall financial flexibility. These actions, combined with a strong capital base, position HMB to respond effectively to evolving market conditions and support future growth opportunities.

Overall, the Group's performance in 2025 underscores disciplined execution, prudent risk management, and a steadfast commitment to long-term sustainability. As integration continues and market conditions evolve, HMB remains well positioned to leverage its strong foundation and pursue growth opportunities. Strategic partnerships established through TTMB's Memoranda of Understanding with various associations will further strengthen HMB's ability to expand its reach and attract new customers.

International and Regional Economies

The International Monetary Fund's (IMF) January 2026 World Economic Outlook (WEO) indicates that global growth is expected to remain stable at 3.3% in 2026 and 3.2% in 2027, broadly in line with the estimated 2025 outturn. This performance underlines the continued resilience of the global economy, driven by robust investment in technology, particularly artificial intelligence (AI).

Global trade growth is projected to moderate to 2.6% in 2026 before recovering to 3.1% in 2027, as trade flows adjust to evolving policy environments and geopolitical dynamics. Despite this moderation, technology-driven exports continue to provide underlying support to global trade activity. Global inflation is expected to continue its downward trajectory, declining to 3.8% in 2026 and 3.4% in 2027. This reflects lower energy prices, slower global demand, and the delayed impact of earlier interest rate increases, although inflation still varies across regions.

The United States is expected to grow by 2.4% in 2026 and 2.0% in 2027. Growth will be supported by government spending and lower interest rates but will be slowed by the effects of trade restrictions and weaker consumer spending.

CHAIRMAN'S REPORT

> *"Our focus remains on driving innovation, enhancing our product offerings, and deepening customer engagement"*

In emerging and developing Europe, growth is projected to recover to 2.3% in 2026 and 2.4% in 2027, following a slowdown in 2025. The Euro Area is expected to grow slowly, at 1.3% in 2026 and 1.4% in 2027. Growth will be supported by government spending and stronger performance in some countries, but will be constrained by ongoing economic challenges and the lasting impact of past energy price shocks.

In Latin America and the Caribbean, growth is expected to slow to 2.2% in 2026, before picking up to 2.7% in 2027 as economies return to their normal growth levels.

Domestic Economy

Trinidad and Tobago's economy is expected to maintain a growth trajectory, supported by ongoing recovery and diversification efforts. Economic activity continues to be driven by sustained strength in the non-energy sector, particularly in services and manufacturing, alongside increasing investor interest and enhanced regional engagement.

Favourable medium-term prospects are anticipated, with developments in the energy sector expected to support stronger growth. Real GDP is projected to reach approximately 2.9% in 2027 and 3.5% in 2028, reflecting the combined impact of energy sector expansion and continued progress in economic diversification.

Capital Markets

The Government of Trinidad and Tobago continued to be the primary borrower in the local bond market, raising funds through private bond issues, while state enterprises also contributed to overall activity. Overall, the bond market remained steady, supported by sufficient liquidity in the financial system and continued investor demand for fixed-income investments.

However, activity in the primary bond market slowed in early 2025 due to changing local financial conditions. According to the Central Bank of Trinidad and Tobago, fewer bonds were issued and less capital was raised compared to the same period in 2024.

Stock Market

In 2025, the Trinidad and Tobago Stock Market recorded a decline, as reflected in the Composite Index, which fell by 11.81%. Market activity reflected varied performance, with trading in 34 securities, of which 9 advanced, 21 declined, and 4 traded firm.

All major indices recorded declines, with the All T&T Index falling by 13.25% and the Cross-Listed Index declining by 7.27%. In contrast, the SME Index recorded a modest increase of 1.60%.

2026 and Beyond

As we move into 2026 and beyond, Home Mortgage Bank stands at a pivotal point in its evolution. The progress made by the previous Board of Directors, in advancing integration within the Trinidad and Tobago Mortgage Bank has positioned HMB to realize greater efficiencies, unlock synergies, and strengthen its long-term competitiveness.

Our focus remains on driving innovation, enhancing our product offerings, and deepening customer engagement, while maintaining the disciplined approach to risk management and financial stewardship that has underpinned our resilience. With a strengthened balance sheet, reduced reliance on borrowings, and improved liquidity, HMB is well equipped to respond to emerging opportunities and evolving market conditions.

On behalf of the Board, I extend my sincere appreciation to management and staff for their continued dedication, and to our stakeholders for their unwavering confidence and support. Together, we look ahead with purpose as we continue to build a stronger, more resilient institution, empowering our customers to Own Your Future.

JUDY KALLOO
Chairman

BOARD OF DIRECTORS

JUDY KALLOO
Chairman

Mrs. Judy Kalloo is a seasoned professional with decades of senior leadership experience in the financial sector across the Caribbean. Mrs. Kalloo brings deep expertise in risk management, financial strategy and corporate governance to her role as Chairman of the Board.

Mrs. Kalloo also chairs the tripartite board of the National Insurance Board of Trinidad and Tobago (NIBTT), and is responsible for governance, strategic oversight, and direction of the nation's statutory social insurance institution.

In addition to her corporate work, Mrs. Kalloo's commitment to service extends to community and faith-based leadership, reflecting her holistic approach to governance and stakeholder engagement.

RICHARD A. FERGUSON
Deputy Chairman

Richard A. Ferguson is a Chartered Certified Accountant with over 20 years of senior management experience in accounting, finance, purchasing, and investment portfolio management.

He holds a Bachelor of Arts in History and Economics from the University of the West Indies, is a Fellow of the Association of Chartered Certified Accountants (ACCA), and a member of the Institute of Chartered Accountants of Trinidad and Tobago (ICATT). Mr. Ferguson also earned an MBA in Financial Services from the University of East London.

His career includes five years in external auditing and extensive leadership in systems design and implementation. He joined the National Maintenance Training and Security Company Limited (MTS) in 2008 and previously served as Deputy General Manager (Finance & Accounting) at the Public Transport Service Corporation.

BOARD OF **DIRECTORS**

Zamanath "Billy" Ali
Director

Zamanath "Billy" Ali is the Chief Executive Officer of Bankers Insurance Company of Trinidad and Tobago Limited, bringing over 35 years of experience in the insurance industry. His career spans agency and broker management, general insurance, employee benefits consultancy, and marketing.

Mr. Ali has held several senior executive roles, including General Manager, CEO, and Managing Director, where he transformed Bankers Insurance into a profitable competitor. He also guided Motor One Insurance through insolvency, facilitating its sale to General Accident Insurance.

Beyond corporate leadership, Mr. Ali has served as President of the Chaguanas Chamber of Industry and Commerce, a founding director of Crime Stoppers, and a board member of Habitat for Humanity, reflecting his deep commitment to community service.

NARDIA KANHAI-BACHAN
Director

Nardia Kanhai Bachan currently serves as Manager at the Chaguanas West Constituency Office under the Office of the Parliament, where she oversees administrative operations and supports parliamentary outreach. She previously worked in the Safety Department of the National Maintenance Training and Security Limited (MTS), serving as Personnel Clerk II and Secretary of the Joint Health and Safety Committee, and later gained experience in conflict resolution and community engagement at the Ministry of Community Development's Community Mediation Services.

Ms. Kanhai Bachan holds qualifications in Occupational Safety and Health from NEBOSH and Cipriani College, along with certifications in law, disaster response, and safety leadership. Her civic leadership includes service with the Greater Tunapuna Chamber of Industry and Commerce, reflecting her commitment to safety, governance, and community development.

BOARD OF **DIRECTORS**

CHRISTOPHER STREETE – Director

Christopher Streete is a distinguished trade unionist and President General of the National Union of Government and Federated Workers (NUGFW), with over forty years of dedicated service to the labour movement. His career began at the Housing Development Corporation, where he gained extensive administrative and clerical experience before rising through union leadership roles.

Mr. Streete has served as Branch Officer, Secretary, Financial Secretary, and President of the Housing Workers Section, consistently championing workers' rights. He is Treasurer of the National Trade Union Centre (NATUC) and a Member of the Registration, Recognition and Certification Board (RRCB).

His leadership extends to national committees and boards, including NIBTT and Trintoplan, reflecting his commitment to advocacy, governance, and advancing the welfare of workers across Trinidad and Tobago.

PATRICIA DOOKEERAM – Director

Patricia Dookeeram is a seasoned professional with over 40 years of distinguished service at the National Insurance Board of Trinidad and Tobago (NIBTT), where she rose to the position of Manager, Customer Care. Her career reflects expertise in customer service, compliance, regulatory oversight, and team supervision, supported by strong interpersonal skills and a commitment to integrity.

Patricia holds a Bachelor of Arts in Business Management from the University of Sunderland, graduating with Upper Second Class Honours, and an Advanced Diploma in Business Management from the Association of Business Executives. She has also completed extensive training in leadership, conflict resolution, and customer engagement.

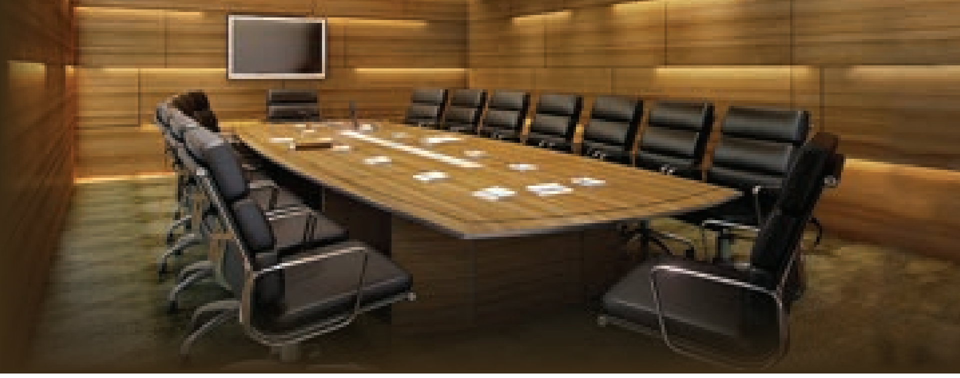
With her deep public sector knowledge and dedication to national service, Patricia brings valuable insight and governance experience to the Board.

CHE DINDIAL – Director

Che Dindial is an Attorney-at-Law specializing in Civil Law, with experience across the High Court, the Appellate Court, and several specialized tribunals. Called to the Bar in 2018, he has built a reputation for diligence, analytical skill, and effective advocacy in representing clients in complex civil matters. His legal career is complemented by a unique professional background in veterinary medicine, having graduated from the University of the West Indies School of Veterinary Medicine in 2013 and practiced as a veterinarian prior to entering the legal field.

Mr. Dindial's multidisciplinary expertise reflects both scientific rigor and legal precision, enabling him to approach issues with a broad perspective. In addition to his legal practice, he contributes to academia as a part-time lecturer at the UWI School of Veterinary Medicine, where he shares his knowledge and experience with future professionals. His career demonstrates a commitment to service, professional excellence, and the advancement of both law and education in Trinidad and Tobago.

DIRECTORS' REPORT



The Directors have pleasure in submitting their Report and the Audited Consolidated Financial Statements for the year ended 31 December 2025.

FINANCIAL RESULTS

Net Profit before taxation	**24,248**
Taxation	**(1,706)**
Net Profit for the year	**22,542**
Retained earnings at the beginning of the year	**1,207,150**
	1,229,692
Add :	
Transfer to mortgage risk reserve	**988**
Less :	
Dividends declared	**(13,269)**
Retained earnings at the end of the year	**1,217,411**

LIQUIDITY
The Bank continues to maintain a positive liquidity position to meet its current and future business needs, with a Cash & Cash equivalent figure of $26 million at the end of the financial year.

DIVIDENDS
Dividends of $0.83 per share was declared during the year (2024 – $1.57).

DIRECTORS' INTEREST
None of the Directors holds shares in the Bank.

No Director had, during the year, or at the end of the year, any interest in any contract pertaining to the Bank's business.

AUDITORS
Ernst & Young was re-appointed as auditors for 2025. Fees totaling $479K was paid to EY for the financial year.

BY ORDER OF THE BOARD

Danielle Campbell
Corporate Secretary

CORPORATE GOVERNANCE

CHANGES ON THE BOARD OF DIRECTORS

Effective May 5, 2025, Mr. Patrick Ferreira resigned as Chairman of Home Mortgage Bank.

Effective October 2, 2025, Mr. Robin Lewis resigned as a Director of Home Mortgage Bank.

On December 3, 2025, the following directors resigned from the Board of Directors of Home Mortgage Bank:

1. Ms. Jennifer Lutchman
2. Mr. Richard Roper
3. Mr. Gregory Marchan
4. Mr. Anthony Campbell
5. Mrs. Muriel Alfred-James

Also, effective December 3, 2025, the following directors were appointed to the Board of Directors of Home Mortgage Bank:

1. Mrs. Judy Kalloo - Chairman
2. Mr. Richard A. Ferguson – Deputy Chairman
3. Mrs. Nardia E. Kanhai-Bachan
4. Mr. Che Nevin Dindial
5. Mrs. Patricia Dookeeram
6. Mr. Zamanath Ali, and
7. Mr. Christopher Streete

CHANGES IN MANAGEMENT

Effective April 1, 2025, Mrs. Stacy Ann Ramkhelawan-Ragoonath was appointed Manager, Legal.

MANAGEMENT

The Bank's Management structure comprises:

- Mr. Brent Mc Fee – CEO (Ag.) - TTMB
- Mrs. Shamela Bal-Maharaj – Chief Financial Officer
- Mr. Andre Falby – Chief Risk Officer
- Mr. Sham Bassant - Manager, Commercial & Corporate Credit
- Mrs. Josanne Belfon–Mc Leod - Manager, Operational Risk and Compliance
- Ms. Cheryl-Ann Neptune – Manager, Human Resources
- Mrs. Stacy Ann Ramkhelawan-Ragoonath – Manager, Legal
- Ms. Sharnaka Cain – Manager, Internal Audit
- Manager, Fund Management and Capital Markets - vacant

Home Mortgage Bank is committed to its continued growth and profitability and to the strengthening and enhancement of its corporate governance programme.

BOARD-APPOINTED COMMITTEES

There are three (3) Board-appointed Committees, namely, the Audit, Risk and Compliance Committee, the Human Resources and Remuneration Committee and the Asset/ Liability Committee, as well as one (1) Management Risk Committee (a Management Committee).

CORPORATE GOVERNANCE

Audit, Risk and Compliance Committee

This Committee meets as often as may be deemed necessary, but not less that once every quarter. The Committee is appointed by the Board of Directors of the Home Mortgage Bank (HMB) to assist in fulfilling its oversight responsibilities for:

- the financial reporting process and other financial information provided by the company to any government body, regulatory authority or the public.
- the company's system of internal control over financial reporting, accounting, legal, compliance, ethics and code of business conduct of its directors, management and staff, that the Board of Directors has approved.
- HMB's auditing, accounting and financial reporting processes generally
- HMB's Enterprise Risk Management Policy and reporting
- the process for monitoring compliance with laws and regulationsthe oversight of the financial and operating risk profile (with the exception of treasury, liquidity, interest rate, investment and lending) of the company
- all applicable regulatory requirements and compliance thereof. Members of the Committee are:

- Richard A. Ferguson
- Che Nevin Dindial
- Patricia Dookeeram
- Danielle Campbell - Secretary

Human Resources and Remuneration Committee

The Committee meets as required, to review human resource matters affecting management and staff, including remuneration of senior management and other key personnel, and to ensure consistency with the culture, objectives, strategy and control environment of the Bank. Members of the Committee are:

- Zamanath Ali - Chairman
- Judy Kalloo
- Christopher Streete
- Nardia Kanhai-Bachan
- Danielle Campbell - Secretary

Asset/Liability Committee

The Committee meets monthly to and is tasked with overseeing the management or assets and liabilities with a goal of earning adequate returns. The Committee assists the Board of Directors by assessing the adequacy and monitoring of the implementation of the company's policies relating to capital, liquidity and investment activities, within the framework established by the Board. It also approves loans in keeping with the delegated authority levels established in the Delegation of Authority Policy. The Committee reviews financial statements and disclosure matters, risk management, compliance, credit and treasury.

Members of the Committee are:

- Christopher Streete - Chairman
- Zamanath Ali
- Judy Kalloo
- Danielle Campbell - Secretary

Management Risk Committee (A Management Committee)

The establishment of this Committee was approved by the Board, comprising all Managers of the Bank, and chaired by the Chief Risk Officer. The Committee meets monthly or as required and is responsible for the establishment of an appropriate risk management framework for the effective identification, assessment and management of risk. The primary objective is to assist the Board in discharging its responsibilities to exercise due care, diligence and skill in relation to business operations and to advise on any matter of financial or regulatory significance. This Management Committee reports to the Audit, Risk and Compliance Committee through the Chief Risk Officer and Manager, Operational Risk and Compliance.

BRENT MC FEE - *Chief Executive Officer (Ag.) - TTMB*

MANAGEMENT DISCUSSION AND ANALYSIS

Financial Performance

For the year ended December 31, 2025, Home Mortgage Bank (HMB) delivered a resilient financial performance despite a challenging economic environment. Notably, HMB maintained a clean audit opinion, reaffirming the integrity of its financial reporting and the strength of its governance framework.

