INFINITY TRUST MORTGAGE BANK PLC

INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

STATEMENT TO THE NIGERIAN STOCK EXCHANGE AND THE SHAREHOLDERS ON THE EXTRACT OF THE UNAUDITED RESULTS FOR THE HALF YEAR ENDED 30 JUNE, 2026.

The Board of Directors of Infinity Trust Mortgage Bank Plc is pleased to present an extract of the unaudited and interim financial statements for the Half Year Ended 30 June, 2026 which was approved by the Board on 07 July, 2026.

Infinity Trust Mortgage Bank Plc
Statement of Comprehensive Income
for the Half Year ended 30 June, 2026

	NOTES	Jan - June 2026 Unaudited N	Jan - June 2025 Unaudited N	April - June 2026 Unaudited N	April - June 2025 Unaudited N	Jan - Dec 2025 Audited N
Turnover		4,039,461,244	2,797,316,479	2,110,489,656	1,511,843,503	6,791,967,621
Interest and similar income	1	3,731,979,981	2,338,605,629	1,966,962,422	1,255,816,011	5,710,288,222
Interest and similar expense	2	(1,308,890,726)	(769,599,534)	(770,128,765)	(427,961,155)	(1,865,192,655)
		2,423,089,255	1,569,006,095	1,196,833,656	827,854,856	3,845,095,567
Net Fees and commission income	3	121,085,482	111,520,792	47,335,615	70,010,965	269,385,266
Net fee and commission income		121,085,482	111,520,792	47,335,615	70,010,965	269,385,266
Other operating income	4	186,395,782	347,190,058	96,191,619 -	186,016,527	812,294,133
Total operating income		186,395,782	347,190,058	96,191,619	186,016,527	812,294,133
Credit loss/gain (expense)	5	(43,412,370)	(3,986,497)	(38,159,370)	(3,986,497)	(234,255,380)
Net operating income		2,687,158,148	2,023,730,448	1,302,201,520	1,079,895,851	4,692,519,586
Personnel expenses	6	312,051,511	271,730,011	170,880,370	137,731,119	579,652,419
Depreciation of property and equipment	16b	69,794,599	45,266,435	38,295,567	24,303,571	101,180,552
Amortisation of intangible assets	15b	10,227,106	5,862,273	6,259,015	2,960,956	13,373,819
Other operating expenses	7	593,773,507	395,096,260	284,039,464 -	210,678,929	970,591,678
Total operating expenses		985,846,723	717,954,980	499,474,416	375,674,575	1,664,798,468
Profit before tax		1,701,311,425	1,305,775,468	802,727,104	704,221,276	3,027,721,118
Tax expense		(104,415,699)	(60,778,368)	(52,207,849) -	(259,456) -	(327,352,008)
Profit after Tax		1,596,895,726	1,244,997,100	750,519,255	703,961,820	2,700,369,110
Other Comprehensive Income				-	-	1,382,886,807
Total Comprehensive Income		1,596,895,726	1,244,997,100	750,519,255	703,961,820	4,083,255,917
Earnings per share - Basic (Kobo)		74.57	57.69	67.96	63.49	64.75

The notes on pages 5 to 7 are an integral part of these financial statements.

INFINITY TRUST MORTGAGE BANK PLC
Statement of Financial Position
As at 30 June 2026

