

ANNUAL FINANCIAL STATEMENTS

For the year ended December 31, 2025



MORTGAGE PARTICIPATION FUND



MORTGAGE PARTICIPATION FUND

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MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2025

Fund Overview

The Mortgage Participation Fund (MPF or Fund) is registered under Section 65 of the Securities Industry Act (SIA) 1995 as a Collective Investment Scheme. The MPF was registered as a Reporting Issuer with the Trinidad and Tobago Securities and Exchange Commission (TTSEC) on September 18, 2019.

The MPF has a Fixed Net Asset Value (NAV) per unit and interest is accrued daily and paid monthly. The Home Mortgage Bank (HMB) guarantees each unitholder that it shall pay the principal amounts invested together with any distributions paid and due to be paid at the dates that such amounts become due. The interest rate is a variable rate that can be reset monthly.

The MPF is classified under the Income Fund segment of the mutual fund market. With 99.3% (2024: 99.4%) of its assets comprising prime residential mortgages and backed by the HMB Guarantee, the Fund continues to demonstrate a low-risk profile that is resilient to macroeconomic changes. For the year ending December 31, 2025, there were no material changes to the Investment objective or strategy of the Fund.

Financial Analysis

Net assets attributable to unitholders increased by \$70.57 million or 18.17% to \$459.08 million from \$388.49 million in the prior year. Subscriptions and reinvested distributions recorded a 152% increase year-on-year, amounting to \$175.52 million, up from \$69.77 million. This was due to subscriptions and distributions re-invested by unitholders increasing to \$163.53 million from \$63.26 million and \$11.99 million from \$6.51 million, respectively.

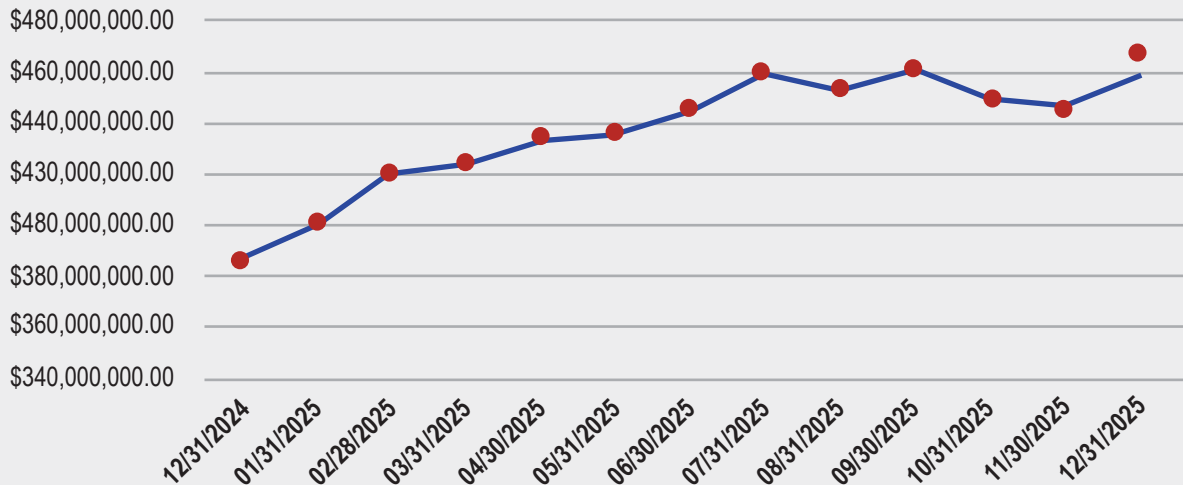
For the year ended December 31, 2025, MPF Total Assets increased by \$71.23 million or 18.38% to \$387.51 million from \$458.74 million. The Fund has recorded consistent growth during the 12-month period. Figure 1 below shows the monthly MPF Total Asset balances for the period December 31, 2024, to December 31, 2025:



MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2025

FIGURE 1 - MPF Balances December 2024 - December 2025



The Fund generated \$24.80 million (2024: \$22.17 million) in interest income for the year, with \$13.23 million distributed to investors. The distribution rate was maintained at 3% per month for 2025.

Figure 2 below shows the MPF Cumulative Returns Years 1-10:

FIGURE 2 - MPF Cumulative Returns

1 - Year Return **3.56%**

3 - Year Return **7.24%**

5 - Year Return **10.37%**

7 - Year Return **13.87%**

10 - Year Return **18.99%**

An investor holding funds in the MPF and reinvesting their proceeds monthly would have generated a cumulative return of 7.24% over the past 3 years and 18.99% if held over the past ten (10) years.



MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2025

Market Overview

According to the TTSEC's July-December 2025 Market Newsletter, the value of assets under management within the mutual fund market as at September 30, 2025, was approximately \$66.7 billion, which represents approximately 36% of Gross Domestic Product (GDP). Over the period 2015-2025, the mutual fund sector grew by approximately 43%, which is suggestive of investors having a significant appetite for mutual fund investment products.

As at December 31, 2025, the financial system remained liquid, with commercial banks' excess reserves at the Central Bank of Trinidad and Tobago (CBTT) averaging \$5.33 billion. This represents a decline of 11.61% in system liquidity compared to \$6.03 billion in December 2024, due to open-market operations resulting in net maturities and the CBTT's foreign exchange sales to authorized dealers indirectly removing more than \$4.5 billion from the system.

The Government of Trinidad and Tobago's (GOTT) one-year Treasury rate increased by 66 bps, moving from 3.94% at the close of 2024 to 4.60% at December 2025, reflecting upward pressure on short-term interest rates. This was largely driven by central government borrowing, tighter domestic liquidity and the need to narrow the interest rate differential with the US.

Outlook

According to the World Economic Outlook (WEO) Update – April 2026, after withstanding higher trade barriers and elevated uncertainty last year, global activity now faces a major test from the outbreak of war in the Middle East. Assuming that the conflict remains limited in duration and scope, global growth is projected to slow to 3.1% in 2026 and 3.2% in 2027. Global headline inflation is projected to rise modestly to 4.4% in 2026 before resuming its decline in 2027 to 3.7%. Slowdown in growth and an increase in inflation are expected to be particularly pronounced in emerging market and developing economies.

Downside risks dominate the outlook. A longer or broader conflict, worsening geopolitical fragmentation, a re-assessment of expectations surrounding artificial intelligence driven productivity, or renewed trade tensions could significantly weaken growth and destabilize financial markets. Elevated public debt and eroding institutional credibility further heightens vulnerabilities. At the same time, activity could be lifted if productivity gains from AI materialize more rapidly or trade tensions ease on a sustained basis. Fostering adaptability, maintaining credible policy frameworks and reinforcing international cooperation are essential to navigating the current shock while preparing for future disruptions in an increasingly uncertain global environment.



MANAGEMENT DISCUSSION AND ANALYSIS

FOR THE YEAR ENDED DECEMBER 31, 2025

In Trinidad and Tobago, the CBTT's March 2026 Monetary Policy Announcement reported that headline inflation was 0.6% in February 2026 versus 1.0% in September 2025. Core inflation (which excludes food prices) rose by 0.8%. The unemployment rate fell to 3.8% from 4.8% in Q2 2025 and after declining to \$3.8 billion in January 2026, commercial banks' excess reserves at the CBTT averaged \$5.7 billion by mid-March 2026. According to data from the Ministry of Energy and Energy Industries for the first two months of the fourth quarter of 2025, the performance of the energy sector softened. During October to November 2025, crude oil production expanded by 3.1% (year-on-year) while natural gas output declined by 8.6%. Further downstream, marginally higher production of natural gas liquids (0.9%) was offset by lower output for ammonia (-3.4%) and methanol (-9.5%). Meanwhile, the slowdown in non-energy sector activity is estimated to have persisted during the fourth quarter of 2025. Indicators monitored by the CBTT suggest softer performances for the Wholesale and Retail Trade, Construction and Manufacturing sectors. Sectoral gains were estimated for Agriculture and Electricity and Water.

The MPF continues to maintain a portfolio of prime residential mortgages. The Fund's performance and the guarantor's strength (Home Mortgage Bank) ensure that the Fund's risk profile remains low and offers an opportunity for continued consistent returns in 2026.

A handwritten signature in blue ink, appearing to read "Brent Mc Fee", written over a horizontal line.

Brent Mc Fee
Chief Executive Officer (Ag.) - TTMB



STATEMENT OF TRUSTEE'S RESPONSIBILITIES

The Trustee is responsible for the following:

- Preparing and fairly presenting the accompanying financial statements of Home Mortgage Bank Mortgage Participation Fund (“the Fund”), which comprise the statement of financial position as at December 31, 2025, the statement of comprehensive income, the statement of changes in net assets attributable to unit holders and the statement of cash flows for the year then ended, and notes including material accounting policy information;
- Ensuring that the Fund keeps proper accounting records;
- Selecting appropriate accounting policies and applying them in a consistent manner;
- Implementing, monitoring and evaluating the system of internal control that assures security of the Fund’s assets, detection/prevention of fraud and the achievement of the Fund’s operational efficiencies;
- Ensuring that the system of internal controls 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 financial statements, the Trustee utilised the IFRS Accounting Standards as 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 Fund 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.