Through robust liquidity management, HMB reduced its borrowing and debt securities by 17% or $264.7 million. This included the repayment of total debt obligations amounting to $148.7 million and a further reduction in borrowing by $116 million.

The Bank also recorded growth in its mutual funds (liability to fund holders) of 14% or $67.8 million emphasizing strong investor confidence and HMB's effectiveness as a mortgage originator and asset manager. This demonstrates the continued benefit from a stable and reliable funding base. The funding structure provides consistent liquidity support, enabling the Bank to meet lending demand and manage debt obligations effectively.

Profit after taxation amounted to $22.5 million compared to $33.2 million in 2024. While lower year-on-year, this outcome reflects the Bank's ability to remain solidly profitable amid tighter market conditions and rising interest rate pressures.

HMB continues to generate the majority of its income from interest earned on mortgage assets and related investments, consistent with its business model. Although total income experienced some moderation compared to 2024, it remained strong and recurring in nature supported by a well-established mortgage and investment portfolio.

Operational expenses remained well-controlled with a year-on-year reduction of 16%, reflecting disciplined cost management. Finance costs increased by $23.8 million when compared to the prior year driven primarily by the rising interest rate environment, as new or refinanced debts were issued at higher rates. The higher distribution rates on the mutual funds also impacted this movement as the payout rate on the Mortgage Participation Fund doubled from 1.5% to 3.0%.

Improved arrears administration resulted in a year-on-year reduction in the expected credit loss provision of $14.7 million, further supporting the Bank's overall financial stability

Overall, HMB's 2025 performance reflects a transition year still supported by stable core operations. While earnings somewhat declined, the Bank preserved its balance sheet strength, asset quality, and strong liquidity position. .

MANAGEMENT
DISCUSSION AND ANALYSIS

Commercial and Corporate Credit

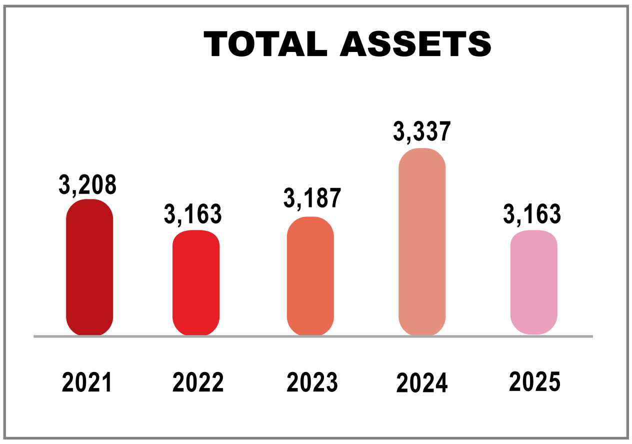
The 2025 financial year represented a transitional period for the Commercial and Corporate Credit Department, with loan disbursement activity moderating when compared to the prior year. Notwithstanding, the focus remained oncore business activities - providing financing for commercial land and property development, with particular emphasis on supporting residential projects. The portfolio continues to play a key role in facilitating housing supply through project financing for developers.

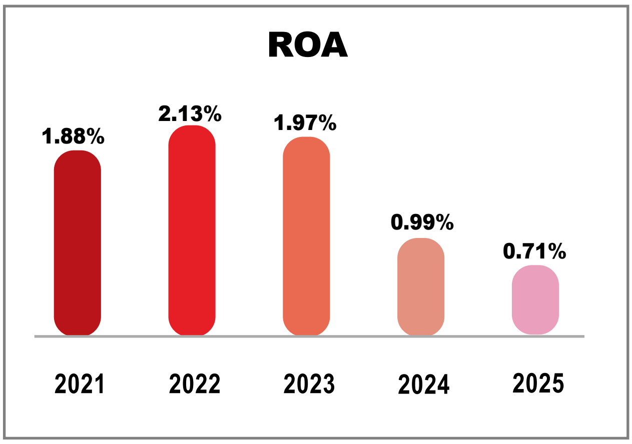
Looking ahead, 2026 is expected to see an increase in residential developments coming on stream. Importantly, the continued integration and collaboration with TTMB, positions the organization to deliver comprehensive, end-to-end home financing solutions, spanning development financing through to mortgage financing and ultimately homeownership.

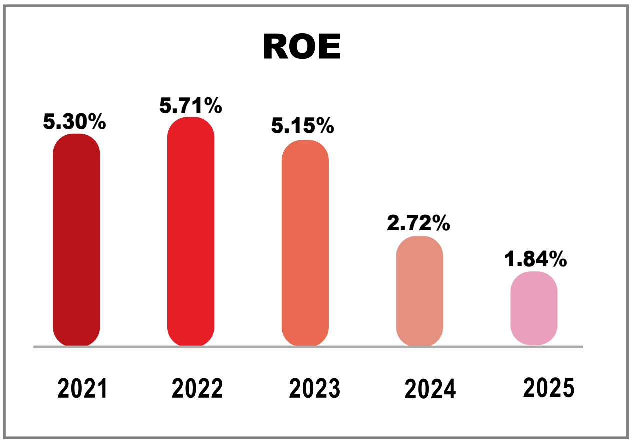
Investments and Funding Activities

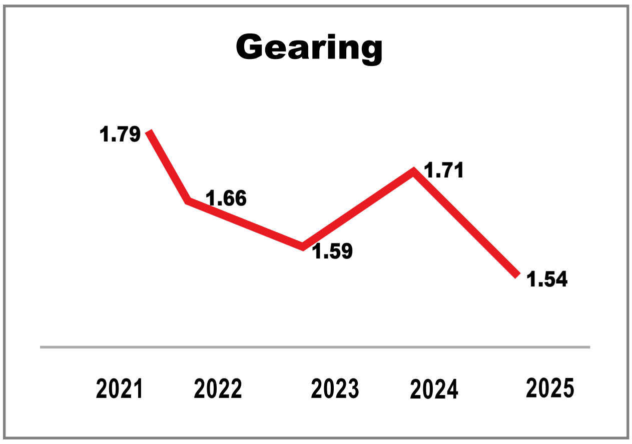
Fixed Income Market

The Government of Trinidad and Tobago continues to be the main issuer of fixed income securities. During 2025, HMB distributed its 90th Bond which was issued in December 2024. No new bonds was issued by HMB in 2025.









MANAGEMENT
DISCUSSION AND ANALYSIS

Asset Back Securities
HMB is the only issuer of mortgage-backed securities via the distribution of its Collateralised Mortgage Obligations (CMO) and Mutual Funds. These instruments provide a consistent source of funding and flexibility in managing HMB's cost of funds.

Collateralised Mortgage Obligation
HMB has three CMOs in issue. As at December 2025, HMB had $191.7 million CMO Certificates in issue secured by $232.8 million in residential mortgages, an overcollateralization rate of 1.21%.

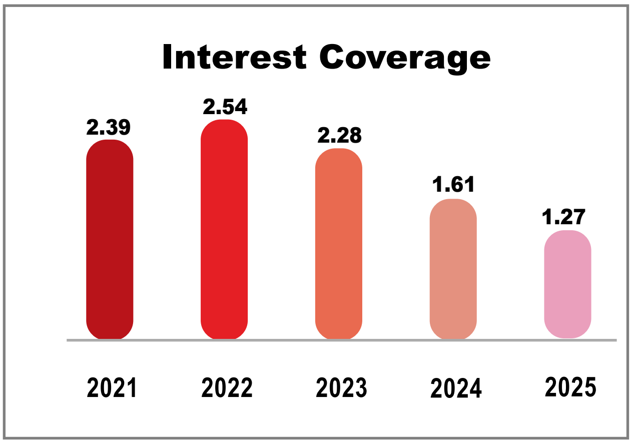
For the period February 2019 to December 2025, the CMO mortgage portfolio generated $545.8 million in principal and interest payments. Investors have since benefited from $137.5 million in interest payments and $408.3 million in principal payments. The CMOs continue to perform exceptionally well based on the quality of the underlying mortgage portfolios in addition to the risk mitigants built into the security structure.

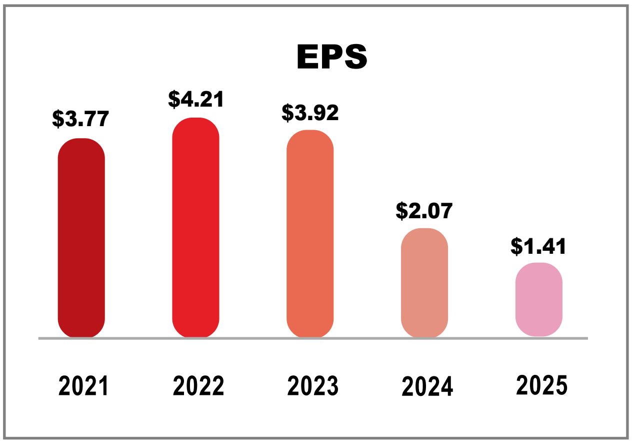
Mortgage Participation Fund (MPF)
The Mortgage Participation Fund continues to be the larger of the two (2) funds offered by HMB. Assets under Management (AUM) closed the year at $459.1 million, recording year-on-year growth of 18.2%. The Fund recorded a 152% increase in subscriptions inclusive of reinvestments totalling $105.8 million.

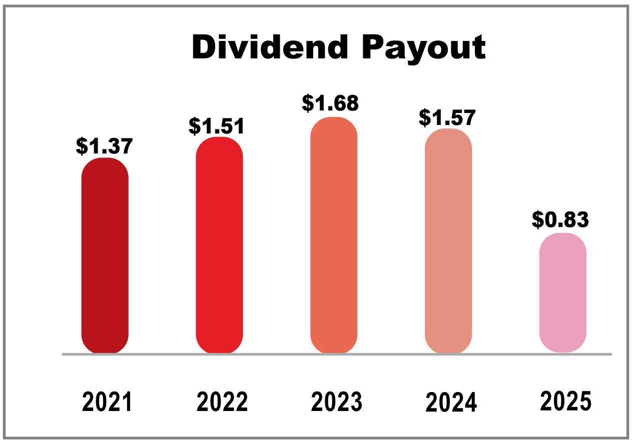
The fund is backed by prime residential mortgages which allowed investors to earn a rate of 3% per month and an annualised rate of 3.6%. The portfolio of mortgages generated interest income of $24.8 million of which $13.2 million was distributed to investors.

The fund is the only guarantee fund whereby investors principal and interest earned are guaranteed.

Samaan Tree Fund (STF)
The Samaan Tree Fund continued its consistent growth from its launch in February 2020. The Fund ended the year with Asset under Management of $107.1 million, a year-on-year increase of $2.2 million.







The fund generated interest income of $7.3 million of which $3.7 million was distributed to investors. Investors earned a rate 3.5% per quarter and annualised return of 3.58%.

Risk Management

The Risk Management Department leads all risk control activities aligned with the achievement of HMB's strategic objectives. The Audit, Risk and Compliance Committee is responsible for Risk Management at the Board level and receives monthly, quarterly and annual reports on new, existing and emerging risks, as well as compliance matters. The department supports business unit heads in developing mitigation plans for approval and updating approved plans based on changes in the local, regional and international business environment.

Monthly and quarterly reviews of the established performance metrics under HMB's Risk Appetite Statement were maintained in 2025, and included monitoring specific limits for strategic, financial, operational, reputational and regulatory risks. Adherence to these limits and appropriate mitigating actions also formed a part of the reporting mechanism to the Board through assigned board committees.

During the year, an interim Joint Enterprise Risk Management Committee was convened to comprehensively assess risks at the group level. The committee's work began with a merger of the Enterprise Risk Registers and the expansion of the risk management policies of each entity, as well as the development of group level policies and committee charters. The committee comprises key stakeholders from Trinidad and Tobago Mortgage Bank Limited and Home Mortgage Bank and is pivotal in the development of the group-level Enterprise Risk Management framework.

In the last year, the Risk and Compliance Department embarked on organization-wide training which covered awareness and reporting mechanisms for anti-money laundering and Foreign Account Tax Compliance Act (FATCA). Additional training with respect to Home Mortgage Bank's Code of Conduct and Ethics was also completed, as a part of instituting a culture of compliance. The Risk and Compliance team attended both local, regional and international training and workshops on anti-money laundering, fraud typologies and governance, which provided key insights into emerging trends impacting the financial services sector. This was further supported through continued collaboration with the regulators, which also contributed to reinforcement of risk management initiatives and policy development.

Human Resources

During 2025, HMB maintained a highly competent workforce through effective recruitment and onboarding efforts that ensured the appointment of qualified candidates for business continuity and operational efficiency. The Human Resource Department also facilitated employees' access to suitable training programmes that encouraged professional growth at all levels and enhanced their technical competencies to support the business needs and activities. Our employees participated in group-led employee engagement initiatives aimed at improving employee satisfaction.

Looking ahead, focus will be placed on supporting talent development and ensuring that HR practices continue to proactively support the business objectives.

Outlook

Management remains focused on strengthening resilience while maintaining a solid financial foundation. Strategic priorities will include optimizing funding costs, enhancing operational efficiency, and leveraging HMB's established mortgage platform to capitalize on anticipated growth in housing demand.

The Bank is also well positioned to benefit from increased collaboration within the group structure, enabling the delivery of comprehensive, end-to-end home financing solutions from development financing to homeownership.

With a strong funding base, disciplined cost structure, and clear strategic direction, HMB is well positioned to deliver sustainable value and improved financial performance in the periods ahead.

5 YEAR REVIEW

December 31st	2025	2024	2023	2022	2021
	$'000	$'000	$'000	$'000	$'000
Balance Sheet					
Loans & Advances	2,348,313	2,451,559	2,171,957	2,152,134	2,144,207
Investment Securities	686,357	767,104	923,143	919,285	973,430
Total Assets	3,162,765	3,336,558	3,186,907	3,162,536	3,207,686
Funding Liabilities	1,889,089	2,085,972	1,936,868	1,957,986	2,041,414
Total Liabilities	1,935,301	2,116,541	1,970,837	1,983,805	2,068,860
Share Capital	16,000	16,000	16,000	16,000	16,000
Retained Earnings	1,217,411	1,207,150	1,189,667	1,154,347	1,110,788
Income Statement					
Income	164,746	175,875	185,340	184,497	178,432
Profit before Taxation	24,248	40,561	80,592	89,141	83,465
Net Income	22,542	33,172	62,676	67,319	60,336
Operating Expenses	20,773	24,767	25,367	24,345	26,328
Earnings per share	$1.41	$2.07	$3.92	$4.21	$3.77
Total Equity	1,227,464	1,220,017	1,216,070	1,178,731	1,138,826
Interest Expense	90,422	66,594	63,016	57,816	60,204

10 YEAR REVIEW

Year	FUNDING LIABILITIES	MORTGAGE PORTFOLIO SERVICED	TOTAL ASSETS	NEW MORTGAGES	ACCUMULATED VALUE OF MORTGAGES	PROFIT BEFORE TAXATION	PROFIT AFTER TAXATION
	$M	$M	$M	$M	$M	$M	$M
2016	1,816	1,215	3,168	334	3,834	84	78
2017	2,032	1,488	3,298	529	4,363	86	75
2018	2,114	2,250	3,193	1,038	5,401	106	91
2019	2,166	2,249	3,274	404	5,805	77	56
2020	1,926	2,409	3,049	336	6,141	76	55
2021	2,041	2,474	3,208	411	6,552	83	60
2022	1,958	2,455	3,163	296	6,847	89	67
2023	1,937	2,485	3,187	352	7,199	81	63
2024	2,086	2,454	3,337	170	7,369	41	33
2025	1,889	2,228	3,163	100	7,469	24	23

ENVIRONMENTAL, SOCIAL, AND GOVERNANCE (ESG)

In 2025, through the assigned Trustee, IDB Invest maintained oversight of the use of the 2022 Social Bond proceeds, with monthly, quarterly, and annual reporting on the audited and unaudited financial statements and key development indicators. Independent assurance was also provided through the external auditors - EY, who also validated our operations. This further demonstrated our commitment to transparency via documented and approved policies and procedures and also adherence to best practice.

The composition of the board of directors, the management team, and the staff at Home Mortgage Bank, continues to represent diversity in terms of age, gender, and ethnicity with an expanse of experience, which allows for holistic and balanced decision-making. The continued engagement of local suppliers and service providers, where possible, also saw this inclusivity being extended in 2025.

Home Mortgage Bank remains cognizant of the achievement of the Paris Agreement goals and net-zero targets and continues to work with key stakeholders to create and capitalize on opportunities to explore the use of environmentally friendly and sustainable materials in the construction projects that it finances.