	NOTES	**Half Year Ended 30 June 2026 Unaudited N**	Half Year Ended 30 June 2025 Unaudited N	Year Ended 31 Dec 2025 Audited N
Assets				
Cash and balances with Central Bank	9	**271,846,454**	132,775,780	262,824,579
Due from banks	10	**9,353,721,210**	6,143,121,465	7,747,103,137
Loans and advances to customers	11	**36,696,840,018**	21,118,322,328	30,039,092,836
Investment Securities	12			
- FVOCI		**1,495,982,320**	908,133,329	912,648,996
- Held at amortised Cost		**461,155,348**	394,672,888	421,588,966
Other assets	13	**492,378,470**	1,027,188,041	1,088,232,527
Deferred tax assets	14	**-**	-	-
Intangible assets	15	**103,434,583**	41,206,084	57,086,052
Property and equipment	16	**4,376,233,212**	4,196,754,777	4,229,343,772
		53,251,591,614	33,962,174,692	44,757,920,865
Non current assets held for sale	17			-
Total Assets		**53,251,591,614**	33,962,174,692	44,757,920,865
Liabilities				
Due to customers	18	**10,527,437,852**	11,550,037,992	10,831,329,634
Debt issued and other borrowed funds	19	**27,155,195,299**	9,668,900,376	18,884,465,301
Current tax liabilities	20	**540,016,414**	276,907,027	502,103,677
Deferred Tax Liability	20.1	**183,749,164**	-	183,749,164
Other liabilities	21	**2,373,870,374**	1,396,981,836	1,980,190,300
Total liabilities		**40,780,269,102**	22,892,827,231	32,381,838,076
Equity				
Issued share capital	22	**2,085,222,860**	2,085,222,860	2,085,222,860
Preference shares	23	**600,000,000**	600,000,000	600,000,000
Share premium		**1,227,369,465**	1,227,369,465	1,227,369,465
Statutory reserve		**1,998,307,706**	1,458,233,883	1,998,307,706
Retained earnings		**2,732,707,846**	1,879,841,843	4,234,363,848
Revaluation reserve		**1,582,968,453**	1,736,120,802	1,582,968,453
Regulatory risk reserve		**40,201,460**	234,428,179	40,201,461
Fair Value Reserve		**607,648,996**	603,133,329	607,648,996
Current Year Unaudited Profit - YTD 2026		**1,596,895,726**	1,244,997,100	
Total Equity		**12,471,322,512**	11,069,347,461	12,376,082,789
Total liabilities and equity		**53,251,591,614**	33,962,174,692	44,757,920,865

The notes on pages 5 to 7 are an integral part of these financial statements.

The financial statements on pages 1 to 7 were approved by the Board of Directors on 07 July, 2026 and signed on its behalf by:

TOLU OSHO
COMPANY SECRETARY
FRC/2017/NBA/00000016418

MRS OBALEYE ABISOLA
DIRECT0R
FRC/2024/PRO/ICAN/004/685184

Also Signed by:

BUKOLA AFARIOGUN
CHIEF FINANCIAL OFFICER
FRC/2021/002/00000024781

Infinity Trust Mortgage Bank Plc
Interim Financial Statements
Statement of Cash Flows
for the Half Year Ended 30 June, 2026

	Half Year Ended 30 June 2026 N	Half Year Ended 30 June 2025 N
Profit before tax	1,701,311,425	1,305,775,468
Adjustment for non cash items		
Impairment on loans and advances	43,412,370	3,986,497
Depreciation of Property, Plant & Equipment	69,794,599	45,266,435
Amortisation of intangibles	10,227,106	5,862,273
Cashflow before changes in working capital	1,824,745,500	1,360,890,673
CHANGES IN WORKING CAPITAL		
Decrease/(Increase) in Loans and Advances	(6,781,181,259)	(4,968,849,247)
Decrease/(Increase) in Others	595,854,057	3,981,200
(Decrease)/Increase in Deposits	(303,891,782)	5,585,642,750
(Decrease)/Increase in Other Liabilities	393,680,074	10,960,807
Tax Paid	(66,502,962)	(65,717,817)
Cash generated from operations	(6,162,041,872)	566,017,693
CASHFLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	(146,889,440)	4,063,515
Purchase of Intangible Assets	(46,348,531)	(4,901,529)
Investments **(Net)**	(622,899,706)	325,164,857
	(816,137,676)	324,326,843
CASHFLOW FROM FINANCING ACTIVITIES		
Dividend Paid	(1,501,656,002)	(917,793,601)
Borrowed funds (**NET**)	8,270,729,998	1,351,403,147
	6,769,073,996	433,609,546
Increase/ (Decrease) in cash and cash equivalent	1,615,639,948	2,684,844,755
Cash and cash equivalent as at beginning of period	8,009,927,716	3,591,052,490
Cash and cash equivalent as at end of period	9,625,567,664	6,275,897,245
Additional cash flow information		
Cash and cash equivalent		
Cash on hand (Note 16)	22,363,830	25,610,390
Balances with Banks within Nigeria	249,482,624	107,165,390
Placements with Banks	9,353,721,210	6,143,121,465
	9,625,567,663	6,275,897,245
	0	