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

A handwritten signature in blue ink, appearing to be "D. Walker", written over a horizontal line.

March 26, 2026

A handwritten signature in blue ink, appearing to be "Lauette Walker", written over a horizontal line.

March 26, 2026



INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Home Mortgage Bank Mortgage Participation Fund (the Fund), which comprise the statement of financial position as at December 31, 2025, the statement of comprehensive income, the statement of changes in net assets attributable to unit holders and statement of cash flows for the year then ended, and notes to the financial statements including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2025, and its financial performance and its 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 Financial Statements* section of our report. We are independent of the Fund in accordance with International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have 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.

Responsibilities of the Trustee for the Financial Statements

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

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

The Trustee is responsible for overseeing the Fund's financial reporting process.



INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of trustee'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 Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.



INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Financial Statements

(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

(Continued)

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

We communicate with the Trustee 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.

A handwritten signature in blue ink, appearing to be "EY".

Port of Spain
TRINIDAD

March 28, 2026



STATEMENT OF FINANCIAL POSITION

FOR THE YEAR ENDED DECEMBER 31, 2025

	Notes	2025 \$	2024 \$
ASSETS			
Mortgage assets (acquired under trust)	3	457,244,786	387,293,555
Cash at bank	4	<u>3,001,952</u>	<u>2,188,069</u>
Total assets		<u>460,246,738</u>	<u>389,481,624</u>
LIABILITIES			
Distributions payable		<u>1,167,746</u>	<u>988,875</u>
Total liabilities		<u>1,167,746</u>	<u>988,875</u>
EQUITY			
Net assets attributable to unit holders	6	<u>459,078,992</u>	<u>388,492,749</u>
Total equity		<u>459,078,992</u>	<u>388,492,749</u>
Total liabilities and equity		<u>460,246,738</u>	<u>389,481,624</u>

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

These financial statements have been approved for issue by the Trustee on March 26, 2026 and signed on its behalf by:


Trustee


Trustee



STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED DECEMBER 31, 2025

	Note	2025 \$	2024 \$
Income			
Interest income calculated using the effective interest method		<u>24,795,840</u>	<u>22,173,438</u>
Operating expenses			
Audit fees		(83,650)	(83,650)
Management fees	5	(5,534,175)	(4,889,931)
Trustee fees	5	(442,734)	(391,194)
Mortgage risk guarantee fee	5	(5,490,209)	(9,467,324)
Other operating expenses		<u>(17,729)</u>	<u>(13,190)</u>
Total operating expenses		<u>(11,568,497)</u>	<u>(14,845,289)</u>
Net income for the year attributable to unit holders		<u>13,227,343</u>	<u>7,328,149</u>

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



STATEMENT OF CHANGES IN NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS

FOR THE YEAR ENDED DECEMBER 31, 2025

	Note	2025 \$	2024 \$
Balance as at January 1	6	388,492,750	411,269,763
Net income for the year attributable to unit holders	6	13,227,343	7,328,149
Subscriptions	6	163,529,088	63,263,012
Distributions re-invested by unit holders	6	11,992,033	6,505,061
Redemptions	6	(104,934,879)	(92,545,087)
Distributions paid to unit holders	6	<u>(13,227,343)</u>	<u>(7,328,149)</u>
Balance as at December 31	6	<u>459,078,992</u>	<u>388,492,749</u>

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



STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2025

	Notes	2025 \$	2024 \$
Cash flows from operating activities			
Net income for the year		13,227,343	7,328,149
Adjustments for:			
Decrease/(increase) in due from related party		6,252	(516)
Increase in distributions payable		<u>172,620</u>	<u>465,244</u>
Net cash flows from operating activities		<u>13,406,215</u>	<u>7,792,877</u>
Cash flows from investing activities			
Principal repayments on mortgage assets	3	56,126,517	58,435,236
Purchase of mortgage assets	3, 5	(142,750,140)	(74,529,417)
Sale of mortgage assets	3, 5	<u>16,672,392</u>	<u>39,251,267</u>
Net cash flows (used in)/ from investing activities		<u>(69,951,231)</u>	<u>23,157,086</u>
Cash flows from financing activities			
Subscriptions and distributions re-invested		175,521,121	69,768,073
Redemptions	6	(104,934,879)	(92,545,087)
Distributions paid		<u>(13,227,343)</u>	<u>(7,328,149)</u>
Net cash flows from/(used in) financing activities		<u>57,358,899</u>	<u>(30,105,163)</u>
Net increase in cash and cash equivalents		<u>813,883</u>	<u>844,800</u>
Cash and cash equivalents at the beginning of the year		<u>2,188,069</u>	<u>1,343,269</u>
Cash and cash equivalents at the end of the year		<u><u>3,001,952</u></u>	<u><u>2,188,069</u></u>
Represented by:			
Cash at bank		<u><u>3,001,952</u></u>	<u><u>2,188,069</u></u>