HMB's ongoing drive to support social inclusion of local communities, in support of and in alignment with the UN Sustainability Development Goals, carried through into 2025, with donations focused on schools and non-profit organizations, fostering mutually beneficial relationships. Partnerships and investments included:

1. **Casa De Corazon Children's Home**
2. **Rotary Club of Central Port of Spain**
3. **Helping her Foundation**
4. **Creative Hands Learning Institute**
5. **Loveuntil Foundation**
6. **Aranguez Government Primary School**
7. **Judah Healing Temple**
8. **The United Hands Foundation**
9. **The Dotted Line Foundation**
10. **St Mary's College Alumni Foundation**

Home Mortgage Bank continues to be committed to assisting persons and entities with core values that include aspects of environmental sustainability and improvement to socio-economic factors, and which are aligned to our mandate outlined in the HMB Act.

ENVIRONMENTAL, SOCIAL, AND GOVERNANCE (ESG)

Sustainability Report

In accordance with Section 18.01.37 of the prevailing agreement with IDB Invest, Home Mortgage Bank advises that the proceeds of the Social Bond were allocated as follows:

INDICATORS	DEFINITION	UNIT	SOURCE
Value of Loans Outstanding	Value of the Secondary Mortgages Portfolio at the end of the period.	TTD $683M	Issuer
Total FI's loan portfolio (Total number of loans at the end of reporting period)	Number of outstanding mortgages in the Secondary Mortgage Portfolio at the end of the period.	2783	Issuer
2% MORTGAGE PORTFOLIO (Outstanding Amount)			
Value of Loans outstanding in the 2% Mortgage Portfolio (Outstanding amount at the end of the reporting period)	Total value of mortgages in the 2% mortgage portfolio at the end of the reporting period.	TTD $73M	Issuer
Number of loans outstanding in the 2% Mortgage Portfolio	Total number of mortgages in the 2% mortgage portfolio at the end of the reporting period	413	Issuer
5% MORTGAGE PORTFOLIO (Outstanding Amount)			
Value of Loans outstanding in the 5% Mortgage Portfolio (Outstanding amount at the end of the reporting period)	Total value of mortgages in the 5% mortgage portfolio at the end of the reporting period.	TTD $168M	Issuer
Number of loans outstanding in the 5% mortgage portfolio	Total number of mortgages in the 5% mortgage portfolio at the end of the reporting period	447	Issuer
Percentage of Low Income or Vulnerable Clients	Percentage of Low Income or Vulnerable Clients	90%	Issuer
DISBURSEMENTS			
Value of Loans disbursed during the period	Total value of loans disbursed in the 2% mortgage portfolio during the year	TTD $0	Issuer
Number of loans disbursed during the year	Total number of loans disbursed in the 2% mortgage portfolio during the year	0	Issuer
Value of Loans disbursed during the period	Total value of loans disbursed in the 5% mortgage portfolio during the year	TTD $0	Issuer
Number of loans disbursed during the year	Total number of loans disbursed in the 5% mortgage portfolio during the year	0	Issuer
OTHER			
Environmental and Social Management System (ESMS) implemented	Environmental and Social Management System (ESMS) implemented	No	Issuer
Bond Issuance	Social Bond Issued	No	Issuer
Advisory Services Deliverables Carried Out	Sustainable Finance Strategy and Roadmap developed	Yes	Issuer
Advisory Services Deliverables Carried Out	Sustainable Finance Taxonomy for HMB developed	Yes	Issuer

Further, Home Mortgage Bank certifies that the application of the proceeds is in compliance with the Bond Management Framework.

EXECUTIVES

ANDRE FALBY
Chief Risk Officer

SHAMELA BAL-MAHARAJ
Chief Financial Officer

MANAGERS

CHERYL-ANN NEPTUNE
Human Resources

JOSANNE BELFON-MC LEOD
Operational Risk and Compliance

SHAM BASSANT
Commercial and Corporate Credit

DANIELLE CAMPBELL
Corporate Secretary

SHARNAKA CAIN
Internal Audit

STACY ANN RAMKHELAWAN-RAGOONATH
Manager Legal

EMPLOYEE OF THE YEAR

AMICHAI DRAYTON

OUR PRODUCTS

COMMERCIAL and CORPORATE CREDIT

Our corporate and commercial credit facilities are available to assist you with your commercial project. Whether you are acquiring new premises, expanding your existing facilities our developing a residential community, our loan facilities can assist you.

Why choose us?
We provide a diverse range of terms and repayment schedules that offers:

- **Competitive interest rates**
- **Fixed and variable rate loans**
- **Flexible payment terms up to 15 years**
- **Personalized attention**

SAMAAN TREE FUND

The STF provides investors with high returns and safety of capital.

The Samaan Tree Fund (STF) is an open-end mutual fund with a variable net asset value (NAV) per unit. The STF offers a total investment return with safety of capital by investing primarily in a portfolio of residential mortgages. The interest income earned on the portfolio will meet the income distributions of the Fund.

Why Invest in the STF?

- **Short and medium-term investment horizon**
- **Diversification of your investment portfolio**
- **Professional fund management**
- **Dividend paid quarterly**

Benefits of the STF

- Competitive returns
- Quick access to funds
- Minimum investment is just $500.

My MPF

The Mortgage Participation Fund (**MPF**) is a mutual fund providing investors with high returns, safety of capital and full access to their funds. Customize your savings plan for a specific purpose e.g. down payment of a new home, tertiary education, vacation fund etc.

WHY INVEST IN THE MPF?

- High returns on your investment
- Principal Guaranteed
  - No risk to capital
- Interest accrued daily and paid monthly
- Fixed NAV (Net Asset Value) $1.00 per unit

BENEFITS OF THE MPF

- Hassle-free investment
- No penalties for redemptions
- Flexible payment options
  – direct debit, LINX, personal cheques, bank draft, salary deduction

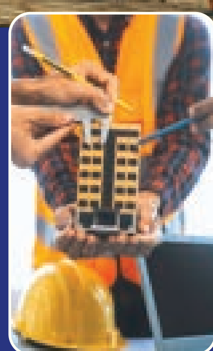
WE OFFER A RANGE OF CREDIT FACILITIES FOR CORPORATE AND COMMERCIAL REAL ESTATE BUSINESS:

Commercial Bridging Loan
To construct a commercial building for commercial purposes, property upgrade or expansion

Commercial Mortgage Loan
To purchase commercial property for the business' use, leverage equity on the company's property or construction of a commercial building

Commercial Land Loans
To purchase land for commercial use

Revolving Loans
To provide working capital for construction projects



CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

STATEMENT OF MANAGEMENT RESPONSIBILITIES

Management is responsible for the following:

- Preparing and fairly presenting the accompanying financial statements of Home Mortgage Bank and its subsidiary ("the Group"), which comprise the consolidated statement of financial position as at December 31, 2025, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the financial statements, comprising material accounting policy information.
- Ensuring that the Group keeps proper accounting records;
- Electing appropriate accounting policies and applying them in a consistent manner;
- Implementing, monitoring, and evaluating the system of internal control that assures security of the Group's assets, detection/prevention of fraud, and the achievement of the Group's operational efficiencies;
- Ensuring that the system of internal control operated effectively during the reporting period;
- Producing reliable financial reporting that complies with laws and regulations, including the Companies Act; and
- Using reasonable and prudent judgement in the determination of estimates.

In preparing these consolidated financial statements, management utilised IFRS Accounting Standards as issued by the International Accounting Standards Board and adopted by the Institute of Chartered Accountants of Trinidad and Tobago. Where IFRS Accounting Standards presented alternative accounting treatments, management chose those considered most appropriate in the circumstances.

Nothing has come to the attention of management to indicate that the Group will not remain a going concern for the next twelve months from the reporting date, or up to the date the accompanying financial statements have been authorised for issue, if later.

Management affirms that it has carried out its responsibilities as outlined above.

Brent Mc Fee	Shamela Bal-Maharaj
Chief Executive Officer (Ag)	Chief Financial Officer
Trinidad and Tobago Mortgage Bank	Home Mortgage Bank
March 23, 2026	March 23, 2026

HOME MORTGAGE BANK AND ITS SUBSIDIARY

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF HOME MORTGAGE BANK AND ITS SUBSIDIARY

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Home Mortgage Bank and its subsidiary (the Group), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at December 31, 2025 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) as applicable to audits of consolidated financial statements of public interest entities, together with the ethical requirements that are relevant to audits of the consolidated financial statements of public interest entities in Trinidad and Tobago. We have also fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information included in the Group's 2025 Annual Report

Other information consists of the information included in the Group's 2025 Annual Report, other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information. The Group's 2025 Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated 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 consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF HOME MORTGAGE BANK AND ITS SUBSIDIARY

Report on the Audit of the Consolidated Financial Statements (Continued)

Responsibilities of Management and the Audit Committee for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibility for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDER OF HOME MORTGAGE BANK AND ITS SUBSIDIARY

Report on the Audit of the Consolidated Financial Statements (Continued)

Auditor's Responsibility for the Audit of the Consolidated Financial Statements (Continued)

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

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management. (continued)

- 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 Group'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 consolidated 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 Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purpose of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

EY

Port of Spain
TRINIDAD:
28 March 2026

HOME MORTGAGE BANK AND ITS SUBSIDIARY

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2025

(Expressed in thousands of Trinidad and Tobago Dollars)

ASSETS	Notes	2025 $'000	Restated 2024 $'000
Cash and cash equivalents	4	26,399	28,009
Investment securities	5, 6	686,357	767,104
Loans and advances to customers	7	2,348,313	2,451,559
Other assets	8	52,400	45,220
Capitalised bond issue costs	9	1,273	2,054
Investment property	10	16,000	16,000
Property and equipment	11	1,088	1,200
Intangible asset	12	336	580
Taxation recoverable		26,889	21,076
Deferred tax assets	14	3,710	3,756
Total assets		3,162,765	3,336,558
EQUITY AND LIABILITIES			
EQUITY			
Stated capital	15	16,000	16,000
Retained earnings		1,217,411	1,207,150
Revaluation reserve	16	(15,296)	(13,470)
Mortgage risk reserve	17	9,349	10,337
Total equity		1,227,464	1,220,017
LIABILITIES			
Dividends Payable		13,269	–
Other liabilities	18	32,562	29,954
Liability to fund holders	21	556,144	488,340
Borrowings	19	369,000	485,000
Debt securities	20	963,945	1,112,632
Deferred tax liability	14	381	615
Total liabilities		1,935,301	2,116,541
Total equity and liabilities		3,162,765	3,336,558

These consolidated financial statements have been approved for issue by the Board of Directors on March 23, 2026 and signed on its behalf by:

Director **Director**

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

Home Mortgage Bank
A Subsidiary of
ttmb
TRINIDAD & TOBAGO MORTGAGE BANK

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2025
(Expressed in thousands of Trinidad and Tobago Dollars)

	Notes	2025 $'000	2024 $'000
Income			
Interest income calculated using the effective interest method	22	167,733	178,082
Interest expense	22	(4,038)	(4,596)
Net interest income	22	163,695	173,486
Fee income		1,051	2,389
		164,746	175,875
Expenditure			
General and administrative expenses	23	(20,773)	(24,767)
Finance costs		(90,422)	(66,594)
ECL charge on loans and advances to customers	7	(29,303)	(43,953)
		(140,498)	(135,314)
Profit before taxation		24,248	40,561
Taxation	24	(1,706)	(7,389)
Profit for the year		22,542	33,172

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

HOME MORTGAGE BANK AND ITS SUBSIDIARY

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2025

(Expressed in thousands of Trinidad and Tobago Dollars)

	Notes	2025 $'000	2024 $'000
Profit for the year		22,542	33,172
Other comprehensive loss for the year			
Items that will be reclassified to profit or loss			
Investment securities at FVOCI – net change in fair value	16	(1,826)	(13,406)
Total other comprehensive loss for the year		(1,826)	(13,406)
Total comprehensive income for the year		20,716	19,766
Basic and diluted earnings per share ($)		1.41	2.07
Number of shares ('000)	15	16,000	16,000

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

HOME MORTGAGE BANK AND ITS SUBSIDIARY

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED DECEMBER 31, 2025

(Expressed in thousands of Trinidad and Tobago Dollars)

	Notes	Stated capital $'000	Retained earnings $'000	Revaluation reserve $'000	Mortgage risk reserve $'000	Total equity $'000
Balance at December 31, 2025						
Balance at January 1, 2025		16,000	1,207,150	(13,470)	10,337	1,220,017
Transfer from mortgage risk reserve	17	–	988	–	(988)	–
Total comprehensive income for the year		–	22,542	(1,826)	–	20,715
		16,000	1,230,680	(15,296)	9,349	1,240,733
Dividends	29	–	(13,269)	–	–	(13,269)
Balance at December 31, 2025		16,000	1,217,411	(15,296)	9,349	1,227,464
Balance at December 31, 2024						
Balance at December 31, 2023		16,000	1,189,667	(64)	10,467	1,216,070
Impact of restatement	32	–	9,251	–	–	9,251
Restated Balance at January 1, 2024		16,000	1,198,918	(64)	10,467	1,225,321
Transfer from mortgage risk reserve	17	–	130	–	(130)	–
Total comprehensive income for the year		–	33,172	(13,406)	–	19,766
		16,000	1,232,220	(13,470)	10,337	1,245,087
Dividends	29	–	(25,070)	–	–	(25,070)
Balance at December 31, 2024		16,000	1,207,150	(13,470)	10,337	1,220,017

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

HOME MORTGAGE BANK AND ITS SUBSIDIARY

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2025

(Expressed in thousands of Trinidad and Tobago Dollars)

	Notes	2025 $'000	2024 $'000
Cash flows from operating activities			
Profit before taxation		24,248	40,561
Adjustments for:			
Charge to provision for impairment of loans and advances	7	29,303	43,953
Gain on property and equipment		(4)	(8)
Depreciation	11,13	277	829
Amortisation of intangible assets	12	311	298
Capitalised interest on managed funds	21	14,632	8,467
Net premium recognized on investments		(11,949)	(11,581)
Finance charge on leases		–	1
Bond issue costs amortised	9	1,973	1,194
Operating profit before working capital changes		58,791	83,714
Changes in:			
Increase in other assets		(7,180)	(1,862)
Increase/(decrease) in other liabilities		3,118	(2,521)
Corporation taxes paid		(8,215)	(14,377)
Net cash flows from operating activities		46,514	64,954
Cash flows from investment activities			
Issuance of new mortgages and loans		(174,560)	(658,015)
Proceeds from repayment on mortgages and loans		248,504	334,458
Purchase of property and equipment	11	(165)	(239)
Purchase of intangible assets	12	(67)	(31)
Proceeds from sale of property and equipment		4	10
Proceeds from maturity of investment securities		90,329	148,071
Purchase of investment securities		(12,273)	(4,500)
Sale of investment securities		7,813	10,646
Proceeds from managed funds	21	214,911	116,383
Repayment of managed funds	21	(156,741)	(121,622)
Net cash flows from/ (used in) investing activities		217,755	(174,839)

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

HOME MORTGAGE BANK AND ITS SUBSIDIARY

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2025

(Expressed in thousands of Trinidad and Tobago Dollars)

	Notes	2025 $'000	2024 $'000
Cash flows from financing activities			
Proceeds from borrowings	19	918,000	987,000
Repayment of borrowings	19	(1,034,000)	(927,000)
Proceeds from bonds issued	20	218,852	469,345
Redemption of bonds	20	(367,539)	(383,469)
Dividends paid		–	(25,070)
Bond issue costs incurred	9	(1,192)	(72)
Net cash flows (used in)/ from financing activities		(265,879)	120,734
Net (decrease)/increase in cash and cash equivalents		(1,610)	10,849
Cash and cash equivalents at beginning of year		28,009	17,160
Cash and cash equivalents at end of year		26,399	28,009
Represented by:			
Cash at bank and on hand		26,102	27,961
Short-term deposits		297	48
	4	26,399	28,009
Supplemental information:			
Income received during the year		136,671	156,301
Interest paid during the year		(73,711)	(55,999)
Dividends paid		–	(25,070)

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

(Expressed in thousands of Trinidad and Tobago Dollars)

1. Corporate information

Home Mortgage Bank (the “Bank” or “Parent”) is incorporated in the Republic of Trinidad and Tobago under the Home Mortgage Bank Act 1985 and the subsequent amendments made to the Act through Act No. 17 of 2005 (the “Amended Act”). Its principal activities are the trading of mortgages made by primary mortgage lenders, direct mortgage lending and the issue of bonds for investment in housing.

The Bank has one subsidiary company which is listed below and collectively referred to as the “Group”:

Subsidiary company	Country of incorporation	Percentage owned
Tobago Plantation House Limited	Trinidad and Tobago	100%

The principal activity of this subsidiary is real estate development.

The Bank also performs the management function for the Mortgage Participation Fund and Samaan Tree Fund (collectively referred to as the “Funds”). The Bank pledges assets via trust for both Funds. The Bank also provides a guarantee to the investors for the principal amounts invested for the Mortgage Participation Fund together with any related distribution due to be paid.

The registered office of the Parent and its subsidiary is located at Albion Court, 61 Dundonald Street, Port of Spain. The Bank’s parent entity is Trinidad and Tobago Mortgage Bank Limited (TTMB), a company incorporated in the Republic of Trinidad and Tobago Trinidad which provides mortgage financing secured by residential property and is an “approved mortgage company” under the provisions of the Housing Act, Ch. 33.01. The ultimate parent of the Group is The National Insurance Board of Trinidad and Tobago, a company incorporated on Trinidad and Tobago under Act No. 35 of 1971.

