



Escorts
Investment
Bank



QUARTERLY REPORT

CONDENSED INTERIM
FINANCIAL INFORMATION
FOR THE PERIOD ENDED
30 SEPTEMBER 2025

Escorts Investment Bank Limited



TABLE OF CONTENTS

Corporate information	02
Directors' Report	03
Directors' Report (Urdu)	05
Condensed Interim Statement of Financial Position	08
Condensed Interim Statement of Profit or Loss	09
Condensed Interim Statement of Comprehensive Income	10
Condensed Interim Statement of Changes in Equity	11
Condensed Interim Statement of Cash Flows	12
Selected Notes to the Condensed Interim Financial Statements	13

CORPORATE INFORMATION

BOARD OF DIRECTORS

Syed Tahir Nawazish
(Chairman)
Mr. Basit Rahman Malik
(Chief Executive Officer)
Ms. Madiha Arooj
Mr. Muhammad Rasheed Alam

Applications for the fit and proper criteria of three proposed directors have been submitted to the SECP.

CHIEF FINANCIAL OFFICER

Ms. Najma Fazal

COMPANY SECRETARY

Zohaib Younas

EXTERNAL AUDITORS

Ilyas Saeed & Company
Chartered Accountants

TAX CONSULTANTS

Ilyas Saeed & Company

LEGAL ADVISOR

Mandviwalla & Zafar
Advocates

SHARE REGISTRAR

Hameed Majeed Associates (Private) Limited

BANKERS TO THE COMPANY

Bank Alfalah Limited
MCB Bank Limited
Sindh Bank Limited
United Bank Limited
National Bank of Pakistan Limited

REGISTERED OFFICE

Ground Floor, 26-Davis Road, Lahore.
Tel: (92-42) 36361393-5
www.escortsbank.net
info@escortsbank.net
UAN: 042 111 003 425
Toll Free: 0800 03425



سرمایہ کاری سمجھداری کے ساتھ

BE AWARE, BE ALERT, BE SAFE

Learn about investing at
www.jamapunji.pk



ESCORTS INVESTMENT BANK LIMITED -

DIRECTORS' REPORT TO THE SHAREHOLDERS

FOR THE QUARTER ENDED SEPTEMBER 30, 2025

The Board of Directors of Escorts Investment Bank Limited (the “Bank”) is pleased to present the un-audited financial statements of the Bank for the quarter ended September 30, 2025, along with a brief review of the Bank's performance and the overall economic environment.

Economic Review

During the first quarter of FY2026, Pakistan's economy displayed gradual signs of stabilization and resilience, driven by improved revenue collection, a tighter monetary stance, and consistent remittance inflows. Inflation moderated compared to the previous fiscal year, while the current account position showed relative balance due to reduced import demand and stable export receipts.

The financial sector continued to operate in a high-interest-rate environment, with limited credit growth amid tight liquidity conditions. However, renewed confidence in the capital markets and the stability in the foreign exchange rate provided support to the overall investment outlook. The Government's commitment to ongoing fiscal reforms under the IMF-supported program also contributed positively to market sentiment.

Operational and Financial Performance

During the quarter under review, the Bank recorded a total income of Rs. 16.38 million compared to Rs. 30.77 million in the corresponding period of the previous year, representing a decline primarily attributable to lower returns on financing and investment activities.

Administrative expenses stood at Rs. 39.69 million vs 37.45M at Sep,2024 reflecting slight increase of 6% due to operational and compliance-related costs. The Bank incurred a loss before taxation of Rs. 26.79 million as against a loss of Rs. 9.05 million for the same period last year. The net loss after tax amounted to Rs. 26.97 million, translating into a loss per share of Rs. 0.20, compared to Rs. 0.17 in the corresponding quarter last year.

The decline in profitability was mainly due to the reduction in financing income, subdued investment activity, lower income from fee and commission due to limited lending and less availability of funds.

Financial Analysis

Particulars	Sep 30, 2025	Sep 30, 2024	Change (%)
Total Income	Rs. 16.38 million	Rs. 30.77 million	↓ 46.7%
Operating Expenses	Rs. 40.60 million	Rs. 39.01 million	↑ 4.1%
Loss Before Tax	Rs. 26.79 million	Rs. 9.05 million	↑ 195%
Net Loss After Tax	Rs. 26.97 million	Rs. 9.37 million	↑ 188%
Loss per Share	Rs. (0.20)	Rs. (0.17)	↑ 17.6%

The Bank's cost-to-income ratio rose significantly due to reduced income streams amid sustained operating expenses. The management has taken some stringent measures like reduction in staff cost (payroll reduced to 5.8M vs 7.6M starting September 25) and would also close down two non performing branches. Also, would enhance lending from better performing branches to increase profitability. The management continues to emphasize cost optimization, digital transformation, and diversification of income sources to restore profitability and also negotiating annual fee and subscriptions that are much higher for the entity.

Future Outlook

The management remains focused on strengthening the Bank's operational efficiency, improving recoveries, and exploring new revenue channels, particularly in fee-based. The Board is also reviewing strategic measures to enhance capital adequacy and shareholder value, while maintaining compliance with SECP and SBP regulatory frameworks.

Despite ongoing macroeconomic challenges, the Board remains cautiously optimistic that a combination of fiscal stability, prudent management, and targeted reforms will contribute to improved financial performance in the coming quarters as the capital injection is also in line by the proposed acquisition of the company as announced publicly.