The deposits with the Central Bank of Nigeria is not available to finance the bank's day to day operations and therefore,are not part of cash and cash equivalents. (See Note 16)

STATEMENT OF CHANGES IN EQUITY

	Issued Capital	Share Premium	Preference Shares	Statutory Reserves	Fair Value Reserves	Retained Earnings	Revaluation Reserves	Unaudited current Year profit	Regulatory Reserves	Total equity
	N	N	N	N	N	N	N	N	N	
At 1 January, 2025	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**1,458,233,884**	**603,133,329**	**2,797,635,443**	**204,597,313**	**-**	**234,428,179**	**9,210,620,473**
Transfer to retained earnings	-	-	-			2,700,369,110				**2,700,369,110**
Transfer to statutory reserve				540,073,822		(540,073,822)				**-**
Transfer to regulatory Risk reserve						194,226,718			(194,226,718)	**-**
Transfer to fair value reserve										**-**
Ordinary Dividend Paid						(875,793,601)				**(875,793,601)**
Preference Dividend Paid						(42,000,000)				**(42,000,000)**
Revaluation (Gain or Loss)					4,515,667		1,378,371,140			**1,382,886,807**
At 31 December, 2025	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**1,998,307,706**	**607,648,996**	**4,234,363,848**	**1,582,968,453**		**40,201,461**	**12,376,082,789**

	Issued Capital	Share Premium	Preference Shares	Statutory Reserves	Fair Value Reserves	Retained Earnings	Revaluation Reserves	Unaudited current Year profit	Regulatory Reserves	Total equity
	N	N	N	N	N	N	N	N	N	
At 1 January 2026	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**1,998,307,706**	**607,648,996**	**4,234,363,848**	**1,582,968,453**	**1,596,895,726**	**40,201,461**	**12,376,082,789**
										-
Fair Value (IFRS-13)										**-**
Transfer to retained earnings (Unaudited Profit)	-	-	-							**-**
Transfer to statutory reserve	-	-	-			-				**-**
Transfer to regulatory Risk	-	-	-							**-**
Ordinary Dividend Paid_Proposed						(1,459,656,002)				**(1,459,656,002)**
Preference Dividend Paid_Proposed						(42,000,000)				**(42,000,000)**
Revaluation (Gain or Loss)										**-**
At 30 JUNE 2026	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**1,998,307,706**	**607,648,996**	**2,732,707,846**	**1,582,968,453**	**1,596,895,726**	**40,201,461**	**12,471,322,512**

Dividend

The Bank paid 35k dividend for Ordinary Shareholder and 7k for Preference Shareholder ; 1.459billion for Ordinary Shareholder and 42million for Preference shareholders. These obligations have be settled as required.

INFINITY TRUST MORTGAGE BANK PLC
Notes to the Financial Statements
For the half year ended 30 June, 2026.