These consolidated financial statements were approved for issue by the Board of Directors on March 23, 2026.

2. Material accounting policies

The material accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied across the Group.

(a) Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with IFRS Accounting Standards and are stated in Trinidad and Tobago Dollars. Except as otherwise indicated, all amounts presented have been rounded to the nearest thousand. These consolidated financial statements have been prepared on a historical cost basis except investment securities which are prepared on a fair value through other comprehensive income (FVOCI) basis and Investment Property measured at fair value. The preparation of consolidated financial statements in conformity with IFRS accounting standards requires management to make estimates and assumptions. Actual results could differ from those estimates. Significant accounting judgements and estimates in applying the Group's accounting policies have been described in Note 3. The Bank has prepared its consolidated financial statements on the basis that it will continue to operate as a going concern.

(b) Basis of consolidation

The consolidated financial statements incorporate the separate financial statements of Home Mortgage Bank, the Mortgage Participation Fund, the Samaan Tree Fund and its incorporated subsidiary as outlined in Note 1 above. The financial statements of all entities consolidated are prepared for the same reporting year as the Parent using consistent accounting policies.

Management concluded that for purposes of IFRS 10, its relationship with the Mortgage Participation Fund and the Samaan Tree Fund was that of principal rather than that of an agent. The Mortgage Participation Fund was established by Home Mortgage Bank under the declaration of trust dated September 24, 2001. The Samaan Tree Fund was established by Home Mortgage Bank under the declaration of trust dated December 4, 2019 and commenced operation on February 20, 2020.

The Bank acts as fund manager to the Funds. Determining whether the Bank controls the Funds, focuses on the assessment of the aggregate economic interest of the Bank in the Funds (comprising any carried interests and expected management fees) and the participants' rights to remove the Bank as fund manager. For the Funds, the participants' ability to remove the Bank as fund manager is very limited and, the Bank's aggregate economic interest, which includes remuneration, is significant.

2. Material accounting policies (continued)

(b) Basis of consolidation (continued)

A subsidiary of the Bank is an investee controlled by the Group. The Group reassesses at each reporting period whether or not it controls the entities with which it is involved using the control criteria established in IFRS 10. In particular, it concludes that it controls an entity if, and only if, after considering all the circumstances, it forms the view that:

- it has power over the entity;
- it is exposed, or has rights, to variable returns from its involvement with the entity; and
- it has the ability to use its power to affect its returns from the entity.

Subsidiaries are consolidated when the Group obtains control over the entities and ceases when the Group loses control over the entities. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

(c) Changes in accounting policies and disclosures

The accounting policies adopted in the preparation of these consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended December 31, 2024, except for the adoption of new standards, amendments and interpretations outlined below.

(i) New standards and amendments/revisions to published standards and interpretations effective on January 1, 2025

The standards which became effective for the current year but had no impact on the Group consolidated financial statements are listed below:

Amendments to IAS 21 – Lack of Exchangeability
The amendments introduce requirements to assess when a currency is exchangeable into another currency and when it is not. The amendments require an entity to estimate the spot exchange rate when it concludes that a currency is not exchangeable into another currency.

2. Material accounting policies (continued)

(c) Changes in accounting policies and disclosures (continued)

The Group is in the process of assessing the impact of the new and revised standards not yet effective on the consolidated financial statements and does not anticipate any material impact.

(ii) Standards in issue not yet effective

The following is a list of standards and interpretations that are not yet effective up to the date of issuance of the Group's consolidated financial statements. These standards and interpretations will be applicable to the Group at a future date and will be adopted when they become effective. The Group is currently assessing the impact of adopting these standards and interpretations.

Amendments to IFRS 9 and IFRS 7 – Amendments to the Classification and Measurement of Financial Instruments (Effective 1 January 2026).
The amendments may significantly affect how entities account for the derecognition of financial liabilities and how financial assets are classified. The amendments permit an entity to early adopt only the amendments related to the classification of financial assets and the related disclosures and apply the remaining amendments later. This would be particularly useful to entities that wish to apply the amendments early for financial instruments with ESG (Environmental, Social and Governance)-linked or similar features.

IFRS 18 – Presentation and Disclosures in Financial Statements (Effective 1 January 2027).
This is the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to the structure of the statement of profit or loss, required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management defined performance measures); and enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

2. **Material accounting policies** (continued)

(c) **Changes in accounting policies and disclosures** (continued)

(ii) **Standards in issue not yet effective** (continued)

IFRS 19 – subsidiaries without Public Accountability: Disclosures (Effective 1 January 2027).
The amendment allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 will not need to apply the disclosure requirements in other IFRS accounting standards. Entities applying IFRS 19 is required to disclose that fact as a part of its general IFRS accounting standards compliance statement.

IAS 21 – Translation to a Hyperinflationary Presentation Currency (Effective 1 January 2027).
The amendments require translation from non-hyperinflationary functional currency into a hyperinflationary presentation currency at the closing date.

(d) **Foreign currency**

(i) **Functional and presentation currency**

Items included in these consolidated financial statements are measured using the currency of the primary economic environment in which the Group operates ("the functional currency"). The Group’s consolidated financial statements are presented in Trinidad and Tobago dollars (expressed in thousands), which is also the Parent’s functional currency.

2. **Material accounting policies** (continued)

(d) Foreign currency (continued**)**

(ii) Transactions and balances

Transactions denominated in foreign currencies are translated into the functional currency at the rates of exchange prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into Trinidad and Tobago dollars at the rate of exchange ruling on the reporting date as obtained from the Central Bank of Trinidad & Tobago. All exchange differences arising are taken to the consolidated statement of comprehensive income.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated into the functional currency at the spot exchange rate at the date that the fair value was determined. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Foreign exchange differences resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

2. **Material accounting policies** (continued)

(d) Financial instruments

Financial instruments comprise cash and cash equivalents, investment securities, loans and advances to customers, other assets, other liabilities, dividends payable, borrowings, liability to fund holders and debt securities.

(i) Recognition and initial measurement

The Group initially recognises loans and advances, borrowings, debt securities issued and other liabilities on the date on which they are originated. All other financial instruments (including regular-way purchases and sales of financial assets) are recognised on the trade date, which is the date on which the Group becomes a party to the contractual provisions of the instrument.

(ii) Classification

The Group classifies its financial instruments in the following measurement categories:

- Amortised cost (AC)
- Fair value through other comprehensive income (FVOCI)
- Fair value through profit or loss (FVTPL)

The Group measures all financial instruments (except for its investment securities) at amortised cost, if both of the following conditions are met and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are ‘solely payments of principal and interest’ (SPPI).

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(ii) Classification (continued)

A debt instrument is measured at FVOCI, only if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are SPPI.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value through other comprehensive income. This election is made on an investment-by-investment basis.

In addition, on initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or FVOCI or FVTPL, if in doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

The allowance for credit losses on debt instruments measured at FVOCI does not reduce the carrying amount of the asset, which remains at fair value. Instead, an amount equal to the allowance that would arise if the assets were measured at amortized cost is recognized in OCI with a corresponding change to impairment loss on financial assets in the profit or loss. The accumulated allowance recognized in OCI is recycled to profit or loss upon derecognition of the debt instrument.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(ii) Classification (continued)

Business model assessment

The Group assesses the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. In particular, whether management's strategy focuses on earning contractual interest revenue, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of the liabilities that are funding those assets or realizing cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and its strategy for how those risks are managed;
- how managers of the business are compensated (e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected); and
- the frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sales activity. However, information about sales activity is not considered in isolation, but as part of an overall assessment of how the Group's stated objective for managing the financial assets is achieved and how cash flows are realised.

Assessment of whether contractual cash flows are SPPI

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(ii) Classification (continued)

In assessing whether the contractual cash flows are SPPI, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making the assessment, the Group considers:

- contingent events that would change the amount and timing of cash flows;
- leverage features;
- prepayment and extension terms;
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse loans); and
- features that modify consideration of the time value of money (e.g. periodical reset of interest rates).

The Group holds a portfolio of long-term variable-rate mortgage loans for which it has the option to propose to revise the interest rate. These reset rights are limited to the market rate at the time of revision. The borrowers have an option to either accept the revised rate or repay the loan mortgage at par without penalty. The Group has determined that the contractual cash flows of these loans are SPPI because the option varies the interest rate in a way that is consideration for the time value of money, credit risk, other basic lending risks and costs associated with the principal amount outstanding.

The Group classifies cash and cash equivalents, loans and advances to customers and other assets at amortised cost.

Financial liabilities

The Group classifies its financial liabilities, other than financial guarantees and undrawn loan commitments, as measured at amortized cost.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(iii) Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expires, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in other comprehensive income (OCI) is recognised in the consolidated statement of comprehensive income.

Any cumulative gains or losses recognised in OCI in respect of equity investment securities designated as at FVOCI is not recognised in the consolidated statement of comprehensive income on derecognition of such securities. Any interest in transferred financial assets that qualify for derecognition that is created or retained by the Group is recognised as a separate asset or liability.

The Group securitises various loans and advances to customers and investment securities. This generally results in the sale of these assets to unconsolidated securitisation vehicles and in the Group transferring substantially all of the risks and rewards of ownership. The securitisation vehicles in turn issue securities to investors. Interests in the securitised financial assets are generally retained in the form of senior or subordinated tranches, or other residual interests (retained interests). Retained interests are recognised as investment securities.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(iv) Modifications of financial assets and financial liabilities

Financial assets

If the terms of a financial asset are modified, then the Group evaluates whether the cash flows of the modified asset are substantially different.

If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised, and a new financial asset is recognised at fair value plus any eligible transaction costs. Any fees received as part of the modification are accounted for as follows:

- fees that are considered in determining the fair value of the new asset and eligible transaction costs are included in the initial measurement of the asset; and
- other fees are included in the consolidated statement of comprehensive income as part of the gain or loss on derecognition.

If cash flows are modified when the borrower is in financial difficulties, then the objective of the modification is usually to maximise recovery of the original contractual terms rather than to originate a new asset with substantially different terms. If the Group plans to modify a financial asset in a way that would result in forgiveness of cash flows, then it first considers whether a portion of the asset should be written off before the modification takes place. This approach impacts the result of the quantitative evaluation and means that the derecognition criteria are not usually met in such cases.

If the modification of a financial asset measured at amortised cost or FVOCI does not result in derecognition of the financial asset, then the Group first recalculates the gross carrying amount of the financial asset using the original effective interest rate of the asset and recognises the resulting adjustment as a modification gain or loss in the consolidated statement of comprehensive income. For floating rate financial assets, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(iv) Modifications of financial assets and financial liabilities (continued)

Financial assets (continued)

Any costs or fees incurred, and fees received as part of the modification will adjust the gross carrying amount of the modified financial asset and are amortised over the remaining term of the modified financial asset.

If such a modification is carried out because of financial difficulties of the borrower, then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income calculated using the effective interest rate method.

Financial liabilities

The Group derecognises a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability derecognised and consideration paid is recognised in the consolidated statement of comprehensive income. Consideration paid includes non-financial assets transferred, if any, and the assumption of liabilities, including the new modified financial liability.

If the modification of a financial liability is not accounted for as a derecognition, then the amortised cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognised in the consolidated statement of comprehensive income. For floating rate financial liabilities, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification. Any costs and fees incurred are recognised as an adjustment to the carrying amount of the liability and amortised over the remaining term of the modified financial liability by recomputing the effective interest rate on the instrument.

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(v) Impairment

The Group recognises allowance for expected credit losses (ECL) on the following financial instruments that are not measured at FVTPL:

- financial assets that are debt instruments;
- financial guarantee contracts issued; and
- loan commitments issued.

The Group measures loss allowances at an amount equal to lifetime ECL, except for the following, for which they are measured as 12-month ECL:

- debt investment securities that are determined to have low credit risk at the reporting date; and
- other financial instruments on which credit risk has not increased significantly since their initial recognition.

Measurement of the ECL allowance

The ECL allowance is a probability-weighted estimate of credit losses. They are measured as follows:

- financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive);
- financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows;
- undrawn loan commitments: as the present value of the difference between the contractual cash flows that are due to the Group if the commitment is drawn down and the cash flows that the Group expects to receive; and
- financial guarantee contracts: the expected payments to reimburse the holder less any amounts that the Group expects to recover.

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(v) Impairment (continued)

Restructured financial assets

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognised and the ECL is measured as follows.

- If the expected restructuring will not result in derecognition of the existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from the existing asset.
- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is included in calculating the cash shortfalls from the existing financial asset that are discounted from the expected date of derecognition to the reporting date using the original effective interest rate of the existing financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost and financial assets carried at FVOCI are credit-impaired (referred to as ‘Stage 3 financial assets’). A financial asset is ‘credit-impaired’ when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is becoming probable that the borrower will enter Bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(v) Impairment (continued)

Credit-impaired financial assets (continued)

A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment. In addition, a retail loan that is overdue for 90 days or more is considered credit-impaired even when the regulatory definition of default is different.

In making an assessment of whether an investment in sovereign debt is credit-impaired, the Group considers the following factors:

- The market's assessment of creditworthiness as reflected in the bonds' yields.
- The rating agencies' assessments of creditworthiness.
- The country's ability to access the capital markets for new debt issuance.
- The probability of debt being restructured, resulting in holders suffering losses through voluntary or mandatory debt forgiveness.

Write-off

Loans and debt securities are written off (either partially or in full) when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Group determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. This assessment is carried out at the individual asset level.

Recoveries of amounts previously written off are included in 'ECL on loans and advances to customers' and 'ECL on investment securities' in the consolidated statement of comprehensive income.

Financial assets that are written off could still be subject to enforcement activities.

2. **Material accounting policies** (continued)

(e) **Financial instruments** (continued)

(v) Impairment (continued)

Forward looking information for ECL

Management uses a scorecard approach to apply the impact of macro-economic factors on the ECL values. The Bank's forward-looking adjustment calculation analyses the environment as at the measurement date, analyzing factors and data specific to the Bank to determine a range of probable losses inherent in the loans and advances to customers and investment securities as at the evaluation date. The probability weighted scenarios are incorporated in the scorecard approach for the forward-looking adjustment. The three main macro factors applied within the scorecard approach were unemployment rate, GDP growth and inflation rate.

Three scenarios were weighted based on the range of macroeconomic scenarios. The score and probability of impact of each scenario were multiplied, and the results were summed for all three scenarios.

Provision for credit losses determined under Central Bank of Trinidad and Tobago regulatory requirement

General provisions calculated based on regulatory requirements that exceed the amounts required under IFRS Accounting Standards are transferred from retained earnings to a non-distributable mortgage risk reserve. Refer to Note 17.

2. **Material accounting policies** (continued)

(f) **Fair value measurement** (continued)

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal market or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

The Group measures the fair value of an instrument using the quoted price in an active market for that instrument, if available. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all the factors that market participants would take into account in pricing a transaction.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price. That is, the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability or based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in the consolidated statement of comprehensive income on an appropriate basis over the life of the instrument. But no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets at a bid price and liabilities at an ask price.

The fair value of a financial liability with a demand feature (e.g. a demand deposit) is the amount payable on demand, discounted from the first date on which the amount could be required to be paid.

The Group recognises transfers between levels of the fair value hierarchy as of the end of the reporting period during which the change has occurred.

2. Material accounting policies (continued)

(g) Guaranteed Mortgage Investment Certificates (Gareemics) and Managed Funds

Gareemics and managed funds represent beneficial interests in pools of mortgages held in trust by the Group. The pools of mortgages are included in loans and advances to customers, while the liability to the investors are separately disclosed on the face of the consolidated statement of financial position.

For Gareemics, the Group guarantees the timely payment of principal and interest on the underlying mortgages whether or not received, together with the full principal balance of any foreclosed mortgages.

For the managed funds, the investors earn a stated rate of return (variable) and there are no repayments of capital until investors elect to redeem their investments in part or in full. For certain managed funds, guarantees are offered to investors.

(h) Cash and cash equivalents

Cash and cash equivalents include cash at banks and on hand and short-term highly liquid investments with maturity period of three months or less. Cash and cash equivalents are carried at amortised cost in the consolidated statement of financial position.

(i) Property and equipment

Property and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Subsequent costs are included in the asset's carrying amount or are recognized as a separate asset, when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the consolidated statement of comprehensive income during the period in which they are incurred.

Where the carrying amount of the property and equipment is greater than its estimated recoverable amount, the asset is considered impaired and the carrying amount is written down to its recoverable amount.

2. Material accounting policies (continued)

(i) Property and equipment (continued)

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount. These are included in the consolidated statement of comprehensive income.

The Group computes depreciation using the straight-line method. Depreciation methods, useful lives and residual values are reassessed at each reporting date and adjusted if required.