Acknowledgment

The Board of Directors expresses its sincere appreciation to the shareholders, valued clients, employees, and regulatory authorities, including the Securities and Exchange Commission of Pakistan (SECP), for their continued trust, support, and cooperation.

For and on behalf of the Board

ESCORTS INVESTMENT BANK LIMITED



Mr. Basit Rahman Malik

Chief Executive Officer



Syed Tahir Nawazish

Chairman

Dated: 28 October, 2025

Place: Lahore

ایسکارٹس انویسٹمنٹ بینک لمیٹڈ - ڈائریکٹرز کی رپورٹ بنام شیئر ہولڈرز

برائے سہ ماہی ختمہ 30 ستمبر، 2025ء

ایسکارٹس انویسٹمنٹ بینک لمیٹڈ ("بینک") کے بورڈ آف ڈائریکٹرز 30 ستمبر، 2025ء کو اختتام پذیر سہ ماہی کے لئے بینک کی کارکردگی اور مجموعی معاشی ماحول پر مختصر جائزہ کے ہمراہ بینک کی غیر پڑتال شدہ مالیاتی اسٹیٹمنٹس ازراہ مسرت پیش کرتے ہیں۔

اقتصادی جائزہ

مالیاتی سال 2026ء کی پہلی سہ ماہی کے دوران پاکستان کی معیشت میں استحکام اور لچک کے بتدریج آثار نمایاں ہوئے جو بہتر ریونیو حصول، سخت مالیاتی موقف اور ترسیلات زر کی مسلسل آمد کے باعث ممکن ہوا۔ گذشتہ مالیاتی سال کی نسبت مہنگائی میں اعتدال آیا جب کہ کرنٹ اکاؤنٹ کی حالت میں درآمدات کی کم طلب اور مستحکم برآمدی وصولیوں کے باعث نسبتاً توازن ظاہر ہوا۔

مالیاتی شعبہ بلند شرح سود کے ماحول میں آپریٹ کرتا رہا جب کہ سخت لیکویڈٹی حالات میں کریڈٹ نمو محدود رہی۔ البتہ، کیپٹل مارکیٹ میں اعتماد میں اجافہ اور غیر ملکی شرح مبادلہ میں استحکام نے مجموعی انویسٹمنٹ منظر نامہ میں مدد فراہم کی۔ IMF پروگرام کے تحت جاری مالیاتی اصلاحات پر حکومت کے عزم نے مارکیٹ کے رویہ میں مثبت تبدیلی لانے میں اہم کردار ادا کیا۔

آپریٹنگ و مالیاتی کارکردگی

زیر جائزہ سہ ماہی کے دوران، بینک نے گذشتہ برس کی اسی مدت میں 30.77 ملین روپے کل آمدنی کی نسبت 16.38 ملین روپے کل آمدنی ریکارڈ کی جو فائیننسنگ اور سرمایہ کاری سرگرمیوں پر کم ریٹرنز کے باعث کمی کی عکاسی کرتی ہے۔

انتظامی اخراجات ستمبر 2024ء میں 37.45 ملین روپے کی نسبت 39.69 ملین روپے رہے جو آپریٹنگ اور تعمیل کی بابت اخراجات کے باعث 6% کے معمولی اضافے کی عکاسی کرتے ہیں۔ بینک نے گذشتہ برس کی اسی مدت میں 9.05 ملین روپے خسارے کے مقابلے میں 26.79 ملین روپے خسارہ بمعہ ٹیکسیشن ریکارڈ کیا۔ ٹیکس کی ادائیگی کے بعد خالص خسارہ 26.97 ملین روپے بٹھرا جس کے نتیجے میں گذشتہ برس کی اسی مدت میں 0.17 روپے فی حصص خسارے کے مقابلے میں 0.20 روپے فی حصص خسارہ ریکارڈ ہوا۔

منافع میں کمی کو فائیننسنگ آمدنی میں کمی، کم سرمایہ داری سرگرمی، محدود قرضوں اور فنڈز کی عدم دستیابی کے باعث فیس اور کمیشن سے کم آمدنی سے منسوب کیا گیا۔

(ملین روپوں میں)

مالیاتی جائزہ

مندرجات	30 ستمبر، 2025ء	30 ستمبر، 2024ء	فرق (%)
کل آمدنی	16.38	30.77	↓46.7%
آپریٹنگ اخراجات	40.60	39.01	↑4.1%
خسارہ بمعہ ٹیکس	26.79	9.05	↑195%
خالص خسارہ علاوہ ٹیکس	26.97	9.37	↑188%
فی حصص خسارہ	(0.20)	(0.70)	↑17.6%

بینک کی لاگت اور آمدنی کی شرح میں جاری آپریٹنگ اخراجات کے باعث آمدنی میں کمی کی وجہ سے بھاری اضافہ ہوا۔ انتظامیہ نے عملے پر لاگت میں کمی (ستمبر 2025ء کے آغاز میں تنخواہوں میں 7.6 ملین کی نسبت 5.8 ملین روپے تک کمی) اور دو غیر فعال شاخوں کی بندش جیسے مربوط اقدامات کئے۔ جس کے نتیجے میں فعال شاخوں سے قرضوں کی فراہمی کے ذریعے منافع میں اضافہ کا امکان ہے۔ انتظامیہ لاگت پر کنٹرول، ڈیجیٹل ٹرانسفارمیشن اور آمدنی کے وسائل میں تنوع پر توجہ دے رہی ہے تاکہ منافع کو برقرار رکھا جاسکے۔ مزید برآں ادارے کی انتہائی بلند سالانہ فیس اور سبسکریپشنز پر بھی مذاکرات جاری ہیں۔