		Period from Jan - June 2026	Period from Jan - June 2025	Period from April - June 2026	Period from April - June 2025
		N	N	**N**	N
1	**Interest and similar income**				
	National Housing Fund Loans	**64,960,203**	73,521,480	**31,927,746**	36,278,969
	Estate Mortgage Income	**181,000,727**	181,000,727	**6,026,595**	108,934,231
	Other Mortgage Loans and advances to customers	**2,874,340,581**	1,579,120,869	**1,622,127,062**	865,079,887
	Treasury Operations and Placements	**611,678,470**	504,962,554	**306,881,019**	245,522,925
		3,731,979,981	2,338,605,629	**1,966,962,422**	1,255,816,011
2	**Interest and similar expense:**				
	Customers Deposits	**431,978,626**	346,365,029	**190,759,312**	201,091,836
	Debt issued and other borrowed funds	**876,912,101**	423,234,505	**579,369,452**	226,869,319
		1,308,890,726	769,599,534	**770,128,765**	427,961,154
3	**Net fees and commission income**				
	Fees and commission income				
	Credit related fees and commission	**99,379,602**	92,198,649	**37,694,883**	59,687,653
	Account maintenance fees	**21,487,900**	19,179,597	**9,600,733**	10,273,413
	Facilities management fees	**27,479**	30,045	**-**	-
	Other commissions	**190,500**	112,500	**40,000**	49,900
		121,085,482	111,520,792	**47,335,616**	70,010,965
4	**Other operating income**				
	Investment Income	**145,701,000**	287,412,500	**60,000,000**	134,500,000
	Rental Incomes	**40,694,782**	47,253,969	**40,694,782**	47,253,969
	Others	**-**	12,523,589	**-4,503,163**	4,262,558
		186,395,782	347,190,058	**96,191,618**	186,016,527
5	**Impairment losses**				
	Credit loss expense	**43,412,370**	3,986,500	**38,159,370**	3,986,500
6	**Personnel expenses**				
	Salaries and Wages	**245,232,240**	208,576,872	**132,773,553**	104,210,047
	Other staff costs	**45,083,409**	48,094,550	**23,439,897**	26,140,166
	Pension costs – Defined contribution plan	**21,735,861**	15,058,589	**14,666,920**	7,380,906
		-	-	**-**	-
		312,051,511	271,730,011	**170,880,369**	137,731,119
7	**Other operating expenses**				
	Advertising and marketing	**55,425,091**	8,461,034	**29,670,199**	7,184,424
	Administrative	**80,049,831**	64,279,482	**37,989,304**	27,158,097
	Professional fees	**32,703,725**	17,375,577	**19,134,300**	8,249,014
	Others	**425,594,860**	304,980,167	**197,245,660**	168,087,395
		593,773,507	395,096,260	**284,039,464**	210,678,930
8	**Dividends paid**				
	Declared and paid during the year				
	Equity dividends on ordinary shares:	**1,459,656,002**	875,793,601		
	Equity dividends on preference shares:	**42,000,000**	42,000,000		
		1,501,656,002	917,793,601		
9	**Cash and balances with central bank**				
	Cash on hand	**23,240,530**	25,610,390		
	Deposits with the Central Bank	**249,482,624**	107,165,390		
	Less: Allowance for impairment losses	**(876,700)**			
		271,846,454	132,775,780		
10	**Due from banks**				
	Placements with banks	**8,430,000,000**	5,780,000,000		
	Balances with banks within Nigeria	**825,953,625**	234,906,791		
	Disc Hou/Bank Plcmnts - Interest Receivable	**97,767,585**	128,214,674		
		9,353,721,210	6,143,121,465		
		9,353,721,210	6,143,121,465		
11	**Loans & Advances**				
a	**By Product Type**				
	Mortgage Loans	**37,444,561,551**	21,610,018,082		
	Other Loans	**161,632,505**	60,818,816		
	Gross Loans	**37,606,194,056**	21,670,836,898		
	Impairment	**(909,354,039)**	(552,514,570)		
		36,696,840,018	21,118,322,328		
12	**Investment Securities**				
	FVOCI	**1,495,982,320**	908,133,329		
	Held at Amortized Cost	**461,155,348**	394,672,888		
		1,957,137,668	1,302,806,217		
13	**Other assets**				
	Prepayments	**105,330,212**	53,122,087		
	stationery stocks	**-**	1,002,451		
	Other stocks	**240,174,783**	533,207,985		
	Account receivables	**24,614,753**	25,123,253		
	Other debit balances	**122,737,306**	416,087,548		
		492,857,053	1,028,543,324		
	Less:				