The rates used are as follows:	% per annum
Fixtures and fittings	33⅓%
Office machinery	12 ½ %
Office furniture	12 ½ %
Computer equipment	25%
Motor vehicles	25%

(j) Intangible assets

Acquired software and computer software licenses are the only intangible assets recognized by the Group in these financial statements. Computer software and licenses are capitalised on the basis of the costs incurred to acquire and bring the specific software into operation. The costs are recognized as an intangible asset if, and only if, it is probable that the expected future economic benefits that are attributable to the asset will flow to the Group and the cost of the asset can be measured reliably.

The cost of intangible assets are amortised on a straight line basis over the estimated useful life of the asset or the life of the license whichever is shorter.

Costs associated with maintaining computer software are expenses when incurred.

2. **Material accounting policies** (continued)

(k) Investment property

Investment property is property held by the Group to earn rental income or for capital appreciation or both. Property held for undetermined future use is regarded as investment property, as such is held for capital appreciation.

Investment property comprises leasehold land and Tobago Villas. Investment property is initially measured at cost. After initial recognition, investment property is carried at fair value which is reviewed periodically. Gains and losses arising from the change in fair value are included in the consolidated statement of comprehensive income.

The periodic review of fair value is based on valuations conducted by independent professional valuators. The valuators have adopted standard valuation methods and assumed good title, vacant possession and no unduly restrictive covenants or onerous or unusual outgoings running with the land.

(l) Impairment of non-financial assets

The carrying amounts of the Group's non-financial assets, other than deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the assets recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset exceeds its estimated recoverable amount. Impairment losses are recognised in the consolidated statement of comprehensive income.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. The loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

2. Material accounting policies (continued)

(m) Loans and advances to customers

Loans and advances to customers are financial assets provided directly to a customer. These carry fixed or determinable payments and are not quoted in an active market. Loans and advances to customers are carried at amortised cost using the effective interest method, less expected credit losses.

(n) Debt securities and borrowings

Debt securities and borrowings are the Group's source of debt funding. Debt securities are initially measured at fair value minus incremental direct transaction costs and are subsequently measured at amortised cost using the effective interest rate method.

The Group classifies capital instruments as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. Any difference between proceeds net of transaction costs and the redemption value is recognised in the consolidated statement of comprehensive income.

(o) Capitalised bond issue costs

The costs incurred in the issue of bonds for investment in housing are amortised over the duration of the respective bond issues.

(p) Employee benefits

The Group operates a defined contribution pension plan, which covers all of its eligible employees. The Group's contribution expense in relation to this plan for the year amounted to $648 (2024: $658).

2. **Material accounting policies** (continued)

(q) Other assets and liabilities

Other assets and liabilities, not classified as financial instruments, are initially recognised and subsequently measured at amortised cost in the consolidated statement of financial position with relevant costs recognised in the consolidated statement of comprehensive income.

(r) Interest income and other income

Interest income is recognised in the consolidated statement of comprehensive income using the effective interest method. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial assets or liability (or, where appropriate, a shorter period) to the carrying amount of the financial asset or liability and is not revised subsequently. When calculating the effective interest rate, the Group estimates the future cash flows considering all contractual terms of the financial instrument, but not the future credit losses.

The calculation of the effective interest rate includes all fees and commissions paid or received, transaction costs, and discounts or premiums that are an integral part of the effective interest rate. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or financial liability.

Commitment fees and other fee income, including investment management fees, is recognized as the performance obligation is satisfied over time as the related services are performed.

Dividend income is recognized when the right to receive the payment is established.

2. **Material accounting policies** (continued)

(s) Taxation

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the consolidated statement of financial position date.

Deferred tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred income tax asset is realized, or the deferred income tax liability is settled.

Deferred tax assets are recognised where it is probable that future taxable profit will be available against which the temporary differences can be utilized. The tax effects of income tax losses available for carry forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses can be utilized.

2. **Material accounting policies** (continued)

(t) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets.

(i) Right of use assets

The Group recognises right of use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right of use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right of use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right of use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

(ii) Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term.

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date, if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

2. Material accounting policies (continued)

(t) Leases (continued)

The Group as a lessee (continued)

(iii) Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases contracts (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to contracts that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

(u) Stated capital

Ordinary stated capital is classified as equity and is recognised at the fair value of the consideration received by the Group. Incremental external costs directly attributable to the issue of new shares, other than in connection with business combinations, are shown in equity as a deduction, net of tax, from the proceeds. Share issue costs incurred directly in connection with a business are included in the cost of acquisition.

(v) Earnings per share

Earnings per share for each year is computed by dividing profit after taxation accruing to shareholders by the weighted average number of shares in issue during the year.

(w) Dividends

Dividends are recognised as a liability in the consolidated financial statements in the period in which the dividends are approved by the Board of Directors.

(x) Mortgage risk reserve

This represents amounts set aside as general provisions based on an evaluation of the portfolio in respect of losses which, although not specifically identified, are known from experience to be present in any such portfolio. These loan loss requirements are dealt with as appropriations of equity. This reserve is not available for distribution to shareholders.

2. **Material accounting policies** (continued)

(y) Comparatives

Where necessary, comparative data has been adjusted to conform with changes in presentation in the current year. Adjustments to previously reported results were made in accordance with IAS 8 – *Accounting policies, changes in accounting estimates and errors.* The consolidated financial statements have been restated for the year ended 31 December 2024 and the impact of these adjustments are summarised in Note 32 – Restatements.

3. **Significant accounting judgements, estimates and judgements**

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amounts of assets or liabilities affected in the future periods.

Other disclosures relating to the Group's exposure to risks and uncertainties includes:

- Risk management (Note 25)
- Capital management (Note 26)

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

3. **Significant accounting judgements, estimates and judgements** (continued)

Estimates and assumptions (continued)

Impairment of financial assets

The measurement of impairment losses under IFRS 9 across all categories of financial assets requires judgement. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's ECL amounts are the outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

- The estimation of the amount and timing of future cash flows and collateral values when determining impairment losses.
- The Group's criteria for assessing if there has been a significant increase in credit risk and if so, allowances for financial assets should be measured on a LTECL basis and the qualitative assessment.
- The inclusion of overlay adjustments based on judgement and future expectations.

Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in these consolidated financial statements:

Deferred taxes

Deferred tax assets are recognized for all unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgement is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

3. Significant accounting judgements, estimates and judgements (continued)

Judgements (continued)

Fair value of investment securities
The determination of fair value for financial instruments for which no observable market price requires the use of valuation techniques as described in Note 2(f). For financial instruments that trade infrequently and have little price transparency, fair value is less objective, and requires varying degrees of judgement depending on expected cash flows based on recent history, uncertainty of market factors and other risks affecting the specific instrument.

Investment property
Management makes judgement at each reporting period to determine whether the investment property is impaired. An impairment will exist when the carrying value of the asset exceeds the recoverable amount. The fair value less cost to sell calculation is based on management's estimates in an arm's length transaction of similar assets or observable market prices less incremental costs for completing and disposing of the asset.

(Expressed in thousands of Trinidad and Tobago Dollars)

4.	**Cash and cash equivalents**	**2025 $'000**	**2024 $'000**
	Cash and cash equivalents comprise:		
	Cash at banks and on hand	26,102	27,961
	Short-term deposits	297	48
		26,399	28,009

The average effective interest rate on cash and short-term deposits is 0.02% (2024: 0.02%).

5.	**Investment securities**	**2025 $'000**	**2024 $'000**
	Investment securities measured at FVOCI – debt instruments	686,357	767,104
	Debt investment securities measured at FVOCI		
	State-owned company securities	140,664	224,079
	Government securities	498,095	494,888
	Investment in 2019 CMO	9,225	8,662
	Investment in 2020 CMO	25,999	21,943
	Investment in 2023 CMO	13,835	18,993
	Expected credit loss on debt securities	(1,461)	(1,461)
		686,357	767,104

The average effective interest rate on investment securities for the year is 4.48% (2024: 4.60%).

Reconciliation of expected credit losses on investments	**2025 $'000**	**2024 $'000**
Balance at January 1	1,461	1,461
Charge for the year	–	–
Balance at December 31	1,461	1,461

6. Fair value of financial instruments

The fair value of financial assets and liabilities that are traded in active markets are based on quoted market prices or dealer quotations. For all other financial instruments, the Group determines fair values using other valuation techniques.

(a) Valuation models

The Group measures fair values using the following fair value hierarchy:

Level 1: financial assets and liabilities that are measured in whole or in part by reference to published quotes in an active market. A financial instrument is regarded as quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service or regulatory agency and those prices represent actual and regularly occurring market transactions on an arm's length basis.

Level 2: financial assets and liabilities that are measured using a valuation technique based on assumptions that are supported by prices from observable current market transactions and for which pricing is obtained via pricing services, but where fair values based on broker quotes and assets that are valued based using its own models whereby the majority of assumptions are market observable.

Level 3: This category includes all instruments for which the valuation technique includes inputs that are not observable and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

Valuation techniques include net present value and discounted cash flow models, comparison with similar instruments for which observable market prices exist and other valuation models. Assumptions and inputs used in valuation techniques include risk-free and benchmark interest rates, credit spreads and other inputs used in estimating discount rates, bond and equity prices, foreign currency exchange rates, equity and equity index prices and expected price volatilities and correlations.

Availability of observable market prices and model inputs reduces the need for management judgement and estimation and also reduces the uncertainty associated with determining fair values. Availability of observable market prices and inputs varies depending on the products and markets and is prone to changes based on specific events and general conditions in the financial markets.

(Expressed in thousands of Trinidad and Tobago Dollars)

6. Fair value of financial instruments (continued)

(b) Financial instruments measured at fair value

	2025			
	Level 1 $'000	**Level 2 $'000**	**Level 3 $'000**	**Total $'000**
Financial assets				
State-owned and government securities	–	637,298	–	637,298
Investment in 2019 CMO	–	–	9,225	9,225
Investment in 2020 CMO	–	–	25,999	25,999
Investment in 2022 CMO	–	–	13,835	13,835
Total	–	637,298	49,059	686,357

	2024			
	Level 1 $'000	**Level 2 $'000**	**Level 3 $'000**	**Total $'000**
Financial assets				
State-owned and government securities	–	717,506	–	717,506
Investment in 2019 CMO	–	–	8,662	8,662
Investment in 2020 CMO	–	–	21,943	21,943
Investment in 2022 CMO	–	–	18,993	18,993
Total	–	717,506	49,598	767,104

The Bank's level 3 financial assets approximate cost as there have been no significant changes in the operations, financial performance or risk profile since initial recognition and no observable market transactions or alternative valuation inputs are available. Accordingly, cost remains the best estimate of fair value at the reporting date.

(Expressed in thousands of Trinidad and Tobago Dollars)

6. **Fair value of financial instruments** (continued)

(b) **Financial instruments measured at fair value** (continued)

Transfers between and movements in Levels

For the year ended December 31, 2025, there were no transfers of assets between and movements in levels.

(c) **Financial instruments not measured at fair value**

The table below shows the financial assets and liabilities not measured at fair value and seeks to analyze them by the level in the fair value hierarchy into which they would be allocated had they been measured at fair value. It does not include fair value information for financial assets and liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Fair value $'000	Total carrying amount $'000
As at December 31, 2025					
Financial Assets					
Loans and advances to customers	–	–	2,348,313	2,348,313	2,348,313
Financial Liabilities					
Borrowings	–	369,000	–	369,000	369,000
Debt securities	–	963,945	–	963,945	963,945
Mortgage Participation Fund	–	–	454,079	454,079	454,079
Samaan Tree Fund	–	–	102,065	102,065	102,065
	–	1,332,945	556,144	1,889,089	1,889,089

(Expressed in thousands of Trinidad and Tobago Dollars)

6. **Fair value of financial instruments** (continued)

(c) **Financial instruments not measured at fair value** (continued)

	Level 1	Level 2	Level 3	Fair value	Total carrying amount
	$'000	**$'000**	**$'000**	**$'000**	**$'000**
As at December 31, 2024					
Financial Assets					
Loans and advances to customers	–	–	2,451,559	2,451,559	2,451,559
Financial Liabilities					
Borrowings	–	485,000	–	485,000	485,000
Debt securities	–	1,112,632	–	1,112,632	1,112,632
Mortgage Participation Fund	–	–	388,493	388,493	388,493
Samaan Tree Fund	–	–	99,847	99,847	99,847
	–	1,597,632	488,340	2,085,972	2,085,972

Where available, the fair value of loans and advances to customers are based on observable market transactions. Where observable market transactions are not available, fair value is estimated using valuation models, such as discounted cash flow techniques. Input into the valuation techniques includes interest rates and prepayment rates. For collateral-dependent impaired loans, the fair value is measured based on the value of the underlying collateral. Input into the models may include information obtained from other market participants, which includes observed primary and secondary transactions.

The fair value of debt securities is estimated using discounted cash flow techniques, applying the rates and maturities that are offered for the debt securities.

The Mortgage Participation Fund and Samaan Tree Fund liabilities are not traded in a formal market and estimated fair values are assumed to approximate their carrying amounts because they are redeemable on demand at the Fund's NAV.

(Expressed in thousands of Trinidad and Tobago Dollars)

7. Loans and advances to customers		**2025 $'000**	**2024 $'000**
Loans retained		1,303,184	1,563,655
Mortgages held in trust (Note 21)		577,500	515,275
Other loans		467,629	372,629
Total loans administered		2,348,313	2,451,559

The composition of loans retained is as follows:

Retained mortgage loans	7(a)	1,300,434	1,560,905
Construction loan advances	7(b)	2,750	2,750
		1,303,184	1,563,655

(Expressed in thousands of Trinidad and Tobago Dollars)

7. Loans and advances to customers (continued)

(a) Retained mortgage loans

	2025 $'000	2024 $'000
Principal balances and unamortised discounts:		
Total loans administered at January 1	2,454,459	2,485,329
New mortgages/transfers from construction loan advances	174,560	343,015
Principal repayments	(400,940)	(373,885)
	2,228,079	2,454,459
Expected credit losses on loans	(117,348)	(88,045)
Mortgages sold to CMO 2019	(54,086)	(70,527)
Mortgages sold to CMO 2020	(118,643)	(147,790)
Mortgages sold to CMO 2022	(60,068)	(71,917)
Total loans administered at December 31	1,877,934	2,076,180
Mortgages held in trust (Note 21)		
- Mortgage Participation Fund	(457,245)	(387,294)
- Samaan Tree Fund	(120,255)	(127,981)
	(577,500)	(515,275)
Retained mortgage loans	1,300,434	1,560,905
Represented by:		
Mortgages with recourse	253,310	174,094
Mortgages without recourse	1,047,124	1,386,811
Balance at December 31	1,300,434	1,560,905

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025 $'000	2024 $'000
7. Loans and advances to customers (continued)		
(a) Retained mortgage loans (continued)		
Reconciliation of mortgages sold to CMOs:		
CMO 2019		
Mortgages sold at issuance date	208,662	208,662
Principal repayments	(154,576)	(138,135)
Balance at December 31	54,086	70,527
CMO 2020		
Mortgages sold at issuance date	321,001	321,001
Principal repayments	(202,358)	(173,211)
Balance at December 31	118,643	147,790
CMO 2022		
Mortgages sold at issuance date	111,419	111,419
Principal repayments	(51,351)	(39,502)
Balance at December 31	60,068	71,917
Reconciliation of expected credit losses on loans:		
Balance at January 1	88,045	44,092
Charge for the year	29,303	43,953
Balance at December 31	117,348	88,045

The average effective interest rate on the retained mortgage portfolio is 7.01% (2024: 6.86%).

(Expressed in thousands of Trinidad and Tobago Dollars)

7. Loans and advances to customers (continued)

(b) Construction loan advances

	2025 $'000	2024 $'000
Balance at January 1	2,750	8,561
New advances	–	39
Repayments	–	–
Advances converted to mortgages	–	(6,150)
Balance at December 31	2,750	2,750

The average effective interest rate on construction loan advances is 5.95% (2024: 5.95%).

8. Other assets

	2025 $'000	2024 $'000
Interest receivable on investment securities	2,998	3,837
Interest receivable on loans and advances	10,781	8,800
Advance receipt on bond issued	–	8
Prepaid expenses	1,025	932
Sundry debtors	14,064	7,030
Mortgage remittance receivable	23,532	24,613
	52,400	45,220

9. Capitalised bond issue costs

	2025	2024
Balance at January 1	2,054	3,176
Costs incurred during the year	1,192	72
	3,246	3,248
Costs amortised during the year	(1,973)	(1,194)
Balance at December 31	1,273	2,054

(Expressed in thousands of Trinidad and Tobago Dollars)

10. Investment property	**2025 $'000**	**2024 $'000**
Tobago Land		
Balance at January 1	2,000	2,000
Provision for impairment	–	–
Balance at December 31	2,000	2,000
Other real estate holding		
Balance at January 1	14,000	14,000
Provision for impairment	–	–
Balance at December 31	14,000	14,000
	16,000	16,000

Land and other real estate holding

The carrying value of the land held has been adjusted to reflect the market value as per valuation report and actual sale price.

Other real estate holding comprise of one property acquired for $18.88 million during June 2016. The fair value measurement for investment property has been categorised as Level 2 in the fair value hierarchy based on the valuations completed in January 2022 and November 2023.