مستقبل کا منظر نامہ

انتظامیہ کی توجہ بینک کی آپریشنل کارکردگی، وصولیوں میں بہتری اور آمدنی کے نئے وسائل جو کہ خصوصاً فیس کی بنیاد پر ہوں گے کی تلاش پر ہے۔ بورڈ سرمایہ کی موزونیت اور شیئر ہولڈرز کے منافع میں اضافہ کے لئے اسٹریٹجک اقدامات پر بھی غور کر رہی ہے جب کہ اس دوران SECP اور SBP کے ریگولیٹری فریم ورک کی تعمیل جاری رہے گی۔

جاری کئی اقتصادی چیلنجز کے باوجود بورڈ محتاط انداز میں پرامید ہے کہ مالیاتی استحکام، مربوط انتظامات اور مخصوص اصلاحات آئندہ سہ ماہیوں میں بہتر مالیاتی کارکردگی میں اہم کردار ادا کریں گی کیونکہ سرمایہ کا اطلاق بھی زیر غور ہے جو عام اعلان کے بعد کمپنی کے مجوزہ حصول کے عین مطابق ہے۔

اعتراف

بورڈ آف ڈائریکٹرز اپنے شیئر ہولڈرز، معزز کلائنٹس، ملازمین اور ریگولیٹری اتھارٹیز بشمول سکیورٹیز اینڈ ایکسچینج کمیشن آف پاکستان (SECP) کے جاری بھروسہ، سپورٹ اور تعاون کو صدق دل سے سراہتے ہیں۔

منجانب/برائے بورڈ

ایسکارٹس انویسٹمنٹ بینک لمیٹڈ



سید طاہر نواز

چئیرمین



باسط رحمن ملک

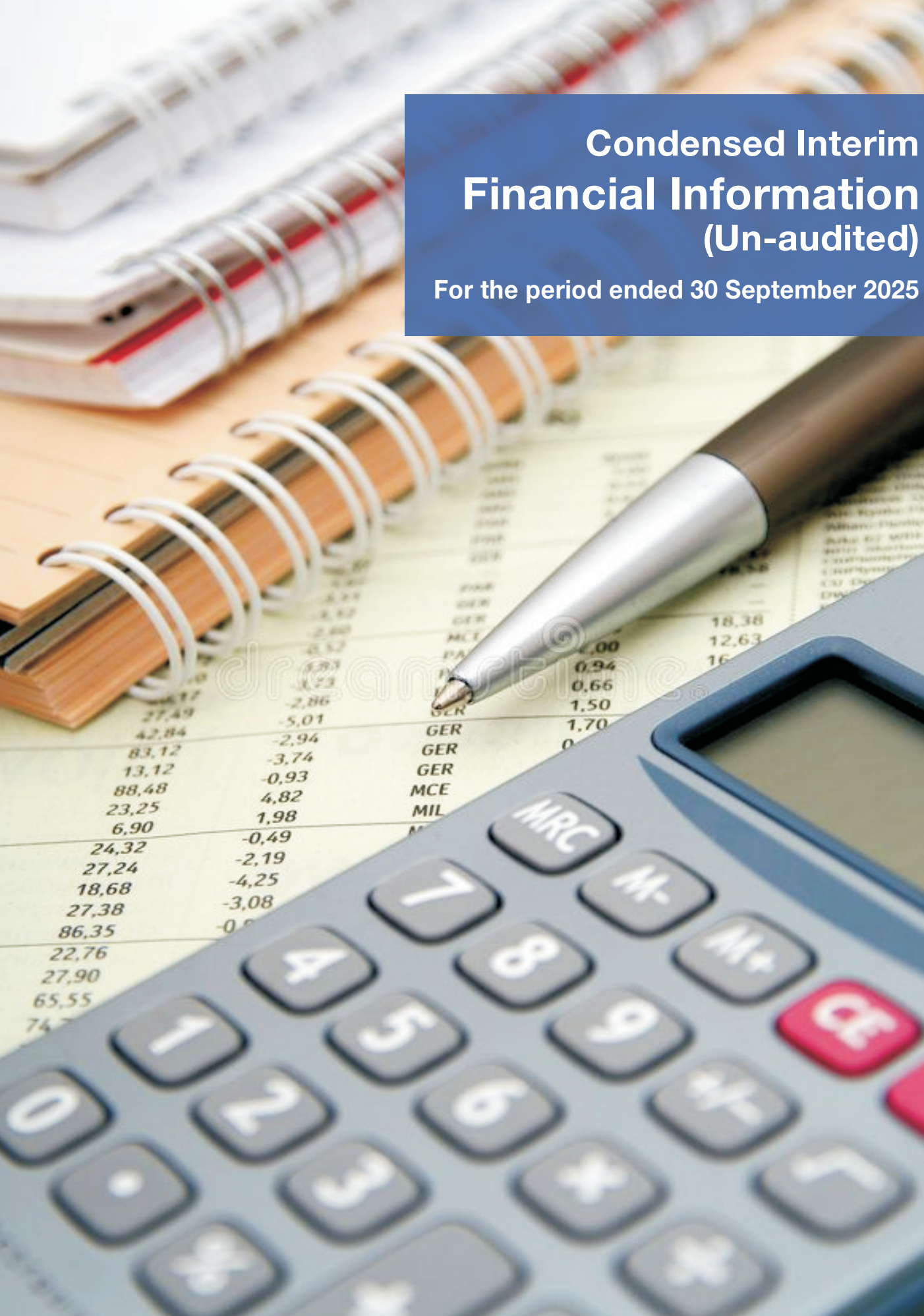
چیف ایگزیکٹو آفیسر

تاریخ: 28 اکتوبر، 2025ء

مقام: لاہور

Condensed Interim Financial Information (Un-audited)

