



INFINITY TRUST MORTGAGE BANK PLC

**INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE NINE MONTHS ENDED
30 SEPTEMBER 2026**

STATEMENT TO THE NIGERIAN STOCK EXCHANGE AND THE SHAREHOLDERS ON THE EXTRACT OF THE UNAUDITED RESULTS FOR THE NINE MONTHS ENDED 30 SEPTEMBER, 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 nine months ended 30 September, 2026 which was approved by the Board of Directors on 12th October, 2026.

Infinity Trust Mortgage Bank Plc

Statement of Comprehensive Income

For the Nine months ended 30 September, 2026

	NOTES	Jan - Sept 2026 Unaudited N	Jan - Sept 2025 Unaudited N	July - Sept 2026 Unaudited N	July - Sept 2025 Unaudited N	Jan - Dec 2025 Audited N
Turnover		6,487,870,770	4,584,639,646	2,448,409,525	1,787,323,167	6,791,967,621
Interest and similar income	1	5,886,121,588	3,804,633,572	2,154,141,607	1,466,027,943	5,710,288,222
Interest and similar expense	2	(2,185,000,632)	(1,226,293,646)	(876,109,906)	(456,694,112)	(1,865,192,655)
		3,701,120,955	2,578,339,927	1,278,031,701	1,009,333,831	3,845,095,567
Net Fees and commission income	3	159,290,329	196,156,641	38,204,847	84,635,849	269,385,266
Net fee and commission income		159,290,329	196,156,641	38,204,847	84,635,849	269,385,266
Other operating income	4	442,458,853	583,849,433	256,063,071	236,659,375	812,294,133
Total operating income		4,302,870,138	3,358,346,000	1,572,299,619	1,330,629,055	4,926,774,966
Credit loss expense	5	(84,891,522)	(55,271,503)	(41,479,152)	(51,285,006)	(234,255,380)
Net operating income		4,217,978,616	3,303,074,498	1,530,820,467	1,279,344,049	4,692,519,586
Personnel expenses	6	488,293,543	413,993,520	176,242,032	142,263,509	579,652,419
Depreciation of property and equipment	16b	108,410,907	72,689,669	38,616,308	27,423,234	101,180,552
Amortisation of intangible assets	15b	17,616,138	9,467,003	7,389,032	3,604,730	13,373,819
Other operating expenses	7	841,101,145	630,614,598	247,327,638	235,518,338	970,591,678
Total operating expenses		1,455,421,733	1,126,764,790	469,575,010	408,809,811	1,664,798,468
Profit before tax		2,762,556,882	2,176,309,708	1,061,245,457	870,534,239	3,027,721,118
Income tax expense		(156,623,549)	(90,778,368)	(52,207,850)	(30,000,000)	(327,352,008)
Profit after Tax		2,605,933,333	2,085,531,340	1,009,037,607	840,534,239	2,700,369,110
Other Comprehensive Income			1,531,523,489.03	-		1,382,886,807
Total Comprehensive Income		2,605,933,333	3,617,054,829	1,009,037,607	840,534,239	4,083,255,917
Earnings per share - Basic (Kobo)		81.97	65.67	47.89	39.81	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 September 2026**

	NOTES	Nine Months Ended 30 September 2026 Unaudited N	Nine Months Ended 30 September 2025 Unaudited N	Year Ended 31 Dec 2025 Audited N
Assets				
Cash and balances with Central Bank	9	262,431,064	130,755,845	262,824,579
Due from banks	10	10,535,935,484	6,551,515,423	7,747,103,137
Loans and advances to customers	11	36,693,068,612	25,050,231,285	30,039,092,836
Investment Securities	12			
- FVOCI		1,495,982,320	908,133,329	912,648,996
- Held at amortised Cost		482,067,146	408,130,580	421,588,966
Other assets	13	892,406,531	566,199,093	1,088,232,527
Deferred tax assets	14	-	-	-
Intangible assets	15	108,838,738	53,188,853	57,086,052
Property and equipment	16	4,394,711,903	4,259,174,168	4,229,343,772
		54,865,441,797	37,927,328,575	44,757,920,865
Non current assets held for sale	17	-	-	-
Total Assets		54,865,441,797	37,927,328,575	44,757,920,865
Liabilities				
Due to customers	18	11,200,681,079	9,746,513,899	10,831,329,634
Debt issued and other borrowed funds	19	26,871,283,059	14,306,221,203	18,884,465,301
Current tax liabilities	20	592,224,264	296,126,851	502,103,677
Deferred Tax Liability	20.1	183,749,164		
Other liabilities	21	2,452,185,066	1,668,584,919	2,163,939,464
		41,300,122,632	26,017,446,873	32,381,838,076
Total liabilities				
Equity				
Issued share capital	22	4,170,445,720	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		647,484,986	1,879,841,846	4,249,363,848
Revaluation reserve		1,582,968,453	1,736,120,802	1,582,968,453
Regulatory risk reserve		40,201,461	234,428,178	25,201,461
Fair Value Reserve		607,648,996	603,133,329	607,648,996
Current Year Profit (Sept 2026)		2,690,892,377	2,085,531,340	
Total equity		13,565,319,164	11,909,881,703	12,376,082,789
Total liabilities and equity		54,865,441,797	37,927,328,575	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 10th October, 2026 and
signed on its behalf by:



TOLU OSHO
COMPANY SECRETARY
FRC/2017/NBA/00000016418



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

Also Signed by:



OLUGBENGA OLALERU
CHIEF FINANCIAL OFFICER
FRC/2019/ICAN/00000019592

STATEMENT OF CHANGES IN EQUITY

	Issued Capital N	Share Premium N	Preference Shares N	Statutory Reserves N	Fair Value Reserves N	Retained Earnings N	Unaudited Current Year Earnings N	Revaluation Reserves N	Regulatory Reserves N	Total equity
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 N	Share Premium N	Preference Shares N	Statutory Reserves N	Fair Value Reserves N	Retained Earnings N	Unaudited Current Year Earnings N	Revaluation Reserves N	Regulatory Reserves N	Total equity
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	2,605,933,333	1,582,968,453	40,201,461	12,376,082,789
Transfer to retained earnings (Unaudited Profit)	-	-	-			-				-
Transfer to regulatory Risk	-	-	-							-
Ordinary Dividend Paid_Proposed	2,085,222,860					(1,459,656,002)				625,566,858
Preference Dividend Paid_Proposed	-					(42,000,000)				(42,000,000)
Revaluation (Gain or Loss)	-									-
At 30 SEPT 2026	4,170,445,720	1,227,369,465	600,000,000	1,998,307,706	607,648,996	647,484,986	2,605,933,333	1,582,968,453	40,201,461	13,480,360,120

Infinity Trust Mortgage Bank Plc
Interim Financial Statements
Statement of Cash Flows

for the nine months ended 30 September, 2026

Profit before tax

Adjustment for non cash items

Impairment on loans and advances

Depreciation of Property, Plant & Equipment

Amortisation of intangibles

Cashflow before changes in working capital

CHANGES IN WORKING CAPITAL

Decrease/(Increase) in Loans and Advances

Decrease/(Increase) in Other Assets

Decrease/(Increase) in Non Current Assets

(Decrease)/Increase in Deposits

(Decrease)/Increase in Other Liabilities

Tax Paid

Cash generated from operations

CASHFLOW FROM INVESTING ACTIVITIES

Purchase of Property, Plant and Equipment

Purchase of Intangible Assets

Financial Investments (Net)

CASHFLOW FROM FINANCING ACTIVITIES

Dividend Paid

Borrowed funds (Net)

Increase in cash and cash equivalent

Cash and cash equivalent as at beginning of period

Cash and cash equivalent as at end of period

Additional cash flow information

Cash and cash equivalent

Cash on hand (Note 16)

Balances with Banks within Nigeria

Placements with Banks

Jan - September 2026 Unaudited N	Jan - September 2025 Unaudited N
2,762,556,882	2,176,309,708
108,410,907	72,689,669
17,616,138	9,467,003
2,888,583,928	2,258,466,380
(6,589,930,293)	(8,927,799,672)
195,825,996	464,970,148
-	-
369,351,445	3,782,118,657
288,245,602	282,563,890
(66,502,962)	(76,497,993)
(5,803,010,212)	(4,474,644,969)
(165,368,131)	(58,355,876)
(51,752,686)	(16,884,298)
(643,811,503)	311,707,165
(860,932,320)	236,466,990
(1,501,656,002)	(917,793,597)
7,986,817,758	5,988,723,974
6,485,161,756	5,070,930,376
2,709,803,152	3,091,218,778
8,009,927,716	3,591,052,490
10,719,730,868	6,682,271,268
13,825,140	130,755,845
1,425,905,728	771,515,423
9,280,000,000	5,780,000,000
10,719,730,868	6,682,271,268