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



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

1. Description of the fund

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

General information

The Fund was established as an open-ended mutual fund. An open-ended fund is one in which the amount of Participations, which may be issued by the Fund, is unlimited. The Fund was established by the Original Trustee, the Home Mortgage Bank (“the Bank” or “HMB”) under a Trust Deed (“the Deed”) dated September 24, 2001. The Trust Deed is governed by the laws of the Republic of Trinidad and Tobago.

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

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

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

Subscriptions

Participations in the Fund is offered at \$1.00 per unit subject to the Bank determining otherwise. The minimum initial subscription for units by a unitholder is \$500 and any subsequent purchase a unitholder makes is \$1.00 or such other amount as the Bank may, in each case, prescribe as the minimum investment, except in the instances of the re-investment of any distributions payable in the Fund.

Redemptions

Participations in the Fund is redeemed at \$1.00 per unit without any penalties. Redemption of participations are effected each business day. Participations are redeemed at the redemption price less any stamp duty or taxation leviable thereon on the relevant business day. Remittance of the redemption proceeds are effected on the relevant redemption date.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

1. Description of the fund (continued)

Distributions

The Trustee makes distributions out of the net income at the declared rate of interest. The amount of such distributions is determined and declared by the Trustee and paid monthly. Participations accrue entitlement to distributions as long as they are issued and outstanding. Participations are entitled to distributions as of the subscription date to (but not including) the redemption date.

Distributions payable in this Fund is ordinarily reinvested automatically in additional participations of the Fund at the issue price as at the relevant distribution date unless unit holders request that their distributions be paid to them in the form of a cheque.

Mortgage risk guarantee fee

Mortgage risk guarantee fees are paid to the Bank for bearing the credit risk associated with guaranteeing a fixed return on mortgage assets.

Management fees

Management fees are paid to the Bank for management and administrative services provided to the Fund. Management fees are a monthly fee computed at an annual rate of a minimum 0.50% and a maximum of 3.00% of the net asset attributable to unit holders on each valuation day.

Trustee fees

The Trustee shall be entitled to retain a monthly fee for the performance of its services and functions computed at an annual rate of a minimum 0.05% and a maximum of 0.25% of the net asset attributable to unit holders on each valuation day.

Taxation

Resident Individuals and Corporate Holders will be paid distributions without any deductions of taxes. For distributions paid to non-resident unit holders, tax is withheld at the rates applicable to the country in which unitholders reside.

These financial statements were authorised for issue by the Trustee on March 23, 2026.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

(a) Basis of preparation

These financial statements have been prepared in accordance with IFRS Accounting Standards. These financial statements are presented in Trinidad and Tobago dollars.

(b) Basis of Measurement

These financial statements have been prepared on a historical cost basis.

(c) New and Revised Accounting Standards

The accounting policies adopted in the preparation of these financial statements are consistent with those followed in the preparation of the Fund's financial statements for the year ended 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 Fund's financial statements are listed below:

- Amendments to IAS 21 – Lack of exchangeability



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(c) New and Revised Accounting Standards (continued)

(ii) Standards issued but 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 Fund's financial statements. These standards and interpretations will be applicable to the Fund at a future date and will be adopted when they become effective. The Fund is currently assessing the impact of adopting these standards and interpretations.

Effective January 1, 2026

- Amendments to IFRS 9 and IFRS 7 – Classification and Measurement of Financial Instruments
- Amendments to IFRS 9 and IFRS 7 – Contracts referencing nature-dependent electricity

Effective January 1, 2027

- IFRS 18 – Presentation and Disclosures in Financial Statements
- IFRS 19 – Subsidiaries without Public Accountability Disclosures
- Amendments to IAS 21 – Translation to a Hyperinflationary Presentation Currency

(d) Foreign currency

The Fund invests in mortgage assets denominated in Trinidad and Tobago dollars. Subscriptions and redemptions of units are denominated in Trinidad and Tobago dollars. The performance of the Fund is measured and reported to the unit holders in Trinidad and Tobago dollars. The Trustee considers the Trinidad and Tobago dollar as the currency that most faithfully represents the economic effects of the underlying transactions, events and conditions. The financial statements are presented in Trinidad and Tobago dollars which is the Fund's functional and presentation currency.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(e) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. The Fund's financial instruments comprise of cash at bank, mortgage assets and distributions payable.