For the period ended 30 September 2025



CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2025

	Note	30-Sep-25 Rupees (Un-Audited)	30-Jun-25 Rupees (Audited)
ASSETS			
NON-CURRENT ASSETS			
Property and equipment	5	122,748,297	126,725,685
Intangible assets	6	5,378,731	5,423,167
Long term investments		24,546,125	24,546,125
Long term finances	7	48,305,454	59,645,990
Long term deposits		8,505,674	8,505,674
Deferred tax asset - net	8	121,004,001	121,004,001
		330,488,282	345,850,642
CURRENT ASSETS			
Current portion of non-current assets		64,224,438	63,490,068
Short term investments	9	15,357,198	13,583,423
Short term finances	10	59,205,893	100,059,308
Short term advances		2,821,781	2,646,080
Prepayments		4,119,984	3,901,440
Interest receivable		15,996,814	18,698,125
Other receivables		7,363,786	7,326,839
Tax refunds due from the government		81,843,807	81,402,514
Cash and bank balances	11	56,018,944	23,839,925
		306,952,645	314,947,722
TOTAL ASSETS		637,440,927	660,798,364
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorized share capital			
300,000,000 (2025: 300,000,000) ordinary shares of Rs. 10		3,000,000,000	3,000,000,000
Issued, subscribed and paid up capital		1,356,000,000	1,356,000,000
Capital reserves		158,042,871	158,042,871
Revenue reserve		(1,054,317,304)	(1,027,549,311)
Revaluation surplus on property and equipment		15,889,321	16,090,452
		475,614,888	502,584,012
LIABILITIES			
NON-CURRENT LIABILITIES			
Lease liabilities	12	24,979,733	27,222,097
		24,979,733	27,222,097
CURRENT LIABILITIES			
Current portion of non-current liabilities	13	10,605,068	10,365,145
Trade and other payables	14	122,468,910	117,037,073
Unclaimed dividend		2,385,654	2,385,654
Provision for taxation and tax levies		1,386,674	1,204,383
		136,846,306	130,992,255
CONTINGENCIES AND COMMITMENTS	15	-	-
TOTAL EQUITY AND LIABILITIES		637,440,927	660,798,364

The annexed notes from 1 to 23 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF PROFIT OR LOSS

FOR THE QUARTER ENDED 30 SEPTEMBER 2025 (UN-AUDITED)

	Note	Quarter Ended	
		30-Sep-25	30-Sep-24
		Rupees (Un-Audited)	Rupees (Un-Audited)
Income			
Profit on financing		13,565,068	21,133,921
Return on investments		805,781	1,372,440
Income from fee and commission		547,725	2,817,195
Profit on bank deposits		739,427	4,307,399
Other income		718,456	1,142,182
		16,376,457	30,773,137
Expenses			
Administrative expenses	16	39,688,983	37,450,264
Finance cost		912,386	1,562,413
		40,601,369	39,012,677
Operating loss before provisions and taxation		(24,224,912)	(8,239,540)
Other operating expenses	17	(2,561,921)	(813,678)
Loss before taxation and tax levies		(26,786,833)	(9,053,218)
Taxation and tax levies - net		(182,291)	(313,316)
Net loss for the Period		(26,969,124)	(9,366,534)
Loss per share - basic and diluted		(0.20)	(0.17)

The annexed notes from 1 to 23 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME

FOR THE QUARTER ENDED 30 SEPTEMBER 2025 (UN-AUDITED)

	Note	Quarter Ended	
		30-Sep-25 Rupees (Un-Audited)	30-Sep-24 Rupees (Un-Audited)
Net loss for the Period		(26,969,124)	(9,366,534)
Other comprehensive loss:			
<i>Items that will not be reclassified to statement of profit or loss</i>		-	-
<i>Items that may be reclassified subsequently to statement of profit or loss</i>			
Loss on remeasurement of long term investments - net of tax		-	-
Other comprehensive loss for the period - net of tax		-	-
Total Comprehensive loss for the Period		(26,969,124)	(9,366,534)

The annexed notes from 1 to 23 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 SEPTEMBER 2025 (UN-AUDITED)