No rental income is earned or operating expenses incurred in respect of investment property. The Bank has no restrictions on the realizability of its investment property and no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance and enhancements.

(Expressed in thousands of Trinidad and Tobago Dollars)

10. Investment property (continued)

Land and other real estate holding (continued)

The method of valuation was the direct comparison method, conducted by an accredited independent valuator, specializing in the valuation of commercial properties. The valuation performed by the valuator is based on current prices being paid for comparable properties in the open market, adjusted for any difference in the nature, location or condition of the property. The Group revalues this investment property either the earlier of every 5 years or in years where during the annual review, there are indicators of significant changes in market conditions.

11. Property and equipment

	Furniture, fixtures, office machinery and equipment $'000	Motor vehicles $'000	Total $'000
Cost			
Balance at January 1, 2025	10,145	877	11,022
Additions	165	–	165
Disposals	(90)	–	(90)
Balance at December 31, 2025	10,220	877	11,097
Depreciation			
Balance at January 1, 2025	9,065	757	9,822
Charge for the year	187	90	277
Disposals	(90)	–	(90)
Balance at December 31, 2025	9,162	847	10,009
Net book value	1,058	30	1,088

(Expressed in thousands of Trinidad and Tobago Dollars)

11. Property and equipment (continued)

	Furniture, fixtures, office machinery and equipment $'000	Motor vehicles $'000	Total $'000
Cost			
Balance at January 1, 2024	10,159	877	11,036
Additions	239	–	239
Disposals	(253)	–	(253)
Balance at December 31, 2024	10,145	877	11,022
Depreciation			
Balance at January 1, 2024	9,052	622	9,674
Charge for the year	266	135	401
Disposals	(253)	–	(253)
Balance at December 31, 2024	9,065	757	9,822
Net book value	1,080	120	1,200

12. Intangible asset

	Computer Software $'000	Software license $'000	Total $'000
Cost			
Balance at January 1, 2025	725	788	1,513
Additions	67	–	67
Balance at December 31, 2025	792	788	1,580
Depreciation			
Balance at January 1, 2025	452	481	933
Charge for the year	139	172	311
Balance at December 31, 2025	591	653	1,244
Net book value	201	135	336

(Expressed in thousands of Trinidad and Tobago Dollars)

12. **Intangible asset** (continued)	**Computer Software $'000**	**Software license $'000**	**Total $'000**
Cost			
Balance at January 1, 2024	694	788	1,482
Additions	31	-	31
Balance at December 31, 2024	725	788	1,513
Depreciation			
Balance at January 1, 2024	313	322	635
Charge for the year	139	159	298
Balance at December 31, 2024	452	481	933
Net book value	273	307	580

13. Leases

The Bank entered into a lease contract for the rental of its office space and other equipment used in its operation in February 2023. The property rental contract had a lease term of fourteen months and ended in March 2024 with a fixed payment amount. The Bank's obligation under the lease was secured by the lessor's title to the leased asset.

The Bank also leased office equipment with a lease term of 12 months or less for use in its operations. The Bank applies the 'short-term lease' and 'lease of low-value' recognition exemptions for these leases.

Outlined below is the carrying amount of the right of use asset and lease liability recognised and the movements during the year.

(Expressed in thousands of Trinidad and Tobago Dollars)

13. Leases (continued)

	2025 $'000	2024 $'000
Right of use asset		
Balance as at January 1	–	429
Additions	–	–
Depreciation charge	–	(429)
Balance as at December 31	–	–
Lease liability		
Balance as at January 1	–	432
Additions	–	–
Finance charge	–	1
Lease payments	–	(433)
Balance as at December 31	–	–
Current (due within 12 months)	–	–
Non-current (due beyond 12 months)	–	–
The following are the amounts recognised in the consolidated statement of comprehensive income:		
Depreciation expense for right of use assets (Note 23)	–	429
Interest expense on lease liabilities	–	1
Expense relating to low value leases	–	8
Total amount recognised in statement of comprehensive income	–	438

The Group had no cash outflows in 2025 (2024: $433) relating to its lease agreements.

(Expressed in thousands of Trinidad and Tobago Dollars)

14. Deferred tax asset/(liability)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis. The Group does not offset deferred tax assets and deferred tax liabilities.

*i. **The movement in deferred tax assets and liabilities during the year is as follows:***

	2024	Credit to profit or loss	2025
Deferred tax assets	**$'000**	**$'000**	**$'000**
Impairment provision on investment property	3,276	–	3,276
Property and equipment	480	(46)	434
	3,756	(46)	3,710
Deferred tax liability			
Bond issue costs	(615)	234	(381)
	(615)	234	(381)
Net deferred tax asset	3,141	188	3,329

(Expressed in thousands of Trinidad and Tobago Dollars)

14. Deferred tax asset (liability) (continued)

i. The movement in deferred tax assets and liabilities during the year is as follows: (continued)

	2023	Credit to profit or loss	2024
Deferred tax assets	**$'000**	**$'000**	**$'000**
Impairment provision on investment property	3,276	–	3,276
Property and equipment	541	(61)	480
	3,817	(61)	3,756
Deferred tax liability			
Bond issue costs	(952)	337	(615)
	(952)	337	(615)
Net deferred tax asset	2,865	276	3,141

ii. The movement on the deferred tax account is as follows:	2025 $'000	2024 $'000
Balance at January 1	3,141	2,865
Credit to profit or loss (Note 24)	188	276
Balance at December 31	3,329	3,141

(Expressed in thousands of Trinidad and Tobago Dollars)

15. Stated capital

	2025 $'000	2024 $'000
Authorised		
An unlimited number of ordinary shares of no par value		
Issued and fully paid		
16,000,000 ordinary shares of no par value	16,000	16,000

16. Revaluation reserve

The revaluation reserve is used to record increases or decreases in the carrying value of the Group's FVOCI portfolio. If the value of this portfolio increases or decreases based on market prices, this movement is recognised in equity under the heading revaluation reserve and other comprehensive income. The revaluation reserve comprised the following:

	2025 $'000	2024 $'000
Balance as January 1	(13,470)	(64)
Fair value adjustment – investment securities at FVOCI	(1,826)	(13,406)
Balance at December 31	(15,296)	(13,470)

17. Mortgage risk reserve

	2025	2024
Balance at January 1	10,337	10,467
Transfer to retained earnings	(988)	(130)
Balance at December 31	9,349	10,337

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025 $'000	2024 $'000
18. Other liabilities		
Interest payable on bonds	5,907	6,168
Sundry creditors and accruals	18,067	16,574
CMO holders payable	8,588	7,212
	32,562	29,954

19. Borrowings

	2025	2024
Revolving Credit Facility		
Balance at January 1	435,000	325,000
Proceeds from revolving credit	918,000	987,000
Repayments on revolving credit	(984,000)	(877,000)
	369,000	435,000
IDB Invest loan facility		
Balance at January 1	50,000	100,000
Repayments on revolving credit	(50,000)	(50,000)
IDB Invest loan facility	–	50,000
Balance at December 31	369,000	485,000

The Bank has a one-year revolving credit facility with RBC Royal Bank (Trinidad & Tobago) Limited which was renewed on December 31, 2025. The aggregate amount available to the Bank through this facility is $490 million at a variable interest rate. This facility shall be repaid by a single bullet payment on December 31, 2026. This facility is secured by investment securities and a pool of mortgages valued at $590 thousand (2024: $619 thousand).

On November 24, 2020, the Bank entered a $250 million loan facility with Inter-American Investment Bank (IDB Invest) which matured on December 3, 2025.

(Expressed in thousands of Trinidad and Tobago Dollars)

20. Debt securities	2025 $'000	2024 $'000
Balance at January 1	1,112,632	1,026,756
Issues	218,852	469,345
Redemptions	(367,539)	(383,469)
Balance at December 31	963,945	1,112,632

Notes:

(a) Debt securities are secured by debentures created at the time of issue and rank pari-passu over the fixed and floating assets of the Bank. The average life of the portfolio is 1.64 years (2024: 1.81 years).

(b) On November 18, 2023, a Bond subscription agreement valued at $300 thousand was signed with Inter-American Investment Bank (IDB Invest). The Bank shall repay the Bond in TT dollars in equal annual installments of principal on each principal payment date which commenced on December 6, 2024 and ends on December 6, 2027, on which date the entire remaining outstanding principal amount of the loan shall be due and payable in full. This facility is secured by a pool of mortgages valued at $265 thousand as at 31 December 2025 (2024: $306 thousand).

(c) The amounts outstanding on bonds issued are redeemable as follows:

	2025 $'000	2024 $'000
Within 1 year	612,461	499,729
1 to 2 years	120,940	412,961
2 to 3 years	230,544	120,940
3 to 4 years	–	79,002
4 to 5 years	–	–
	963,945	1,112,632

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025 $'000	2024 $'000
20. Debt securities (continued)		
(c) Tax free bonds	246,212	300,310
Other bonds	717,733	812,322
	963,945	1,112,632

Under the Home Mortgage Bank Act 1985, the Bank is authorised to issue tax-free bonds up to $600 million of which $246 million has been issued for 2025 (2024: $300 million).

21. Liability to fund holders

	2025 $'000	2024 $'000
Managed funds comprises:		
Mortgage Participation Fund	454,079	388,493
Samaan Tree Fund	102,065	99,847
	556,144	488,340
Carrying value of loans backing the managed fund (Note 7)	577,500	515,275

The maturity value of these financial liabilities is determined by the fair value of the Bank's assets at maturity value. There will be no difference between the carrying amount and the maturity amount at the valuation date.

(Expressed in thousands of Trinidad and Tobago Dollars)

21. **Liability to fund holders** (continued)	**2025 $'000**	**2024 $'000**
The movement in the managed fund liabilities is as follows:		
Balance at January 1	488,340	485,112
Additions	209,912	116,383
Capitalised interest	14,632	8,467
Repayments	(156,740)	(121,622)
Balance at December 31	556,144	488,340
Accrued interest		
Balance at January 1	918	617
Interest paid	(16,976)	(10,034)
Interest expense	16,965	10,335
Balance at December 31	907	918

Mortgage Participation Fund (MPF)

The Bank guarantees the investments under its Mortgage Participation Fund (MPF) investment programme. This fund is backed by mortgages. At the reporting date, the outstanding balance under the MPF investment product was $454.1 thousand (2024: $388.5 thousand).

Samaan Tree Fund (STF)

The STF was launched in February 2020 and is backed by mortgages. No guarantee on investments in STF is given. At the reporting date, the outstanding balance under the STF investment product was $102.1 thousand (2024: $99.8 thousand).

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025	2024
22. Net interest income calculated using the effective interest method	**$'000**	**$'000**
Loans and advances to customers	132,536	132,099
Investment securities	35,197	45,983
	167,733	178,082
Interest expense	(4,038)	(4,596)
Net interest income	163,695	173,486

23. General and administrative expenses

	2025	2024
Staff costs	12,347	13,592
Premises	306	661
Depreciation and amortisation (Note 11,12 and 13)	587	1,129
Directors' fees	1,093	1,392
Other operating expenses	6,440	7,993
	20,773	24,767

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025	2024
24. Taxation	**$'000**	**$'000**
(i) Current taxation:		
Corporation tax	1,894	7,665
Deferred tax (Note 14)	(188)	(276)
Taxation charge for the year	1,706	7,389

(ii) Tax reconciliation:

The Group's effective tax rate varies from the statutory rate of 30% as a result of the differences shown below:

	2025 $'000	2024 $'000
Profit before taxation	24,248	40,561
Tax at the statutory rate of 30%	7,274	12,168
Expenses disallowed	95	33
Tax exempt income	(5,663)	(4,812)
	1,706	7,389

The effective tax rate for 2025 was 7% (2024:18%).

25. Risk management

The Group's activities are primarily related to the purchase of mortgages from primary mortgage lenders and direct mortgage lending. The Group accesses the capital market to raise funding by the issuance of bonds and collateralized mortgage instruments to lend the longer-term mortgage market. The capital market activity allows the Group to access funding for shorter tenors at lower cost and thereby earning a positive spread in its mortgage activity.

Risk is inherent in the Group's activities but it is managed through a process of ongoing identification, measurement and monitoring. This process of risk management is critical to the Group's continuing profitability. The Group is exposed to credit risk, liquidity risk, market risk, interest rate risk and operational risk.

Risk management structure

The Board of Directors with the Chief Executive Officer is ultimately responsible for identifying and controlling risks.

Board of Directors

The Board of Directors is responsible for the overall risk management approach and for approving the risk strategies and principles, including overseeing the management of credit risk, market risk, liquidity risk, interest rate risk and operational risk. Their duties involve the following:

- Reviewing and assessing the quality, integrity and effectiveness of the risk management systems;
- Overseeing the development of policies and procedures designed to:
  - (a) Define, measure, identify and report on credit, market, liquidity, counterparty and operational risk; and
  - (b) Establish and communicate risk management controls throughout the Group.
- Ensuring that the Group has implemented an effective ongoing process to identify risk, to measure its potential impact against a broad set of assumptions and then to activate what is necessary to pro-actively manage these risks, and to decide the Group's appetite or tolerance for risks.

25. Risk management (continued)

Board of Directors (continued)

- Reviewing management reports detailing the adequacy and overall effectiveness of risk management, its implementation by management, reports on internal control and any recommendations and confirm that appropriate action has been taken.
- Providing an independent and objective oversight and view of the information presented by management on corporate accountability and specifically associated risk.

Treasury

Treasury is responsible for managing the Group's assets and liabilities and the overall financial structure. It is also primarily responsible for the funding and liquidity risks of the Group.

Risk measurement and reporting systems

Monitoring and controlling risks is primarily performed based on limits established by the Group. These limits reflect the business strategy and market environment of the Group as well as the level of risk that the Group is willing to accept.

Information compiled is examined in order to analyse, control and identify early risks. Management assesses the appropriateness of the allowance for credit losses on a semi-annual basis. The Board of Directors receives a report of arrears by portfolio on a monthly basis.

Excessive risk concentration

The Group reviews its residential mortgage concentration to prevent over exposure in any area or any residential housing development.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk

Credit risk is the potential for loss due to the failure of a counter-party or borrower to meet its financial obligations. Credit risk arises in the Group's normal trading activity in mortgages. The Group's credit control processes emphasize early detection of deterioration and prompt implementation of remedial action. The Group manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

The Group has established a credit quality review process to provide early identification of possible changes in the creditworthiness of counterparties. The credit quality review process allows the Group to assess the potential loss as a result of the risks to which it is exposed and take corrective action.

Where the recovery of the outstanding asset may be doubtful or unduly delayed, such accounts are transferred from performing to non-performing status. Loan loss provisions are set aside to cover any potential loss and these provisions are reviewed annually.

The table below shows the maximum exposure to credit risk for the components of the consolidated statement of financial position. The maximum exposure is shown gross, before the effect of mitigation through the use of collateral agreements. The collateral values are updated every three (3) years, with special focus given to individual collateral values when the loan is assessed as impaired.

	Gross maximum exposure	
	2025	**2024**
	$'000	**$'000**
Cash and cash equivalents	26,399	28,009
Investment securities	687,818	768,565
Gross mortgage portfolio	2,462,911	2,536,854
Construction advances	2,750	2,750
Other assets	52,300	45,220
Total gross financial assets	3,232,178	3,381,398
Mortgage commitments	86,293	50,862
Total credit risk exposure	3,318,471	3,432,260

25. Risk management (continued)

Credit risk (continued)

Financial asset provisions are reviewed in accordance with established guidelines and recommended provision arising out of this review are submitted for Board approval.

The Group has determined that significant credit risk exposure arises from the following items in the consolidated statement of financial position:

- Loans and advances to customers categorized into the Retail Lending Portfolio and Corporate Commercial Lending Portfolio
- Investment securities

Cash and cash equivalents are instruments issued by other reputable financial institutions with no history of default.

The Group's impairment assessment and measurement are set out below.

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used

Overview of measurement of the ECL

The key inputs into the measurement of ECL are the term structure of the following variables:

- probability of default (PD);
- loss given default (LGD); and
- exposure at default (EAD).

ECL for exposures in Stage 1 is calculated by multiplying the 12-month PD by LGD and EAD. Lifetime ECL is calculated by multiplying the lifetime PD by LGD and EAD.

Significant increase in credit risk

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and expert credit assessment.

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used (continued)

Significant increase in credit risk (continued)

The objective of the assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing:

- the remaining lifetime probability of default (PD) as at the reporting date; with
- the remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure (adjusted where relevant for changes in prepayment expectations).

The Group uses three criteria for determining whether there has been a significant increase in credit risk:

- quantitative test based on movement in PD;
- qualitative indicators; and
- a backstop of 90 days past due.

The Group assesses whether credit risk has increased significantly since initial recognition at each reporting date. Significant increase in credit risk (SICR) is introduced in IFRS 9 to determine whether a financial instrument needs to be moved from Stage 1 to Stage 2 to recognize lifetime ECL.

Since information that is more forward-looking than past due status is not available without undue cost or effort, the Group decided to use past due information along with a loan watch list to determine whether there have been significant increases in credit risk since initial recognition.