	Notes to the Financial Statements For the half year ended 30 June, 2026.	Jan - June 2026 N	Jan - June 2025 N	April - June 2026 N	April - June 2025 N
	Allowance for impairment on other assets	**(478,583)**	(1,355,283)		
		492,378,470	1,027,188,041		
14	**Deferred tax**				
	Deferred tax Assets BF	**-**	-		
	Deferred tax assets written down	**-**	-		
		-	-		
15a	**Intangible assets**				
	Computer Software				
	Cost	**204,042,480**	124,075,329		
	Accumulated Amortization	**(100,607,897)**	(82,869,245)		
	Net Book value	**103,434,583**	41,206,084		
15b	**Amortization charge for the year**				
	Computer Software	**10,227,106**	5,862,273		
		10,227,106	5,862,273		
16a	**Property and equipment**				
	Land				
	Cost	**431,026,720**	431,026,720		
	Accumulated Depreciation				
	Net Book value	**431,026,720**	431,026,720		
	Buildings				
	Cost	**4,241,040,216**	4,228,058,738		
	Accumulated Depreciation	**(689,849,400)**	(647,442,324)		
	Net Book value	**3,551,190,817**	3,580,616,414		
	Work in Progress				
	Cost	**1,200,000**	9,997,014		
	Accumulated Depreciation				
	Net Book value	**1,200,000**	9,997,014		
	Plant & Equipment				
	Cost	**320,005,087**	305,813,587		
	Accumulated Depreciation	**(264,943,315)**	(246,113,772)		
	Net Book value	**59,699,815**	59,699,815		
	Computer and Equipment				
	Cost	**241,088,090**	135,955,778		
	Accumulated Depreciation	**(109,748,006)**	(86,562,671)		
	Net Book value	**131,340,085**	49,393,107		
	Furn & Fittings:				
	Cost	**81,107,520**	72,873,022		
	Accumulated Depreciation	**(69,498,698)**	(66,378,491)		
	Net Book value	**11,608,822**	6,494,530		
	Motor Vehicles				
	Cost	**384,175,375**	210,731,000		
	Accumulated Depreciation	**(189,370,379)**	(151,203,824)		
	Net Book value	**194,804,996**	59,527,176		
	Total Property and Equipment				
	Cost	**5,699,643,008**	5,394,455,859		
	Accumulated Depreciation	**(1,323,409,796)**	(1,197,701,082)		
	Property and equipment	**4,376,233,212**	4,196,754,777		
16b	**Current Depreciation Charge**				
	Furn & Fittings	**1,727,888**	1,435,901		
	Buildings	**21,228,880**	18,541,689		
	Computer Equipment	**14,098,962**	14,785,784		
	Motor Vehicles	**23,264,757**	9,568,465		
	Plant & Equipment	**9,474,111**	934,597		
		69,794,599	45,266,435		
17	Non Current Assets Held for Sale	**-**	-		
18	**Due to customers**				
	Analysis by type of account:				
	Demand	**4,498,962,209**	5,972,246,906		
	Savings	**1,759,972,606**	1,151,515,387		
	Time deposits	**4,167,216,846**	4,321,940,318		
	Interest Payable	**101,286,191**	104,335,380		
		10,527,437,852	11,550,037,992		
19	**Debt issued and other borrowed funds**				
	Other Long Term Loans FMBN	**3,024,569,960**	3,182,114,372		
	Nigeria Mortgage Refinance Company	**5,637,070,709**	1,791,441,560		
	DBN	**2,971,111,111**	3,089,444,444		
	MRIEF On-lending Fund	**15,522,443,519**	1,605,900,000		
		27,155,195,299	9,668,900,376		
20	**Tax liabilities**				
	Tax liabilities BF	**435,600,714**	216,128,659		
	Current tax payable	**104,415,699**	60,778,368		
		540,016,414	276,907,027		