Particulars	Issued, Subscribed and Paid up Capital	Capital Reserves		Revenue Reserve		Revaluation Surplus on Property and Equipment	Total
		Statutory Reserve	(Deficit) / Gain on Revaluation of Investments	Accumulated Loss			
	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees	Rupees
Balance as at June 30, 2024	1,356,000,000	158,496,746	(453,875)	(959,992,575)	16,937,318	570,987,614	
Total comprehensive Income / (loss) for the period							
Net profit/(loss) for the period	-	-	-	(9,366,534)	-	(9,366,534)	
Other comprehensive income/(loss) for the period	-	-	-	-	-	-	
Total comprehensive income/(loss) for the period	-	-	-	(9,366,534)	-	(9,366,534)	
Transfer from surplus on revaluation of property and equipment on account of :	-	-	-	211,717	(211,717)	-	
Incremental depreciation on revalued asset for the period - net							
Balance as at September 30, 2024 (Un-Audited)	1,356,000,000	158,496,746	(453,875)	(969,147,392)	16,725,601	561,621,080	
Balance as at June 30, 2025	1,356,000,000	158,496,746	(453,875)	(1,027,549,311)	16,090,452	502,584,012	
Total comprehensive Income / (loss) for the period							
Net profit/(loss) for the period	-	-	-	(26,969,124)	-	(26,969,124)	
Other comprehensive income/(loss) for the period	-	-	-	-	-	-	
Total comprehensive income/(loss) for the period	-	-	-	(26,969,124)	-	(26,969,124)	
Transfer from surplus on revaluation of property and equipment on account of;							
Incremental depreciation on revalued asset for the period - net of	-	-	-	201,131	(201,131)	-	
Balance as at September 30, 2025 (Un-Audited)	1,356,000,000	158,496,746	(453,875)	(1,054,317,304)	15,889,321	475,614,888	

The annexed notes from 1 to 23 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

CONDENSED INTERIM STATEMENT OF CASH FLOWS

FOR THE QUARTER ENDED 30 SEPTEMBER 2025 (UN-AUDITED)

		Quarter Ended	
	Note	30-Sep-25 Rupees (Un-Audited)	30-Sep-24 Rupees (Un-Audited)
Cash Flow From Operating Activities			
Loss before taxation and levies		(26,786,833)	(9,053,218)
Adjustment for non cash expenses and other items:			
- Depreciation on property and equipment	5.1	2,181,357	2,520,237
- Depreciation on right of use assets	5.2	2,123,130	2,115,099
- Amortization on intangible assets	6.1	44,436	66,650
- Interest on lease liabilities against right of use assets		660,238	1,123,649
- Finance cost		252,148	438,764
- Loss on sale of fixed assets		18,896	(32)
- Provision against doubtful finances		2,561,921	813,678
		7,842,126	7,078,045
		(18,944,707)	(1,975,173)
Decrease / (increase) in operating assets			
- Finances - net		48,897,660	(43,266,703)
- Loans and advances		(175,701)	(86,712)
- Interest receivable		2,701,311	(3,776,584)
- Other receivables		(36,947)	(73,988)
- Prepayments		(218,544)	(1,497,371)
Increase / (decrease) in operating liabilities			
- Trade and other payables		5,431,837	1,603,334
		56,599,616	(47,098,024)
Net cash (used) / generated from operations		37,654,909	(49,073,197)
Finance cost paid		(252,148)	(438,764)
Taxation and levies - net		(441,293)	(1,115,127)
Net cash (used) /generated from operating activities		36,961,468	(50,627,088)
CASH FLOW FROM INVESTING ACTIVITIES			
Capital expenditure on property and equipment		(345,995)	(229,988)
Short term investments - net		(1,773,775)	(565,908)
Net cash (Used) / generated from investing activities		(2,119,770)	(795,896)
CASH FLOW FROM FINANCING ACTIVITIES			
Payment of lease liabilities	12.1	(2,662,679)	(2,901,802)
Net cash used in financing activities		(2,662,679)	(2,901,802)
Net (Decrease) / Increase in Cash and Cash Equivalents During the Period		32,179,019	(54,324,786)
Cash and cash equivalents at the beginning of the Period		23,839,925	124,969,042
Cash and Cash Equivalents at the End of the Period		56,018,944	70,644,256

The annexed notes from 1 to 23 form an integral part of these financial statements.



Chief Executive Officer



Chief Financial Officer



Chairman

SELECTED NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 SEPTEMBER 2025 (UN-AUDITED)

1 Legal Status and its Nature of Business

Escorts Investment Bank Limited ("the Company") is a public limited company incorporated in Pakistan under the provisions of the repealed Companies Ordinance, 1984 (now the Companies Act, 2017) on May 15, 1995. The Company started its commercial operations on October 16, 1996 and is listed on the Pakistan Stock Exchange Limited. The Company is licensed to carry out investment finance services, as a Non-Banking Finance Company under Section 282-C of the Companies Ordinance, 1984, the Non-Banking Finance Companies (Establishment and Regulation) Rules, 2003 (the NBFC Rules) and the Non-Banking Finance Companies and Notified Entities Regulations, 2008 (the NBFC Regulations). The registered office of the company is situated at 26-Davis Road, Lahore.

The Company's IFS (Investment Finance Services) License is in process of Renewal with SECP.

The Pakistan Credit Rating Agency (PACRA) has revised long term Credit Rating of the Company at "BBB-" and short term Credit Rating of the Company at "A3" with stable outlook on September 19, 2025. The ratings denote an adequate capacity of timely payment of financial commitments.

Moreover, a Public Announcement of Intention by Mr. Kamran Malik & Mr. Sheikh Ali Baakza (the "Acquirer") to acquire up to 6.02% of the ordinary shares and control of Escorts Investment Bank Limited was served by AKD Securities Limited (Manager to the Offer) that is subsequently extended for 90 days as on 13 October 2025.

The Company is a subsidiary of Bahria Town (Private) Limited (the parent company).