Based on the delinquency buckets and IFRS 9's 90 day rebuttable presumption, accounts in delinquency bucket > 30 DPD and </= 90 DPD are classified into Stage 2 and subject to lifetime ECL calculation. Based on the Bank's default definition as well as the 90 day rebuttable presumption, accounts in delinquency bucket > 90 DPD are classified as Stage 3 and subject to lifetime ECL calculation. Accounts that are not in arrears or have a DPD </= 30 remain as Stage 1 accounts and subject to 12 month ECL calculation.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used (continued)

Significant increase in credit risk (continued)

The Group monitors the effectiveness of the criteria used to identify significant increases in credit risk by regular reviews to confirm that:

- the criteria are capable of identifying significant increases in credit risk before an exposure is in default;
- the criteria do not align with the point in time when an asset becomes 30 days past due;
- the average time between the identification of a significant increase in credit risk and default appears reasonable;
- exposures are not generally transferred directly from 12-month ECL measurement to credit-impaired; and
- there is no unwarranted volatility in loss allowance from transfers between 12-month PD (Stage 1) and lifetime PD (Stage 2).

Credit risk assessment

The Group allocates each exposure by conducting a credit assessment based on the payment history and independent credit check of the customer. Credit risk assessments involve a review of the customer's economic position and debt ratios.

When payment defaults, credit risk increases exponentially. For example, the difference in risk of default between 30 to 60 days is smaller than the difference between 60 to 90 days.

Period	**12-month weighted-average PD**
30-60 days	3.2%
60-90 days	2.9%
90-180 days	3.1%
180 days +	3.3%

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used (continued)

Generating the term structure of PD
In the case of loans and advances, the Group has adopted a PD estimation model based on a vintage analysis and then forecasting the PD term structure based on fitting a Weibull distribution. The credit risk structure of the portfolio was segmented using the regional corporations.

Default rates are calculated as the number of observed defaults over the total number of loans originated in each vintage for each year following the loan origination. The final segment level average default rates per year after origination is calculated as an arithmetic average over all vintages.

Definition of default
The Group considers a financial asset to be in default when:

A loan is greater than 90 days past due.

Given that the 90 DPD is the backstop, the Group considers this quantitative definition of default to be appropriate under IFRS 9. The Group considers its definition of default to be in line with the IFRS 9 standard and appropriate for identifying Stage 3 loans.

In assessing whether a borrower is in default, the Group considers indicators that are:

- qualitative: e.g. breaches of covenant;
- quantitative: e.g. overdue status and non-payment on another obligation of the same issuer to the Group; and
- based on data developed internally and obtained from external sources.

Inputs into the assessment of whether a borrower is in default and their significance may vary over time to reflect changes in circumstances.

The definition of default largely aligns with that applied by the Group for regulatory capital purposes.

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used (continued)

Loss given default (LGD)

LGD is the magnitude of the likely loss if there is a default. The Group estimates LGD parameters based on the history of recovery rates of claims against defaulted counterparties. The LGD models consider the structure, collateral, seniority of the claim, counterparty industry and recovery costs of any collateral that is integral to the financial asset.

For loans secured by retail property, LTV ratios are a key parameter in determining LGD. LGD estimates are recalibrated for different economic scenarios and, for real estate lending, to reflect possible changes in property prices. They are calculated on a discounted cash flow basis using the effective interest rate as the discounting factor.

Exposure at default (EAD)

EAD represents the expected exposure in the event of a default. The Group derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract and arising from amortisation. The EAD of a financial asset is its gross carrying amount at the time of default. For lending commitments, the EADs are potential future amounts that may be drawn under the contract, which are estimated based on historical observations and forward-looking forecasts. For financial guarantees, the EAD represents the amount of the guaranteed exposure when the financial guarantee becomes payable. For some financial assets, EAD is determined by modelling the range of possible exposure outcomes at various points in time using scenario and statistical techniques.

The EAD has been calculated using different formulas depending on the stage and when the loan matures.

For Stage 3 loans, or if the loan is maturing in the 12 months following the reporting date, the outstanding balance is used for the EAD.

For all other amortizing loans, the EAD is calculated over a time horizon by yearly intervals.

EAD is calculated for year 1 for Stage 1 and 3 loans, and for the lifetime of the loan for Stage 2.

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Retail Lending Portfolio inputs, assumptions and techniques used (continued)

Exposure at default (EAD) (continued)

For Stage 3 loans, or those maturing in the next 12 months, the outstanding balance is appropriately assigned as EAD. In addition, the Bank has considered loans where an amortization schedule applies and therefore appropriately projects an EAD term structure which allows lifetime ECL to be calculated over yearly contributions, thus improving the granularity of the overall ECL estimate under IFRS 9.

A maximum of a 12-month PD for Stage 1 financial assets is used. The Group measures ECL considering the risk of default over the maximum contractual period (including any borrower's extension options) over which it is exposed to credit risk, even if, for credit risk management purposes, the Group considers a longer period. The maximum contractual period extends to the date at which the Group has the right to require repayment of an advance or terminate a loan commitment or guarantee.

Where modelling of a parameter is carried out on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics that include:

- instrument type;
- collateral type;
- LTV ratio for retail mortgages;
- date of initial recognition;
- remaining term to maturity;
- industry; and
- geographic location of the borrower.

The groupings are subject to regular review to ensure that exposures within a particular group remain appropriately homogeneous.

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Corporate Commercial Lending Portfolio inputs, assumptions and techniques used

During 2023, the Group reviewed it ECL methodology for its lending portfolios which resulted in the adoption of a new ECL model for the Corporate Commercial Lending Portfolio. Considering the portfolio size and the homogeneous nature of the loans with minimal history of default, a simplified ECL approach was applied. The change in ECL model has been accounted for as a change in accounting estimate in accordance with IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors* and have been applied prospectively.

Overview of measurement of the ECL

The expected credit loss is calculated using the same variables as the loans and advances retail lending portfolio model, that is, the PD, LGD and EAD. The model incorporates the use of forward-looking information and have been assessed based on the portfolio's sensitivity to these factors:

- ECL for exposures in Stage 1 is calculated by multiplying the 12-month ECL factor by the EAD or amount at risk net of collateral.
- ECL for exposures in Stage 2 is calculated by multiplying the ECL factor by the EAD or amount at risk net of collateral by the remaining term.
- ECL exposures in Stage 3 are calculated at 100% of the EAD or amount at risk net of collateral.
- For Stage 2 and 3 Lifetime ECL is calculated.

Significant increase in credit risk

The Group uses a similar criterion for assessing whether there has been a significant increase in credit risk as it does for its retail lending portfolio but extends the review to also include the amendments to the original contractual terms, inability to close off the project, cost over-runs and a shortfall in collateral coverage.

25. Risk management (continued)

Credit risk (continued)

Loans and advances to customers – Corporate Commercial Lending Portfolio inputs, assumptions and techniques used (continued)

Significant increase in credit risk (continued)

The portfolio is staged based on the associated credit risk and are as follows:

- Stage 1 – loans and advances where there is no significant increase in credit risk since initial recognition.
- Stage 2 – loans and advances where there is significant increase in credit risk since initial recognition but no objective evidence of default.
- Stage 3 – loans and advances where there is objective evidence of default at the reporting date.

Probability of default (PD) and Loss given default (LGD)

A combined ECL factor is used versus a separate estimate for PD and LGD. The ECL factor is the percentage of loss expected, should there be a default.

Exposure at default (EAD)

EAD represents the expected exposure or amount at risk net of collateral in the event of default. The Group derives the EAD from the current exposure to the counterparty in addition to undrawn commitments, additional cost to complete where applicable and the collateral coverage assigned to the facility. The collateral coverage is further adjusted using a percentage haircut and compared to the Net Realisable Value to determine the amount at risk.

25. Risk management (continued)

Credit risk (continued)

Investment securities – Inputs, assumptions and techniques used

The expected credit loss is calculated using the same variables as the loans and advances model, that is, the PD, LGD and EAD. Investment securities are staged as follows:

- Stage 1 - investment grade at the reporting date and are performing per contractual terms.
- Stage 2 - investment securities with significant deterioration in credit risk or down grade of two notches from purchase date to reporting date; as well as non-investment grade.
- Stage 3 – bonds that have defaulted based on contractual terms

Probability of default (PD)

This is the weighting placed on an investment security and is influenced by the credit rating assigned to the issuer, the result of which gives a percentage probability of default over the life of the instrument. The credit rating of the issuer is determined based on the country risk assigned. This is derived using data from established credit rating agencies.

The definition of default for the investment portfolio is aligned with the definition of default provided by S&P, which identifies a default used when payments on an obligation are not made on the date due. All investments are rated externally by a rating agency (S&P). The Group uses the PD based on the year of the investment.

Loss given default (LGD)

This is the percentage of the loss expected, should there be a default. The model uses the Sovereign and Corporate Default and Recovery rates to calculate the LGD by credit rating for corporate and sovereign debt instruments.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Investment securities – Inputs, assumptions and techniques used (continued)

Exposure at default (EAD)

The exposure at default is calculated as the nominal value plus the coupon payment at the reporting date with principal bullet payments. For amortising investments, the exposure amount is calculated as the outstanding balance plus interest at the reporting date.

Gross Carrying Amounts for financial assets impaired

An analysis of gross carrying amounts and corresponding ECLs for financial assets impaired are as follows:

	Loans and advances to customers 2025			
	Stage 1 $'000	**Stage 2 $'000**	**Stage 3 $'000**	**Total $'000**
Residential Loans	1,028,710	155,589	78,463	1,262,762
Commercial Loans	205,464	262,805	256,125	724,394
Other Loans	478,505	–	–	478,505
Gross Loans	1,712,679	418,394	334,589	2,465,661
Expected Credit Loss - Residential Loans	(878)	(158)	(2,756)	(3,792)
Expected Credit Loss - Commercial	(52)	(505)	(112,999)	(113,556)
Total ECL	(930)	(663)	(115,756)	(117,348)
Carrying amount	1,711,749	417,731	218,833	2,348,313
ECL as a % of Gross loans	0.05	0.16	34.60	4.76

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

	Loans and advances to customers 2024			
	Stage 1 $'000	**Stage 2 $'000**	**Stage 3 $'000**	**Total $'000**
Residential Loans	1,055,838	210,984	72,650	1,339,472
Commercial Loans	366,741	193,118	256,125	815,984
Other Loans	384,148	–	–	384,148
Gross Loans	1,806,727	405,299	327,578	2,539,604
Expected Credit Loss - Residential Loans	(876)	(335)	(2,939)	(4,150)
Expected Credit Loss - Commercial	(252)	(206)	(83,437)	(83,895)
Total ECL	(1,128)	(541)	(86,376)	(88,045)
Carrying amount	1,805,599	404,758	241,202	2,451,559
ECL as a % of Gross loans	0.06	0.13	26.37	3.47

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

	Investment securities 2025			
	Stage 1 $'000	**Stage 2 $'000**	**Stage 3 $'000**	**Total $'000**
Gross balance	337,288	350,530	–	687,818
ECL	(1,451)	(10)	–	(1,461)
Carrying amount	335,837	350,520	–	686,357
ECL as a % of Gross balances	0.43	0.00	–	0.21

	Investment securities 2024			
	Stage 1 $'000	**Stage 2 $'000**	**Stage 3 $'000**	**Total $'000**
Gross balance	413,721	354,844	–	768,565
ECL	(1,261)	(200)	–	(1,461)
Carrying amount	412,460	354,644	–	767,104
ECL as a % of Gross balances	0.30	0.06	–	0.19

(Expressed in thousands of Trinidad and Tobago Dollars)

25. **Risk management** (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

A reconciliation of changes in gross carrying amount and corresponding allowance for ECL for financial assets impaired by stage are as follows:

Loans and Advances to Customers -Residential Loans

	Stage 1		**Stage 2**		**Stage 3**		**Total**	
	Gross Carrying Amount	**ECL**	**Gross Carrying Amount**	**ECL**	**Gross Carrying Amount**	**ECL**	**Gross Carrying Amount**	**ECL**
January 1 2025	1,055,838	(876)	210,984	(335)	72,650	(2,939)	1,339,472	(4,150)
New loans	95,848	(216)	–	–	–	–	95,848	(216)
Repayments	(133,236)	(77)	(27,289)	(73)	(12,033)	723	(172,558)	573
Transfers from Stage 1	–	–	41,034	(10)	10,023	(302)	51,067	(312)
Transfers from Stage 2	58,117	(20)	–	–	17,500	(238)	75,617	(258)
Transfers from Stage 3	3,210	–	6,477	–	–	–	9,687	–
Transfers to Stage 1	–	–	(58,117)	21	(3,210)	–	(61,327)	21
Transfers to Stage 2	(41,034)	10	–	–	(6,477)	–	(47,511)	10
Transfers to Stage 3	(10,033)	301	(17,500)	239	–	–	(27,533)	540
December 31 2025	1,028,710	(878)	155,589	(158)	78,463	(2,756)	1,262,762	(3,792)

(Expressed in thousands of Trinidad and Tobago Dollars)

25. **Risk management** (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

	Loans and Advances to Customers - Residential Loans							
		Stage 1		Stage 2		Stage 3		Total
	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL
January 1 2024	1,047,027	(1,076)	208,317	(435)	85,302	(2,496)	1,340,646	(4,007)
New loans	165,363	(231)	–	–	–	–	165,363	(231)
Repayments	(132,786)	180	(25,279)	59	(8,471)	(151)	(166,536)	88
Transfers from Stage 1	–	–	74,431	(71)	8,325	(214)	82,756	(285)
Transfers from Stage 2	51,928	(28)	–	–	7,135	(101)	59,063	(129)
Transfers from Stage 3	7,062	(5)	12,578	(18)	–	–	19,640	(23)
Transfers to Stage 1	–	–	(51,928)	29	(7,062)	5	(58,990)	34
Transfers to Stage 2	(74,431)	71	–	–	(12,579)	18	(87,010)	89
Transfers to Stage 3	(8,325)	213	(7,135)	101	–	–	(15,460)	314
December 31 2024	1,055,838	(876)	210,984	(335)	72,650	(2,939)	1,339,472	(4,150)

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

Loans and Advances to Customers - Commercial Loans

	Stage 1		Stage 2			Stage 3		Total
	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL	Gross Carrying Amount	ECL
January 1 2025	366,741	(252)	193,118	(206)	256,125	(83,437)	815,984	(83,895)
New loans	4,090	–	23,513	–	–	–	27,603	–
Repayments	(146,325)	–	(14,857)	–	–	(29,562)	(161,182)	(29,562)
Modifications	12,558	200	29,433	(299)	–	–	41,991	(99)
Transfers from Stage 1	–	–	35,000	–	–	–	35,000	–
Transfers from Stage 2	3,400	–	–	–	–	–	3,400	–
Transfers from Stage 3	–	–	–	–	–	–	–	–
Transfers to Stage 1	–	–	(3,402)	–	–	–	(3,402)	–
Transfers to Stage 2	(35,000)	–	–	–	–	–	(35,000)	–
Transfers to Stage 3	–	–	–	–	–	–	–	–
December 31 2025	205,464	(52)	262,805	(505)	256,125	(112,999)	724,394	(113,556)

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

Loans and Advances to Customers - Commercial Loans

	Stage 1		**Stage 2**		**Stage 3**		**Total**	
	Gross Carrying Amount	**ECL**	**Gross Carrying Amount**	**ECL**	**Gross Carrying Amount**	**ECL**	**Gross Carrying Amount**	**ECL**
January 12024	462,144	(4)	103,865	(19)	230,550	(40,062)	796,559	(40,085)
New loans	31,208	–	–	–	–	–	31,208	–
Repayments	(145,997)	–	–	–	(10,866)	(488)	(156,863)	(488)
Modifications	121,176	(390)	9,464	(7,457)	14,440	(35,475)	145,080	(43,322)
Transfers from Stage 1	–	–	101,790	(142)	–	–	101,790	(142)
Transfers from Stage 2		–	–	–	22,001	(7,412)	22,001	(7,412)
Transfers from Stage 3	–	–	–	–	–	–	–	–
Transfers to Stage 1	–	–	–	–	–	–	–	–
Transfers to Stage 2	(101,790)	142	–	–	–	–	(101,790)	142
Transfers to Stage 3	–	–	(22,001)	7,412	–	–	(22,001)	7,412
December 31 2024	366,741	(252)	193,118	(206)	256,125	(83,437)	815,984	(83,895)

There were no transfers for Other Loans. The movement is represented by the net change in new loans and repayments during the year.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Credit risk (continued)

Gross Carrying Amounts for financial assets impaired *(continued)*

Investment Securities	Stage 1 Gross Carrying Amount	Stage 1 ECL	Stage 2 Gross Carrying Amount	Stage 2 ECL	Stage 3 Gross Carrying Amount	Stage 3 ECL	Total Gross Carrying Amount	Total ECL
January 1, 2025	413,721	(1,261)	354,844	(200)	–	–	768,565	(1,461)
New assets originated	7,273	–	–	–	–	–	7,273	–
Repayments	(85,657)	–	(13,186)	–	–	–	(98,843)	–
Premium/Discount	2,616	–	9,332	–	–	–	11,948	–
Revaluations	(665)	–	(460)	–	–	–	(1,125)	–
Transfers to Stage 1	–	–	–	190	–	–	–	190
Transfers from Stage 2	–	(190)	–	–	–	–	–	(190)
December 31, 2025	337,288	(1,451)	350,530	(10)	–	–	687,818	(1,461)

Investment Securities	Stage 1 Gross Carrying Amount	Stage 1 ECL	Stage 2 Gross Carrying Amount	Stage 2 ECL	Stage 3 Gross Carrying Amount	Stage 3 ECL	Total Gross Carrying Amount	Total ECL
January 1, 2024	352,902	(886)	571,702	(575)	–	–	924,604	(1,461)
New assets originated	4,500	–	–	–	–	–	4,500	–
Repayments	(10,646)	–	(149,249)	–	–	–	(159,895)	–
Premium/Discount	2,132	–	9,452	–	–	–	11,584	–
Revaluations	(5,484)	–	(6,744)	–	–	–	(12,228)	–
Transfers to Stage 1	–	–	(70,317)	375	–	–	(70,317)	375
Transfers from Stage 2	70,317	(375)	–	–	–	–	70,317	(375)
December 31, 2024	413,721	(1,261)	354,844	(200)	–	–	768,565	(1,461)

25. Risk management (continued)

Credit risk (continued)

Modified financial assets

The contractual terms of a loan may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing loan whose terms have been modified may be derecognised and the renegotiated loan recognised as a new loan at fair value in accordance with the accounting policy set out in Note 2 (e) (iv).