(i) Recognition and initial measurement

The Fund initially recognises mortgage assets on the date on which they are originated.

A financial asset or financial liability is initially measured at fair value, except for financial assets recorded at fair value through profit or loss (FVTPL). Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial asset or financial liability, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial asset or financial liability at fair value through profit or loss are recognised immediately in the statement of comprehensive income.

(ii) Classification

The Fund 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 Fund measures all financial instruments 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).



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(ii) Classification (continued)

Business model assessment

The Fund assesses the objective of the 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 realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Fund'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 Fund's stated objective for managing the financial assets is achieved and how cash flows are realised.

Financial assets that are held for trading or managed and whose performance is evaluated on a fair value basis are measured at FVTPL because they are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(ii) Classification (continued)

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.

In assessing whether the contractual cash flows are SPPI, the Fund considers the contractual terms of the instrument. This includes assessing whether the financial instrument 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 Fund considers:

- contingent events that would change the amount and timing of cash flows;
- leverage features;
- prepayment and extension terms;
- terms that limit the Fund’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 Fund holds a portfolio of long-term variable-rate mortgage loans for which the Fund has the option to change the interest rates to reflect the market. 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 Fund 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 Fund classified cash at bank, mortgage assets and distributions payable at amortised cost.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(e) Financial instruments (continued)

(iii) Derecognition

Financial assets

The Fund 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 is transferred or in which the Fund 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 statement of comprehensive income.

Financial liabilities

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



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

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 Fund 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 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 Fund 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 Fund 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 statement of comprehensive income.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

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 Fund 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 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 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 statement of comprehensive income.

(v) Impairment

IFRS 9 requirements were not applicable since the Bank bears the risk associated with guaranteeing a fixed return on the mortgage assets.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(f) Fair value measurement

Fair value amounts represent estimates of the consideration that would be agreed upon between knowledgeable, willing parties who are under no compulsion to act and is best evidenced by a quoted market value if one exists. None of the Fund's financial instruments are traded in a formal market and estimated fair values are assumed to approximate their carrying amounts.

The Fund measures fair values using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements.

Level 1: Inputs that are quoted market prices (unadjusted) in active markets for identical instruments.

Level 2: Inputs other than quoted prices included within Level 1 that are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.

Level 3: Inputs that are unobservable. 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.

(g) Cash at bank

Cash at bank comprises of cash balances held in the bank account for the purpose of either investing into a mortgage or cash held for redemption purposes.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(h) Provisions

Provisions are recognised when the Fund has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

(i) Net assets attributable to unit holders

Classification of redeemable shares

The Fund issues one class of units. These are redeemable at the unit holder's option and are classified as equity in accordance with IAS 32: Financial Instruments Presentation – puttable financial instruments and obligations arising on liquidation.

Redeemable units can be put back into the Fund at any time for cash equal to a proportionate share of the Fund's net asset value calculated in accordance with the Fund's regulations.

The units are carried at the redemption amount that is payable to the unit holders at the statement of financial position date, if the unit holder exercises the right to put the unit back into the Fund. Units are issued and redeemed at the unit holder's option at prices based on the Fund's net asset value per unit at the time of issue or redemption.

Should the redeemable units' terms and conditions change such that they do not comply with the strict criteria contained in IAS 32, the redeemable units would be reclassified to a financial liability from the date the instrument ceases to meet the criteria. The financial liability would be measured at the instrument's fair value at the date of reclassification. Any difference between the carrying value of the equity instrument and fair value of the liability on the date of reclassification would be recognised in equity.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

2. Material accounting policies (continued)

(j) Revenue recognition

Interest income

Interest income is recognised on a time-proportionate basis using the effective interest method and is included in the statement of comprehensive income. It includes interest income from cash at bank and mortgage assets. The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or, when appropriate, a shorter period, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Fund estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

(k) Expenses

Expenses are accounted for on the accrual basis.

(l) Subscriptions and redemptions

Subscriptions and redemptions are accounted for on the accrual basis.