The deposits with the Central Bank of Nigeria is not available to finance the bank's day to day operations , however , is part of cash and cash equivalents for liquidity . (See Note 9)

INFINITY TRUST MORTGAGE BANK PLC
Notes to the Financial Statements
for the Nine Months Ended 30 September, 2026

	Period from Jan - Sept 2026 N	Period from Jan - Sept 2025 N	Period from July - Sept 2025 N	Period from July - Sept 2025 N
1 Interest and similar income				
National Housing Fund Loans	96,797,433	109,528,443	31,837,230	38,342,391
Estate Mortgage Income	565,511,014	335,509,865	384,510,286	62,884,223
Other Mortgage Loans and advances to customers	4,155,770,943	2,571,990,311	1,281,430,361	684,102,835
Treasury Operations and Placements	1,068,042,199	787,604,953	456,363,729	127,304,744
	5,886,121,588	3,804,633,572	2,154,141,606	912,634,191
2 Interest and similar expense:				
Customers Deposits	651,254,814	574,666,851	219,276,188	87,000,691
Debt issued and other borrowed funds	1,533,429,742	651,626,795	656,517,642	232,770,525
	2,184,684,556	1,226,293,646	875,793,830	319,771,216
3 Net fees and commission income				
Fees and commission income				
Credit related fees and commission	127,971,304	161,327,718	28,591,702	20,091,316
Account maintenance fees	30,991,446	34,672,878	9,503,546	7,185,249
Facilities management fees	27,479	30,045	-	-
Other commissions	300,100	126,000	109,600	75,500
	159,290,329	196,156,641	38,204,847	27,352,065
4 Other operating income				
Investment Income	385,701,000	504,722,500	240,000,000	318,635,000
Rental Incomes	47,922,970	79,126,933	7,228,188	-
Others	8,834,883	-	8,834,883	6,671,033
	442,458,853	583,849,433	256,063,071	325,306,032
5 Impairment losses				
Credit loss expense	84,891,522	55,271,503	84,891,522	43,306,446
	84,891,522	55,271,503	84,891,522	43,306,446
6 Personnel expenses				
Salaries and Wages	391,392,088	312,197,831	146,159,848	79,644,335
Other staff costs	63,905,583	78,799,596	18,822,173	11,808,641
Pension costs – Defined contribution plan	32,995,872	22,996,093	11,260,011	5,425,437
	488,293,543	413,993,520	176,242,032	96,878,414
7 Other operating expenses				
Advertising and marketing	74,185,167	23,102,140	18,760,076	4,362,694
Administrative	111,077,439	95,907,034	31,027,608	18,970,693
Professional fees	58,634,319	33,090,102	25,930,594	16,682,318
Others	597,204,220	478,515,322	171,609,360	153,555,902
	841,101,145	630,614,598	247,327,638	193,571,608
8 Dividends paid and proposed				
Declared and paid during the year				
Equity dividends on ordinary shares:	1,459,656,002	875,793,597		
Equity dividends on preference shares:	42,000,000	42,000,000		
	1,501,656,002	917,793,597	-	-
9 Cash and balances with central bank				
Cash on hand	13,825,140	23,590,455		
Deposits with the Central Bank	249,482,624	107,165,390		
Less: Allowance for impairment losses	(876,700)	-		
	262,431,064	130,755,845		
10 Due from banks				
Placements with banks	9,280,000,000	5,780,000,000		
Balances with banks within Nigeria	1,176,423,104	585,709,516		
Disc Hou/Bank Plcmts - Interest Receivable	79,512,380	185,805,907		
	10,535,935,484	6,551,515,423		
	10,535,935,484	6,551,515,423		
11 Loans & Advances				
a By Product Type				
Mortgage Loans	36,461,142,326	25,641,134,736		
Other Loans	1,164,297,007	61,147,557		
Gross Loans	37,625,439,333	25,702,282,293		
Impairment	(932,370,721)	(652,051,008)		
	36,693,068,612	25,050,231,285		
12 Investment Securities				
FVOCI	1,495,982,320	375,499,998		
Held at Amortised Cost	482,067,146	908,133,329		
	1,978,049,465	1,283,633,327		