When the terms of a financial asset are modified and the modification does not result in derecognition, the determination of whether the asset's credit risk has increased significantly reflects comparison of:

- its remaining lifetime PD at the reporting date based on the modified terms; with
- the remaining lifetime PD estimated based on data on initial recognition and the original contractual terms.

When modification results in derecognition, a new loan is recognised and allocated to Stage 1 (assuming it is not credit-impaired at that time).

The Group renegotiates loans to customers in financial difficulties (referred to as forbearance activities) to maximise collection opportunities and minimise the risk of default. Under the Group's forbearance policy, loan forbearance is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The Group's Credit Committee regularly reviews reports on forbearance activities.

25. Risk management (continued)

Credit risk (continued)

Modified financial assets (continued)

For financial assets modified as part of the Group's forbearance policy, the estimate of PD reflects whether the modification has improved or restored the Group's ability to collect interest and principal and the Group's previous experience of similar forbearance action. As part of this process, the Group evaluates the borrower's payment performance against the modified contractual terms and considers various behavioural indicators.

Generally, forbearance is a qualitative indicator of a significant increase in credit risk and an expectation of forbearance may constitute evidence that an exposure is credit-impaired. A customer needs to demonstrate consistently good payment behaviour over a period of time before the exposure is no longer considered to be credit-impaired/in default or the PD is considered to have decreased such that the loss allowance reverts to being measured at an amount equal to Stage 1.

Liquidity risk and funding management

Liquidity risk is the risk that the Group will be unable to meet its payment obligations when they fall due under normal and stress circumstances. Liquidity risk arises from fluctuations of cash flows. The liquidity risk management process ensures that the Group is able to honor all of its financial commitments as they fall due. To limit this risk, management has arranged diversified funding sources in addition to its core investment base, manages assets with liquidity in mind, and monitors future cash flows and liquidity on a daily basis. This incorporates an assessment of expected cash flows and the availability of high grade collateral which could be used to secure additional funding if required.

There were no changes to the policies and procedures for managing liquidity risk when compared to last year.

The table below summarizes the maturity profile of the Group's financial liabilities based on contractual undiscounted repayment obligations, over the remaining life of those liabilities. These balances include principal and interest cash flows over the remaining term to maturity and therefore would differ from the carrying amounts in the Group's consolidated statement of financial position.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Liquidity risk and funding management (continued)

Financial liabilities	**2025** Within 1 year $'000	2-5 years $'000	Over 5 years $'000	Total $'000
Dividends payable	13,269	–	–	13,269
Mortgage participation fund	454,079	–	–	454,079
Samaan Tree Fund	102,065	–	–	102,065
Borrowings	369,000	–	–	369,000
Debt securities	663,947	383,306	–	1,047,253
Total undiscounted financial liabilities	1,602,360	383,306	–	1,985,666

Financial liabilities	**2024** Within 1 year $'000	2-5 years $'000	Over 5 years $'000	Total $'000
Mortgage participation fund	388,493	–	–	388,493
Samaan Tree Fund	99,847	–	–	99,847
Borrowings	485,000	–	–	485,000
Debt securities	564,028	696,211	–	1,260,239
Total undiscounted financial liabilities	1,537,368	696,211	–	2,233,579

	On demand $'000	Less than 3 months $'000	3-12 months $'000	1-5 years $'000	Over 5 years $'000	Total $'000
2025						
Commitments	–	13,660	50,386	22,247	–	86,293
2024						
Commitments	1,220	15,232	34,410	–	–	50,862

The Group expects that not all of its commitments will be drawn before expiry of the commitments.

25. Risk management (continued)

Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices such as interest rate risk and other price risk trading portfolios. The Group has minimal exposure to currency risk as all financial instruments are denominated in Trinidad and Tobago dollars.

Equity price risk

Equity price risk is the risk that the fair values of equities will decrease as the result of decrease in equity indices and the value of individual stocks. The non-trading equity price risk exposure arises from the Group's investment portfolio.

The effect on equity will arise as a result of changes in the fair value of equity instruments categorised as FVOCI.

The Group does not hold an equity portfolio and is therefore not exposed to equity price risk.

Interest rate risk

The Group is exposed to various risks associated with the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. It manages this risk by maintaining a positive interest rate gap between its major financial assets and liabilities as follows:

(a) Financial assets

Loans and advances to customers
The Group has the ability to vary interest rates on its variable rate portfolios by giving three to six months’ notice to mortgagors. The variable rate portfolios account for 68.2% of the total gross mortgage portfolio as at 31 December 2025 (2024: 67.2%).

In addition, the rates on the fixed rate portfolios are only fixed for periods ranging between three to ten years, after which the mortgages convert to variable rate mortgages.

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Interest rate risk (continued)

(b) Financial liabilities

Bonds in issue
The Group has the ability to reset rates on its variable rate bonds. The rate is calculated on a spread ranging between 1.6% to 1.84% over the current 1-year GOTT treasury bill.

There were no changes to policies and procedures for managing interest rate risk during the year.

The table below shows the Group's financial assets and liabilities categorised by type of interest rate.

	Variable rate 2025 $'000	Fixed rate 2025 $'000	Total 2025 $'000	Variable rate 2024 $'000	Fixed rate 2024 $'000	Total 2024 $'000
Loans and advances to customers	1,287,841	710,192	1,998,033	1,360,603	806,373	2,166,976
Mortgages backing CMO Products	232,796	–	232,796	290,233	–	290,233
Investment securities	–	686,357	686,357	–	767,104	767,104
Total	1,520,637	1,396,549	2,917,186	1,650,836	1,573,477	3,224,313
Percentage of total financial assets	52.1%	47.9%	100.0%	51.2%	48.8%	100.0%
Borrowings	369,000	–	369,000	485,000	–	485,000
Bonds in issue	467,866	496,079	963,945	376,824	735,808	1,112,632
Total	836,866	496,079	1,332,945	861,824	735,808	1,597,632
Percentage of total financial liabilities	62.8%	37.2%	100.0%	53.9%	46.1%	100.0%

(Expressed in thousands of Trinidad and Tobago Dollars)

25. Risk management (continued)

Interest rate risk (continued)

The table below shows the maturity profiles for the Group's fixed rate mortgages to revert to variable rate mortgages.

2025	**Within 1 Year $'000**	**1-3 Years $'000**	**3-5 Years $'000**	**5-7 Years $'000**	**7-10 Years $'000**	**Total $'000**
Loans and advances to customers	647,641	43,630	1,003	1,662	16,256	710,192
Percentage of total Fixed loans and advances to customers	91.3%	6.1%	0.1%	0.2%	2.3%	100.0%
2024						
Loans and advances to customers	653,967	131,592	1,204	612	18,998	806,373
Percentage of total Fixed loans and advances to customers	81.1%	16.3%	0.1%	0.1%	2.4%	100.0%

Sensitivity analysis
The Group has been a market-maker in terms of mortgage rates and therefore it is not the policy of the Group to follow the market in terms of average mortgage rates.

However, it should be noted that the majority of the Group's financial assets are held in loans and advances to mortgagers. Variable rate mortgages account for 68.2% (2024: 67.2%) of the mortgage pool which gives the Group the ability to change interest rates if needed, within a short time frame.

25. Risk management (continued)

Interest rate risk (continued)

(b) Financial liabilities (continued)

Sensitivity analysis (continued)
Therefore, the Group can quickly respond to any changes in interest rates, driven by the Financial Services Sector or Government, if needed, and re-price its assets and liabilities.

Because of the above, management does not believe that any changes in interest rates would have a significant impact on debt securities, net income or equity.

Operational risk

Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to perform, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Group cannot expect to eliminate all operational risks, but through a control framework and by monitoring and responding to potential risks, the Group is able to manage the risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes.

26. Capital management

The Group's objectives when managing capital, which is a broader concept than the 'equity' on the face of the consolidated statement of financial position, are:

- To safeguard the Group’s ability to continue as a going concern so that it can continue to provide returns for shareholders and benefits for other stakeholders; and

- To maintain a strong capital base to support the development of its business.

The Group maintains a reserve as part of its capital structure. This represents amounts set aside as collectively assessed allowances for losses on loans and advances. Based on an evaluation of the portfolio in respect of losses which, although not specifically identified, are known from experience to be present in any such portfolio. These loan loss requirements are dealt with as appropriations of equity.

The Group does not have any externally imposed capital requirements to which it is subject.

(Expressed in thousands of Trinidad and Tobago Dollars)

27. Related party transactions and balances

(a) Identity of related parties

A party is related to the Group if:

- The party is a subsidiary or an associate of the Group;
- The party is, directly or indirectly, either under common control or subject to significant influence with the Group or has significant or joint control of the Group;
- The party is a close family member of a person who is part of key management personnel or who controls the Group;
- The party is controlled or significantly influenced by a member of key management personnel or by a person who controls the Group;
- The party is a joint venture in which the Group is a venture partner;
- The party is a member of the Group's or its parent's key management personnel;
- The party is a post-employment benefit plan for the Group's employees;
- The party, or any member of a group of which it is a part, provides key management personnel services to the Group.

(b) Related party balances	2025 $'000	2024 $'000
Loans, investments and other assets		
Trinidad and Tobago Mortgage Bank	410,000	385,000
NIPDEC	–	50,000
Directors and key management personnel	1,365	1,414

All outstanding balances with these related parties are conducted on an arm's length basis. None of the balances are secured.

	2025 $'000	2024 $'000
Bonds in issue and other liabilities		
The National Insurance Board	125,880	174,109
Directors and key management personnel	2,085	1,964

(Expressed in thousands of Trinidad and Tobago Dollars)

	2025 $'000	2024 $'000
27. Related party transactions and balances (continued)		
(c) Related party transactions		
Interest and other income		
Trinidad and Tobago Mortgage Bank	17,224	7,770
NIPDEC	2,000	2,005
Directors and key management personnel	80	83
Bond interest and other expenses		
The National Insurance Board	6,625	3,651
Directors and key management personnel	85	58
Mortgages purchases		
Trinidad and Tobago Mortgage Bank	100,030	170,415
(d) Key management compensation		
Directors and management compensation		
Short term benefits	6,526	6,211
Post-retirement benefits	318	317

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Group.

There were no provisions for doubtful debts related to outstanding balances, including related parties, nor were there any bad or doubtful debts recognised during the period.

(Expressed in thousands of Trinidad and Tobago Dollars)

28. Mortgage commitments

The Group has issued standby mortgage commitments of which undrawn balances amounted to $86 million (2024: $51 million).

29. Dividends paid

The Group declared a dividend payout of $0.83 per share on December 19, 2025 (2024: $1.57) which was paid on January 12, 2026, in relation to 2024 profits.

This amounted to $13.269 million (2024: $25.070 million) as per the consolidated statement of changes in equity.

30. Contingent liabilities

As at December 31, 2025, there were no legal proceedings outstanding against the Group, as such no provisions were required (2024: Nil).

31. Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities presented according to when they are expected to be recovered or settled. See Note 25 – ‘Liquidity risk and funding management’ for an analysis of the financial liabilities based on contractual undiscounted repayment obligations.

2025	**Up to 1 year $’000**	**Over 1 year $’000**	**Total $’000**
Assets			
Cash and cash equivalents	26,399	–	26,399
Investment securities	1,784	684,573	686,357
Loans and advances to customers	1,027,492	1,320,821	2,348,313
Other assets	52,400	–	52,400
Capitalised bond issue costs	758	515	1,273
Investment property	–	16,000	16,000
Property and equipment	–	1,088	1,088
Intangible assets	–	336	336
Taxation recoverable	26,889	–	26,889
Deferred tax asset	–	3,710	3,710
Total assets	1,135,722	2,027,043	3,162,765

(Expressed in thousands of Trinidad and Tobago Dollars)

31. Maturity analysis of assets and liabilities (continued)

2025	Up to 1 year $'000	Over 1 year $'000	Total $'000
Liabilities			
Dividend Payable	13,269	–	13,269
Other liabilities	32,562	–	32,562
Liability to fund holders	556,144	–	556,144
Borrowings	369,000	–	369,000
Debt securities	612,461	351,484	963,945
Deferred tax liability	–	381	381
Total liabilities	1,583,436	351,865	1,935,301

2024	Up to 1 year $'000	Over 1 year $'000	Total $'000
Assets			
Cash and cash equivalents	28,009	–	28,009
Investment securities	70,190	696,914	767,104
Loans and advances to customers	967,681	1,483,878	2,451,559
Other assets	45,220	–	45,220
Capitalised bond issue costs	1,150	904	2,054
Investment property	–	16,000	16,000
Property and equipment	–	1,200	1,200
Intangible assets	–	580	580
Taxation recoverable	21,076	–	21,076
Deferred tax asset	–	3,756	3,756
Total assets	1,133,326	2,203,232	3,336,558

(Expressed in thousands of Trinidad and Tobago Dollars)

31. Maturity analysis of assets and liabilities (continued)

2024	**Up to 1 year $'000**	**Over 1 year $'000**	**Total $'000**
Liabilities			
Other liabilities	29,954	–	29,954
Liability to fund holders	488,340	–	488,340
Borrowings	485,000	–	485,000
Debt securities	499,729	612,903	1,112,632
Deferred tax liability	–	615	615
Total liabilities	1,503,023	613,518	2,116,541

32. Restatements

For the period 2017 to 2022, the Group understated the tax-exempt income effectively overstating the corporation tax paid. The Group received confirmation from the Board of Inland Revenue that the overpayment totalling $9.3 million will be refunded to the Group. In accordance with IAS 8 – *Accounting Policies, Changes in Accounting Estimates and Errors*, this error has been corrected in the opening retained earnings for 2024, that is, the earliest period for which retrospective restatement is practicable. Accordingly, the consolidated financial statements for 2024 have been restated.

	Previously reported $'000	**Adjustment $'000**	**As restated $'000**
Tax Recoverable	11,825	9,251	21,076
Retained earnings	1,189,667	9,251	1,198,918

33. Events after reporting date

There are no events after the reporting date that require adjustments to or disclosure in these consolidated financial statements.

Home Mortgage Bank
A Subsidiary of
ttmb
TRINIDAD & TOBAGO MORTGAGE BANK

SHAREHOLDERS

Issued and stated capital is 16,000,000 ordinary shares valued at $1.00 per share as at December 31, 2025:

Institution	Amount $	%
Trinidad and Tobago Mortgage Bank	16,000,000	100

Home Mortgage Bank
A Subsidiary of
ttmb
TRINIDAD & TOBAGO MORTGAGE BANK

CORPORATE INFORMATION

MANAGEMENT

BRENT MC FEE - *Chief Executive Officer (Ag.) - TTMB*

SHAMELA BAL-MAHARAJ - *Chief Financial Officer*

ANDRE FALBY - *Chief Risk Officer*

SHAM BASSANT - *Manager, Commercial & Corporate Credit*

JOSANNE BELFON-MC LEOD - *Manager, Operational Risk and Compliance*

CHERYL-ANN NEPTUNE - *Manager, Human Resources*

SHARNAKA CAIN - *Manager, Internal Audit*

STACY ANN RAMKHELAWAN-RAGOONATH - *Manager, Legal*

DANIELLE CAMPBELL - *Corporate Secretary*

(vacant) - *Manager, Fund Management and Capital Markets*

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REGISTRAR AND PAYING AGENTS
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Home Mortgage Bank
A Subsidiary of

ttmb
TRINIDAD & TOBAGO MORTGAGE BANK