(m) Distributions

Distributions are accounted for on the accrual basis when declared by the Trustee. These are recognised in the statement of changes in net assets attributable to unit holders.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
	\$	\$
3. Mortgage assets (acquired under trust)		
Balance brought forward	387,293,555	410,450,641
Repayments	(56,126,517)	(58,435,236)
Additions	142,750,140	74,529,417
Disposals	<u>(16,672,392)</u>	<u>(39,251,267)</u>
Balance carried forward	<u>457,244,786</u>	<u>387,293,555</u>
4. Cash at bank		
Cash at bank	<u>3,001,952</u>	<u>2,188,069</u>

5. Related parties

Identity of related parties

The Fund has a related party relationship with its affiliates, Trustee, directors, key management personnel and their immediate relatives.

The Trustee appointed the Home Mortgage Bank, which was 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 'Amendment Act'), as the manager of the Fund.

Under the management agreement, the Home Mortgage Bank is required to provide management and administrative services for the Fund including financial accounting services. Home Mortgage Bank receives a monthly management fee computed at an annual rate of a minimum of 0.50% and a maximum of 3.00% of the net asset value attributable to unit holders of redeemable shares on each valuation day as defined in the prospectus.

Home Mortgage Bank receives a fee for bearing the credit risk associated with guaranteeing a fixed return on the mortgage assets. This fluctuates to make the overall net return to the Fund nil.

All transactions with related parties have been executed at arm's length in the normal course of the Fund's operations.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

5. Related parties (continued)

Total transactions for the year, and balances outstanding at the end of the year, are detailed below.

Transactions	2025 \$	2024 \$
Mortgages purchased (Note 3)	<u>142,750,140</u>	<u>74,529,417</u>
Mortgages sold (Note 3)	<u>(16,672,392)</u>	<u>(39,251,267)</u>
Management fees - HMB	<u>5,534,175</u>	<u>4,889,931</u>
Mortgage risk guarantee fee - HMB	<u>5,490,209</u>	<u>9,467,324</u>
Trustee fees - TTMB	<u>442,734</u>	<u>391,194</u>
Distributions paid	<u>1,794,021</u>	<u>1,011,540</u>
Balances at year end		
Net assets attributable to unitholders	<u>60,769,420</u>	<u>59,000,399</u>

Mortgages are acquired from Home Mortgage Bank based on the net subscriptions and rebalancing of the mortgage assets. As at December 31, 2025, no funds are due from Home Mortgage Bank relating to the rebalancing of the mortgage assets (2024: nil).

6. Net assets attributable to unit holders

The Fund issues one class of units. At the reporting date, the net asset value would be \$1 per unit since the Fund is managed in such a way to keep a steady value of \$1 per unit.

The table below illustrates the calculation of the net asset value (NAV) of a unit in the Fund at the reporting date used for the execution of subscriptions and redemptions of units:



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

	2025 \$	2024 \$
Balance at beginning of year	388,492,750	411,269,763
Net income for the year	13,227,343	7,328,149
Distributions re-invested by unit holders	11,992,033	6,505,061
Subscriptions	163,529,088	63,263,012
Redemptions	(104,934,879)	(92,545,087)
Distributions	<u>(13,227,343)</u>	<u>(7,328,149)</u>
Net assets attributable to unit holders	<u>459,078,992</u>	<u>388,492,749</u>
Number of units outstanding at end of year	<u>459,078,992</u>	<u>388,492,749</u>
Net asset value per unit	\$1.00	\$1.00
	2025	2024
7. Distributions	%	%
Average rate of return without re-investment option	3.00	1.88
Annualised effective yield with the re-investment option	3.04	1.89

8. Risk management

The Fund's activities expose it to a variety of risks and those activities involve the acceptance, analysis and management of some degree of risk or combination of risks. Taking risk is core to the financial business, and the operational risks are an inevitable consequence of being in business. The Fund's manager has been given discretionary authority to manage the assets in line with the Fund's investment objectives.

Compliance with the target asset allocations and the composition of the portfolio are monitored on a regular basis. In instances where the portfolio has diverged from target asset allocations, the Fund's manager is obliged to take actions to rebalance the portfolio in line with the established targets, within prescribed time limits. The most important types of risks are credit risk, market risk, operational risk and liquidity risk. Market risk includes currency risk, interest rate and price risk.