	Notes to the Financial Statements For the half year ended 30 June, 2026.	**Jan - June 2026 N**	Jan - June 2025 N	**April - June 2026 N**	April - June 2025 N
21	**Other liabilities**				
	Provision and accrual	**415,461,748**	218,705,089		
	Sundry Creditors	**137,968,062**	110,089,752		
	Unclaimed Dividend	**380,240,828**	4,837,204		
	Other Payables	**1,440,199,735**	1,063,349,790		
	Current Year profit to Date	**-**	-		
		2,373,870,373	1,396,981,836		
22	**Issued capital and reserves**				
	10,000,000,000 ordinary shares of 50 kobo each	**5,000,000,000**	5,000,000,000		
	Ordinary shares				
	Issued and fully paid: 4,170,445,720 ordinary shares of 50k each	**2,085,222,860**	2,085,222,860		
23	7% Irredeemable Convertible Preference Shares	**600,000,000**	600,000,000		

24 STATEMENT OF COMPLIANCE

The financial statements and accompanying notes have been drawn up in compliance with IAS 34

25 OTHER DISCLOSURES

a The same accounting policies and methods of computation are followed in the interim financial statements as were used in the last audited financial statements of the bank

b The Bank prepares interim financial statements for publication and submission to Securities and Exchange Commission (SEC) and the Nigerian Stock Exchange (NSE) on a quarterly basis.

c There are no events after the reporting date which could have had a material effect on the interim statements as at 30 June 2026.

FREE FLOAT

NAME:	**INFINITY TRUST MORTGAGE BANK PLC**
BOARD LISTED	MAIN BOARD
YEAR END	Jun-26
REPORTING PERIOD	QUARTER 2, 2026
SHARE PRICE AT END OF REPORTING PERIOD	N11 (MARCH 2026: N11.1)

	Jun-26		**Mar-26**	
	Unit	Percentage	Unit	percentage
Description				
Issued Share Capital	4,170,445,720	100	4,170,445,720	100
Substantial Shareholdings (5% and above)				
Adkan Services	689,287,635	17%	689,287,635	17%
Labid Investment	450,000,000	11%	450,000,000	11%
Royal Mills Foods	300,000,000	7%	300,000,000	7%
Decimal Links Limited	250,000,000	6%	250,000,000	6%
Notec Ventures Limited	250,000,000	6%	250,000,000	6%
Veritas Packaging Company Limited	250,000,000	6%	250,000,000	6%
Olabanjo Obaleye	250,000,000	6%	250,000,000	6%
Engr. Adeyinka Bibilari	1,278,219,720	31%	1,278,219,720	31%
Total Substantial Holdings	3,717,507,355		3,717,507,355	89%
Directors Shareholdings				
AHMED JAMES JIMMY ODEGWAI & AHMED JAN	123,490	0.0%	123,490	0.0%
ENIOLA BIBILARI	100,000	0.0%	100,000	0.0%
Dr.Nkechi Bibilari	200,000	0.0%	200,000	0.0%
Total Directors Holding	**423,490**	**0.0%**	**423,490**	**0.0%**
Free Float in Units and Percentage	452,514,875	10.85%	452,514,875	10.85%
Free Float in Value	3,484,364,538		3,212,855,613	

ITMB Plc with a free float percentage of 10.85% as at 30 June, 2026 has not fully complied with the Exchange's free float requirements for companies listed on the Main Board

ITMB Plc with a free float percentage of 10.85% as at 31 March 2026 has not fully complied with the Exchange's free float requirements for companies listed on the Main Board