Regional office	Address
Lahore	Bahria Town, Corporate Office, Bahria Orchard, Raiwind Road.
Karachi	Bahria Town, Head Office, Bahria Town Super Highway.
Rawalpindi	Bahria Town, Head Office, Phase VIII, Rawalpindi.
Ellahabad	Tufail Plaza Near Pso Pump, Chunian Road, District Kasur.
Hafizabad	Gujranwala Road, Opposite Admore Petrol Pump, Tehsil & District Hafizabad.
Nankana	Haider Plaza B-II-IS-II, Malji Road, Tehsil & District Nankana Sahib.
Sambrial	Near Makki Masjid, Mohala Naik Pura, Wazirabad Road, District Sialkot,
Gojra	Pensra Road, Street No.3 Jinnah Park District Toba Teksing, Gojra.
Sialkot	Haji pora Road, Opposite Bank Alfalah, Sialkot
Sheikhupura	Opposite New Sabazimandi, Lahore Road, Sheikhupura.
Daroghawala	Shadi Pura Band Road Daroghawala Lahore.

2 Basis of Preparation

2.1 Statement of compliance

These condensed interim financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards applicable in Pakistan comprise of:

- International Accounting Standard (IAS) 34, Interim Financial Reporting, issued by the International Accounting standards Board (IASB) as notified under the Companies Act, 2017;
- Provision of and directives issued under the Companies Act, 2017 along with part VIIIA of the repealed Companies Ordinance, 1984; and
- Provisions of the Non-Banking Finance Companies (Establishment and Regulations) Rules, 2003 (the NBFC Rules), and Non-Banking Finance Companies and Notified Entities Regulations, 2008 (the NBFC Regulations).

Where the provisions of and directives issued under the Companies Act, 2017, part VIIIA of the repealed Companies Ordinance, 1984, the NBFC Rules and the NBFC Regulations differ from the IFRS Standards, the provisions of and directives issued under the Companies Act, 2017, the NBFC Rules, and the NBFC Regulations have been followed.

This condensed interim financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's annual financial statements for the year ended 30 June 2024. This condensed interim financial information is being presented and submitted to the shareholders as required by Listing Regulations of Pakistan Stock Exchange and under Section 237 of the Companies Act, 2017.

3 Material Accounting Policies

The accounting policies and methods of computations adopted for the preparation of this condensed interim financial information are the same as applied in the preparation of the preceding audited annual published financial statements of the Company for the year ended 30 June 2025. This interim financial Information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Company's annual audited financial statements for the year ended 30 June 2025.

4 Critical Accounting Estimates and Judgements

The preparation of this condensed interim financial information in conformity with the approved accounting standards requires the use of certain critical accounting estimates. It also requires the management to exercise its judgment in the process of applying the Company's accounting policies. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

During preparation of this condensed interim financial information, the significant judgments made by the management in applying the Company's accounting policies and the key sources of estimation and uncertainty were the same as those that applied in the preceding audited annual published financial statements of the Company for the year ended 30 June 2025.

	Note	30-Sep-25 Rupees (Un-Audited)	(Audited) 30-Jun-25 Rupees
5 Property and equipment			
Operating fixed assets - tangible	5.1	94,823,385	96,678,173
Right of use assets	5.2	27,428,720	29,551,850
Advances against purchase of assets		496,192	495,662
		122,748,297	126,725,685
5.1 Operating fixed assets - tangible			
Opening net book value		96,678,173	106,025,763
Cost of addition		604,000	834,837
Less: Book value of deletion during period / year		277,431	50,201
Less: Depreciation for the period / year		2,181,357	10,132,226
Closing net book value		94,823,385	96,678,173
5.2 Right-of-use assets			
Opening balance		29,551,850	37,889,109
Depreciation	16	(2,123,130)	(8,479,133)
Adjustment relating to termination of lease		-	141,874
		27,428,720	29,551,850
Depreciation rate		10% - 15%	10% - 15%
6 Intangible Assets		-	-
Accounting software	6.1	488,843	533,279
Advance for ERP implementation		4,889,888	4,889,888
		5,378,731	5,423,167
6.1 Accounting software			
Net carrying value			
At 01 July		533,279	799,880
Less: Amortization charge	16	44,436	266,601
		488,843	533,279

	Note	30-Sep-25 Rupees (Un-Audited)	(Audited) 30-Jun-25 Rupees
7 Long Term Finances			
Considered good	7.1	108,427,891	117,324,658
Considered doubtful	7.2	46,010,818	46,798,486
		154,438,709	164,123,144
Less: Allowance for expected credit losses		43,686,313	43,062,763
		110,752,396	121,060,381
Less: Current portion		62,058,453	61,324,083
Less: General provision for micro finance portfolio		388,489	90,308
		48,305,454	59,645,990

7.1 Considered good

House finance - secured	7.1.1	33,045,136	34,886,354
Micro finance	7.1.2	75,382,755	82,438,304
		108,427,891	117,324,658

7.1.1 This represents amount disbursed to house finance customers at return rate ranging from 18.33% to 27.7% (30 June 2025: 18.33% to 27.7%) per annum for tenure of 2 to 20 years.

7.1.2 This represents amount disbursed to micro finance customers at return rate ranging from 48.2% to 54.6% (30 June 2025: 48.2% to 54.6%) per annum for tenure of 1 to 3 years.

8 Deferred tax asset - net

Net deferred tax asset has been recognised for all temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. The management of the Company is certain that the Company would have taxable profits in foreseeable future.