(a) Credit risk

Credit risk is the potential for loss due to the failure of a counterparty or borrower to meet its financial obligations, resulting in a financial loss to the Fund.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

(a) **Credit risk** (continued)

The Fund's policy over credit risk is to minimise its exposure to counterparties with perceived higher risk of default by dealing only with counterparties that meet the credit standards set out in the Fund's prospectus and by holding collateral. Credit risk is mitigated to some extent by limiting the Fund's exposure to a single debtor. Home Mortgage Bank provides 100% guarantee on default of any of these assets. This risk is further mitigated by only investing in mortgages. Therefore, there is reduced risk involved, since failure by the mortgage customer to pay their instalments would result in the selling of the property and using the funds received from the sale to either repay the unit holder or to invest in another property. Credit risk is monitored regularly by the manager in accordance with the policies and procedures put in place. If the credit risk is not in accordance with the investment policy or guidelines of the Fund, then the manager is obliged to rebalance the portfolio to be in compliance with the Fund's policies.

Analysis of credit quality

The Fund's exposure to credit risk arises in respect of the following financial instruments:

	2025	2024
	\$	\$
Mortgage assets (Note 3)	457,244,786	387,293,555
Cash at bank (Note 4)	<u>3,001,952</u>	<u>2,188,069</u>
	<u>460,246,738</u>	<u>389,481,624</u>

At the reporting date, there are no financial assets which were either impaired or past due.

Mortgage assets

Mortgage assets represents collateralised borrowings with residential customers. Credit risk is considered small because the Bank provides 100% guarantee on default of any of these assets.

The manager monitors the financial position of the mortgage assets on a monthly basis.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(a) Credit risk (continued)

Cash at bank

The Fund's cash at bank is with a reputable financial institution with no history of default. The manager monitors the financial position on a quarterly basis.

Concentration of credit risk

As at the reporting date, the Fund's assets were concentrated in the following areas:

	Financial institutions	Mortgages	Total
	\$	\$	\$
As at December 31, 2025			
Mortgage assets	–	457,244,786	457,244,786
Cash at bank	<u>3,001,952</u>	<u>–</u>	<u>3,001,952</u>
	<u>3,001,952</u>	<u>457,244,786</u>	<u>460,246,738</u>
As at December 31, 2024			
Mortgage assets	–	387,293,555	387,293,555
Cash at bank	<u>2,188,069</u>	<u>–</u>	<u>2,188,069</u>
	<u>2,188,069</u>	<u>387,293,555</u>	<u>389,481,624</u>

There is a significant concentration in the mortgage asset portfolio towards residential mortgages. No individual investment exceeds 1% of the net assets attributable to unit holders either at December 31, 2025 or December 31, 2024.

(b) 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, price risk and foreign currency risk. The Fund has no exposure to foreign currency risk as all financial instruments are denominated in Trinidad and Tobago dollars.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(b) Market risk (continued)

(i) Interest rate risk

Interest rate risk arises from the effects of fluctuations of the fair value and future cash flows of financial assets and liabilities. Fixed interest securities expose the Fund to fair value interest rate risk. Floating rate debt instruments and cash at bank exposes the Fund to cash flow interest rate risk.

Sensitivity analysis

The Fund's financial assets and liabilities are exposed to fair value interest rate risk. This risk is managed by maintaining fixed rate instruments with an appropriate mix of maturity profiles. As the Fund's investments generally comprise of fixed rate instruments and interest rates on net assets attributable to unit holders are also fixed, there is no significant exposure to cash flow interest rate risk as mortgages are classified as at amortised cost.

A summary of the Fund's interest rate gap position analysed by the earlier of contractual re-pricing on maturity date is as follows:

	Up to one year \$	One to five years \$	Over five years \$	Non- interest bearing \$	Total \$
As at December 31, 2025					
Mortgage assets	5,556,749	32,902,432	418,785,605	–	457,244,786
Cash at bank	<u>3,001,952</u>	–	–	–	<u>3,001,952</u>
Total financial assets	<u>8,558,701</u>	<u>32,902,432</u>	<u>418,785,605</u>	–	<u>460,246,738</u>
Distribution payable	–	–	–	(1,167,746)	(1,167,746)
Total financial Liabilities	–	–	–	<u>(1,167,746)</u>	<u>(1,167,746)</u>
Total interest rate gap	<u>8,558,701</u>	<u>32,902,432</u>	<u>418,785,605</u>	<u>(1,167,746)</u>	<u>459,078,992</u>



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(b) Market risk (continued)

(i) Interest rate risk (continued)

Sensitivity analysis (continued)