Notes to the Financial Statements		Jan - Sept	Jan - Sept	July - Sept	July - Sept
for the Nine Months Ended 30 September, 2026		2026	2025	2025	2025
		N	N	N	N
13 Other assets					
Prepayments		104,065,393	103,657,213		
stationery stocks		-	1,002,451		
Other stocks		520,126,763	33,120,043		
Account receivables		24,614,753	28,140,780		
Other debit balances		244,078,205	401,633,888		
		892,885,114	567,554,376		
Less:					
Allowance for impairment on other assets		(478,583)	(1,355,283)		
		892,406,531	566,199,093		
14 Deferred tax					
Deferred tax liabilities					
Deferred tax assets					
		-	-		
15a Intangible assets					
Computer Software					
Cost		216,835,667	139,662,829		
Accumulated Amortisation		(107,996,929)	(86,473,975)		
Net Book value		108,838,738	53,188,853		
15b Amortisation charge for the year					
Computer Software		17,616,138	9,467,003	17,616,138	
		17,616,138	9,467,003	17,616,138	
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		(700,477,563)	(621,924,632)		
Net Book value		3,540,562,653	(658,031,422)		
Work in Progress					
Cost		57,538,750	-		
Accumulated Depreciation		-	-		
Net Book value		57,538,750	-		
Plant & Equipment					
Cost		320,761,337	309,914,087		
Accumulated Depreciation		(226,721,342)	(251,031,176)		
Net Book value		94,039,994	58,882,911		
Computer and Equipment					
Cost		241,088,090	167,034,917		
Accumulated Depreciation		(118,269,029)	(90,858,303)		
Net Book value		122,819,061	76,176,614		
Furn & Fittings:					
Cost		81,107,520	73,533,022		
Accumulated Depreciation		(70,550,873)	(67,082,026)		
Net Book value		10,556,646	6,450,996		
Motor Vehicles					
Cost		384,175,375	274,731,000		
Accumulated Depreciation		(202,826,830)	(158,121,389)		
Net Book value		181,348,545	116,609,611		
Total Property and Equipment					
Cost		5,756,738,008	5,484,298,484		
Accumulated Depreciation		(1,362,026,105)	(1,142,942,658)		
Property and equipment		4,394,711,903	4,341,355,826		
16b Current Depreciation Charge					
Furn & Fittings		2,780,064	2,139,435		
Buildings		31,857,044	29,130,787		
Computer Equipment		22,619,986	10,775,921		
Motor Vehicles		36,721,208	16,486,031		
Plant & Equipment		14,432,605	14,157,496		
		108,410,907	72,689,669	-	-
17 Non Current Assets Held for Sale					
18 Due to customers					
Analysis by type of account:					
Demand		4,574,082,796	3,717,137,704		

Notes to the Financial Statements		Jan - Sept	Jan - Sept	July - Sept	July - Sept
for the Nine Months Ended 30 September, 2026		2026	2025	2025	2025
		N	N	N	N
Savings		1,405,421,360	1,012,889,918		
Time deposits		5,089,790,422	4,888,278,489		
Interest receivable		131,386,501	128,207,789		
		11,200,681,079	9,746,513,899		
19 Debt issued and other borrowed funds					
Other Long Term Loans FMBN		2,941,441,094	3,130,984,972		
Nigeria Mortgage Refinance Company		5,577,084,042	1,763,779,814		
Development Bank of Nigeria (DBN)		2,478,333,333	2,641,111,111		
ON-LENDING_MRIEF FUND		15,874,424,590	6,770,345,306		
		26,871,283,059	14,306,221,203		
20 Current tax liabilities					
Tax liabilities BF		435,600,714	296,126,851		
Current tax payable		104,415,699			
		540,016,414	296,126,851		
21 Other liabilities					
Provision and accrual		508,835,063	303,083,978		
Sundry Creditors		122,117,735	101,954,035		
Unclaimed Dividend		897,680	897,680		
Other Payables		1,820,334,589	1,262,649,227		
Current Year profit to Date					
		2,452,185,066	1,668,584,919		
22 Issued capital and reserves					
5,000,000 ordinary shares of 50 kobo each		4,170,445,720	5,000,000,000		
Ordinary shares					
Issued and fully paid:					
4,170,445,720 ordinary shares of 50 kobo each		4,170,445,720	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 September 2026				

FREE FLOAT				
NAME:	INFINITY TRUST MORTGAGE BANK PLC			
BOARD LISTED	MAIN BOARD			
YEAR END	Sep-26			
REPORTING PERIOD	QUARTER 3, 2026			
SHARE PRICE AT END OF REPORTING PERIOD	N11 (SEP 2026: N11.1)			
	Sep-26		Jun-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 JANE .F	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		3,484,364,538	
ITMB Plc with a free float percentage of 10.85% as at 30 September, 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 June 2026 has not fully complied with the Exchange's free float requirements for companies listed on the Main Board				