	Note	30-Sep-25 Rupees (Un-Audited)	(Audited) 30-Jun-25 Rupees
9 Short Term Investments			
Fair value through profit or loss (FVTPL)			
Mutual funds - 502.7993 (2025: 502.7993) units of Rs. 14.7076 (2025: Rs. 14.7076) each		7,395	7,395
Shares - others	9.1	15,349,803	13,576,028
		15,357,198	13,583,423

9.1 This represents investments in various listed companies' shares. Due to the changes in NBFC Regulations in 2008, the Company had to conclude its brokerage business under the Investment Finance Services License. The Company started the process of intimating its brokerage clients to close their accounts with the Company in compliance with these regulations. Most of the account holders have closed their accounts accordingly. Certain accounts could not be transferred/closed because of non receipt of response from the holders despite repeated reminders. The management has decided to record these in statement of financial position as an asset and a corresponding liability of the same amount. These shares are kept at fair value and the fair value gain or loss is parked in corresponding liabilities.

	Note	30-Sep-25 Rupees (Un-Audited)	(Audited) 30-Jun-25 Rupees
10 Short Term Finances			
Considered good		26,958,203	43,001,441
Considered doubtful		40,625,559	41,524,036
Gold Finance	10.1	29,661,861	51,933,371
		97,245,623	136,458,848
Less: Allowance for expected credit losses		37,891,311	35,578,565
		59,354,312	100,880,283
Less: General provision for micro finance portfolio		148,419	820,975
		59,205,893	100,059,308

10.1 This represents amount disbursed to Gold finance customers at return rate ranging from 32% to 35% (30 June 2025: 32% to 35%) per annum for tenure of 1 year.

11 Cash and Bank Balances

Cash in hand		1,422,751	24,059
Cash with banks			
Current accounts with			
- State Bank of Pakistan		95,529	95,529
- Others		3,407,931	10,087,077
		3,503,460	10,182,606
Saving and deposit accounts	11.1	51,092,733	13,633,260
		56,018,944	23,839,925

11.1 Rate of return on saving accounts range from 9.50% to 10.50% (2025: 9.50% to 20.50%) per annum.

12 Lease Liabilities

Lease liabilities		33,418,816	35,421,257
Less: Current portion		8,439,083	8,199,160
		24,979,733	27,222,097

12.1 Set out below are the carrying amounts of lease liabilities and the movements during the period.

Opening balance		35,421,257	42,471,758
Interest on finance lease		660,238	3,596,650
Payments		(2,662,679)	(10,647,151)
Closing balance		33,418,816	35,421,257

13 Current portion of non-current liabilities

Lease Liabilities		8,439,083	8,199,160
Long Term Security Deposits		2,165,985	2,165,985
		10,605,068	10,365,145

14 Trade and Other Payables

This includes an amount of Rs. 67.423 million (30 June 2025: Rs. 67.423 million) payable to depositors. This remained unpaid due to non-submission of succession certificates (by legal heirs of depositors), lien created by Bahria Town and other legal issues.

15 Contingencies and Commitments

15.1 Contingencies

There is no significant change in the status of contingencies as reported in the annual audited financial statements of the Company for the year ended 30 June 2025.

	Note	30-Sep-25 Rupees (Un-Audited)	(Audited) 30-Jun-25 Rupees
15.2 Commitments			
ERP implementation		4,356,111	4,356,111

	Note	Quarter ended	
		30-Sep-25	30-Sep-24
		Rupees (Un-Audited)	Rupees (Un-Audited)
16 Administrative Expenses			
Salaries, allowance and other benefits	16.1	20,140,982	22,492,164
Advertisement and business promotion		-	15,000
Rent, rates and taxes		1,379,441	1,276,555
Utilities		1,477,277	1,955,310
Communication charges		764,292	777,768
Travelling and vehicle maintenance		4,715,005	562,515
Repairs and maintenance		1,716,928	1,545,432
Entertainment		468,320	176,162
Fees and subscriptions		966,920	719,600
Legal and professional charges		2,715,013	2,024,148
Printing and stationery		190,405	328,007
Insurance		805,477	875,617
Depreciation on property and equipment	5.1	2,181,357	2,520,237
Depreciation on right of use assets	5.2	2,123,130	2,115,099
Amortization on intangible assets	6.1	44,436	66,650
		39,688,983	37,450,264

16.1 This includes contribution to provident fund amounting to Rs. 0.312 million (2024: Rs. 0.431 million) made by the Company in the approved provident fund trust.

17 Other Operating Expenses

Allowance for expected credit losses		2,936,296	634,353
General Provision on micro finance portfolio		(374,375)	92,037
Bad debts written off - micro finance		-	-
		2,561,921	726,390

18 Segmental Analysis

The Company's activities are broadly categorized into two primary business segments namely financing activities and investment activities within Pakistan:

18.1 Financing activities

House finance activities

House finance activities include providing long-term financing facilities to individuals (both salaried and self-employed) of house finance customers.

Micro/Gold finance activities

Micro/Gold finance activities include providing long-term and short-term financing facilities to individuals (both salaried and self-employed) and micro - enterprise customers.

Term and other finance activities

Term finance activities include providing long-term financing facilities to corporate entities and individuals. Other operations that do not fall into the above referred activities are reported under 'Term and other finance activities'.

18.2 Investment activities

Investing activities include money market activities, investment in government securities, advisory services, capital market activities and the management of the Company's liquidity.