	Up to one year \$	One to five years \$	Over five years \$	Non- interest bearing \$	Total \$
As at December 31, 2024					
Mortgage assets	5,683,896	30,256,844	351,352,815	–	387,293,555
Cash at bank	<u>2,188,069</u>	<u>–</u>	<u>–</u>	<u>–</u>	<u>2,188,069</u>
Total financial assets	<u>7,871,965</u>	<u>30,256,844</u>	<u>351,352,815</u>	<u>–</u>	<u>389,481,624</u>
Distribution payable	<u>–</u>	<u>–</u>	<u>–</u>	<u>(988,875)</u>	<u>(988,875)</u>
Total financial liabilities	<u>–</u>	<u>–</u>	<u>–</u>	<u>(988,875)</u>	<u>(988,875)</u>
Total interest rate gap	<u>7,871,965</u>	<u>30,256,844</u>	<u>351,352,815</u>	<u>(988,875)</u>	<u>388,492,749</u>

(ii) Price risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from changes in interest rates or foreign exchange rates), whether those changes are caused by factors specific to the individual financial instruments or issuer, or factors affecting all similar financial instruments traded in the market.

During the year, the Fund held no equity investments (2024: nil).



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(c) *Liquidity risk*

Liquidity risk is the risk that the Fund will be unable to meet its payment obligations when they fall due under normal and distressed circumstances. Liquidity risk arises from fluctuations of cash flows.

The Fund's policy and the manager's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and distressed conditions, including estimated redemptions of units, without incurring unacceptable losses or risking damage to the Fund's reputation.

(i) *Management of risk*

The Fund's liquidity risk is managed on a daily basis by the manager in accordance with the policies and procedures in place. Unitholders wishing to withdraw balances over \$500,000 are required to give 5 days' notice. Should the Fund not have sufficient funds, the balance would be transferred from the Home Mortgage Bank to the Fund to facilitate the withdrawal, as the Bank guarantees settlement of any shortfalls by the Fund.

The Fund also has the ability to temporarily borrow using the Fund's assets as security at times when the Trustee considers it inadvisable to realise any of the assets of the Fund. Such borrowings may be used to provide cash to redeem units but is limited to 5% of the value of the fund and must be for a period of six (6) months or less. No such borrowings have arisen during the year.

The Fund also provides for certain restrictions on the maximum value of units that can be redeemed in cash over defined periods of time and for the redemption of units in specie where there is insufficient cash available.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(c) Liquidity risk (continued)

(ii) Maturity analysis of financial liabilities

All balances are due within twelve months of the reporting date and are equal to their carrying balances as the impact of discounting is not significant. The following were the contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted and include estimated interest payments.

	Carrying amount \$	Less than 1 month \$	1 to 3 months \$	More than 3 months \$
2025				
Distribution payable	1,167,746	1,167,746	–	–
2024				
Distribution payable	988,875	988,875	–	–

The table above shows the undiscounted cash flows of the Fund's financial liabilities on the basis of their earliest possible contractual maturity. The Fund's expected cash flows on these instruments do not vary significantly from this analysis.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

8. Risk management (continued)

(d) *Financial assets not measured at fair value*

All financial assets are measured at amortised cost. The fair values of mortgage assets at the reporting date is \$457,244,786 (2024: \$387,293,555). These have all been classified as Level 2 in the fair value hierarchy.

(e) *Operational risk*

Operational risk is the risk of direct or indirect loss arising from a variety of causes associated with the processes, technology and infrastructure supporting the Fund's activities, either internally within the Fund; externally at the Fund's service providers; and from external factors (other than credit, market and liquidity risks) such as those arising from legal and regulatory requirements. The Fund's objective is to manage operational risk to limit financial losses and damage to its reputation, whilst achieving its investment objective of generating returns to unit holders. The primary responsibility for the development and implementation of controls over operational risk rest with the Board of Directors.

This responsibility is supported by the development of overall standards for the management of operational risk, which encompasses the controls and processes at the service providers and the establishment of service levels with the respective service providers, in the following areas.

- the documentation of controls and procedures;
- appropriate segregation of duties between various functions, roles and responsibilities:
 - reconciliation and monitoring of transactions; and
 - periodic assessment of operational risk faced.
- the adequacy of controls and procedures to address the risks identified;
- compliance with regulatory and other legal requirements;
- development of contingency plans;
- training and professional development;
- ethical and business standards; and
- risk mitigation, including insurance if this is effective.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

9. Contingencies and commitments

The Fund has no undisclosed contingent liabilities or commitments which have not been provided for in these financial statements.

10. Events after the reporting date

There are no events which have taken place after the reporting date up to the date of authorisation of these financial statements for issue which would affect the carrying values of the Fund's assets and liabilities at that date.