Quarter Ended 30 September 2025 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro/Gold finance activities	Term & other finance activities		
Profit on financing	1,512,989	12,052,079	-	-	13,565,068
Income from fee and commission	-	547,725	-	-	547,725
Return on investments	-	-	-	1,545,208	1,545,208
Other income	-	718,456	-	-	718,456
Total income of segment	1,512,989	13,318,260	-	1,545,208	16,376,457
Finance costs	-	359,942	-	552,444	912,386
Other expenses	-	2,561,921	-	-	2,561,921
Depreciation expense	191,021	1,566,472	-	2,546,994	4,304,487
Administrative expenses	545,035	10,374,636	-	24,464,825	35,384,496
Segment result	776,933	(1,544,711)	-	(26,019,055)	(26,786,833)
Other income - unallocated					-
Other expenses - unallocated					-
Loss before taxation					(26,786,833)

As at 30 September 2025 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro/Gold finance activities	Term & other finance activities		
Segment assets	40,147,865	197,935,001	2,165,985	40,498,686	280,747,537
Cash and bank balances					56,018,944
Unallocated assets					300,674,446
					637,440,927
Segment liabilities	1,428,012	29,738,393	2,165,985	-	33,332,390
Unallocated liabilities					128,493,649
Equity					475,614,888
					637,440,927

Quarter Ended 30 September 2024 (Un-Audited)
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro/Gold finance activities	Term & other finance activities		
Profit on financing	3,411,324	17,722,597	-	-	21,133,921
Income from fee and commission	-	2,817,195	-	-	2,817,195
Return on investments	-	-	-	5,679,839	5,679,839
Other income	737,727	404,455	-	-	1,142,182
Total income of segment	4,149,051	20,944,247	-	5,679,839	30,773,137
Finance costs	-	699,956	-	862,457	1,562,413
Other expenses	-	813,678	-	-	813,678
Depreciation expense	167,357	1,074,152	-	3,765,790	5,007,299
Administrative expenses	1,408,455	12,500,692	-	18,533,818	32,442,965
Segment result	2,573,239	5,855,769	-	(17,482,226)	(9,053,218)
Other income - unallocated					-
Other expenses - unallocated					-
Loss before taxation					(9,053,218)

As at 30 June 2025
(Rupees)

	Financing activities			Investing activities	Total
	House finance activities	Micro/Gold finance activities	Term & other finance activities		
Segment assets	42,217,798	252,509,165	2,165,985	38,718,555	335,611,503
Cash and bank balances					23,839,925
Unallocated assets					301,346,936
					660,798,364
Segment liabilities	1,298,232	31,212,302	1,776,108	389,877	34,676,519
Unallocated liabilities					123,537,833
Equity					502,584,012
					660,798,364

19 Transactions with Related Parties

The related parties and associated undertakings comprise, associated companies / undertakings, staff retirement funds, directors and key management personnel. Transactions with related parties and associated undertakings other than remuneration and benefits to key management personnel under the term of employment are as follows:

Transactions during the period

			Quarter Ended	
			30-Sep-25 Rupees (Un-Audited)	30-Sep-24 Rupees (Un-Audited)
Party	Relationship	Nature of Transaction		
Bahria Grand Hotel and Resort	Associated Company	Entertainment Expense	-	47,270
Executives	Other Related Party	Remuneration to Key Management Personnel	12,567,713	11,009,163
Employees Provident Fund	Other Related Party	Contribution for the period	312,649	431,228

			30-Sep-25 Rupees (Un-Audited)	30-Jun-25 Rupees (Audited)
Outstanding balance as at period / year end				
Bahria Town (Private) Limited	Holding Company	Utilities & Maintenance Payable	363,331	363,331
		Other Receivable	836,550	836,550
		Security Deposit Against Branches	7,627,674	7,627,674

20 Financial Risk Management

The Company's activities expose itself to a variety of financial risks: credit risk, liquidity risk and market risk (including currency risk and interest rate risk).

The condensed interim financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Company's audited financial statements for the year ended 30 June 2025.

The Company's financial risk management objective and policies are consistent with those disclosed in the annual financial statements of the Company and for the year ended 30 June 2025.

The carrying values of all financial assets and liabilities reflected in the condensed interim financial information approximate their face value.

21 Fair Values of Financial Instruments

The carrying values of all financial assets and liabilities reflected in the financial statements approximate their fair

22 Date of Authorization for Issue

This condensed interim financial information was authorized for issue by the Board of Directors of the Company on October 28, 2025.

23 General

In order to comply with the requirements of International Accounting Standard (IAS) 34 "Interim Financial Reporting", the condensed interim statement of financial position and condensed interim statement of changes in equity have been compared with the balances of annual audited financial statements of preceding financial year, whereas, the condensed interim statement of profit or loss, condensed interim statement of comprehensive income and condensed interim statement of cash flows have been compared with the balances of comparable period of immediately preceding financial year.

The corresponding figures have been rearranged, wherever considered necessary for the purpose of comparison and better presentation the effect of which is not material.

Figures have been rounded off to the nearest rupees.



Chief Executive Officer



Chief Financial Officer



Chairman



www.escortsbank.net
info@escortsbank.net

Follow Escorts Investment Bank Limited



Registered Office:

Ground Floor, 26-Davis Road Lahore.
Tel: (92-42) 36361393-5
www.escortsbank.net
info@escortsbank.net
UAN: 042 111 003 425
Toll Free: 0800 03425