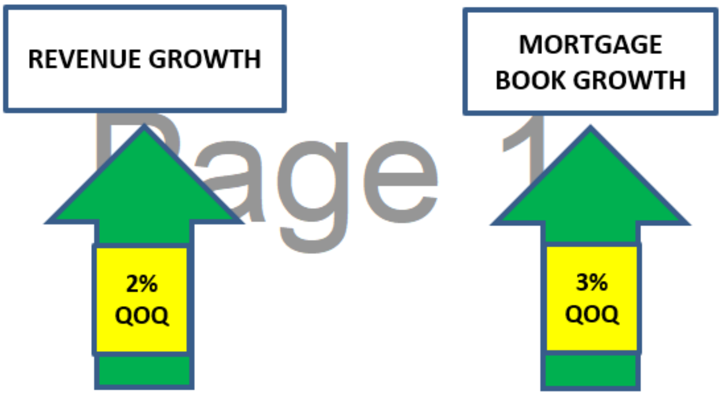
FIRST HOUSING FINANCE (TANZANIA) LIMITED

UNAUDITED QUARTERLY FINANCIAL STATEMENTS

FOR THE QUARTER ENDED 31ST MARCH 2026

KEY FINANCIAL HIGHLIGHTS



PUBLICATION OF FINANCIAL STATEMENTS

Issued pursuant to regulations 7 and 8 of the Banking and Financial Institutions (Disclosures) Regulations, 2014

FIRST HOUSING FINANCE (TANZANIA) LIMITED

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 31ST MAR. 2026

(Amounts in thousand shillings)

	Current Quarter	Previous Quarter
	31st Mar. 2026	**31st Dec. 2025**
A. ASSETS		
1. Cash	583	1,569
2. Balances with Bank of Tanzania	-	-
3. Investments in Government Securities	3,654,985	3,600,403
4. Balances with Other Banks and Financial institutions	1,862,141	4,595,076
5. Cheques and Items for Clearing	-	-
6. Inter-branch Float Items	-	-
7. Bills Negotiated	-	-
8. Customers' Liabilities for Acceptances	-	-
9. Interbank Loans Receivables	-	-
10. Investments in Other Securities	-	-
11. Loans, Advances and Overdrafts (Net of Allowances for Expected Losses)	38,557,723	37,332,356
12. Other Assets	2,010,383	1,604,805
13. Equity Investments	1,784,200	1,784,200
14. Underwriting Accounts	-	-
15. Property, Plant and Equipment	785,605	657,534
16. TOTAL ASSETS	**48,655,620**	**49,575,943**
B: LIABILITIES		
17. Deposits from Other Banks and Financial Institutions	-	-
18. Customer Deposits	2,145,117	2,125,167
19. Cash Letters of Credit	-	-
20. Special Deposits	-	-
21. Payment Orders/ Transfers Payable	-	-
22. Bankers' Cheques and Drafts Issued	-	-
23. Accrued Taxes and Expenses Payable	360,166	314,404
24. Acceptances Outstanding	-	-
25. Inter-branch Float Items	-	-
26. Unearned Income, Other Deferred Charges & Taxes	806,239	669,098
27. Other Liabilities	926,438	710,870
28. Borrowings	24,692,881	26,080,054
29.TOTAL LIABILITIES	**28,930,841**	**29,899,592**
30.NET ASSETS/(LIABILITIES) (*16 minus 29*)	**19,724,780**	**19,676,351**
C. SHAREHOLDERS' FUNDS		
31. Paid up Share Capital	21,800,000	21,800,000
32. Share premium	-	-
33. Fair Value Reserve	107,185	107,185
34. Retained Earnings	(3,564,706)	(3,502,106)
35. Profit /(Loss) Account	48,429	399,692
36. Regulatory Reserve	1,333,872	871,580
37. Minority Interest	-	-
38. TOTAL SHAREHOLDERS' FUNDS	**19,724,780**	**19,676,351**
39. Contingent Liabilities	-	-
40. Non-Performing Loans & Advances	1,842,994	1,813,141
41. Allowance for Expected Losses	434,854	395,138
42. Other Non-Performing Assets	-	-
D. SELECTED FINANCIAL CONDITION INDICATORS		
(i). Shareholders' Funds to Total Assets	40.54%	39.74%
(ii). Non-Performing Loans to Total Gross Loans	4.69%	4.77%
(iii). Gross Loans & Advances to Total Deposits	9305.64%	1720.52%
(iv). Loans & Advances to Total Assets	79.25%	75.32%
(v). Earning Assets to Total Assets	86.75%	92.16%
(vi). Deposits Growth	0.94%	-2.27%
(vii). Assets Growth	-1.86%	3.74%

CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31ST MARCH 2026

(Amounts in thousand shillings)

	Current Quarter	Comparative Quarter	Current Year Cumulative	Comparative Year Cumulative
	31st Mar. 2026	**31st Mar. 2025**	**31st Mar. 2026**	**31st Mar. 2025**
1. Interest Income	1,741,882	1,642,209	1,741,882	1,642,209
2. Interest Expense	(792,717)	(634,675)	(792,717)	(634,675)
3. Net Interest Income	**949,166**	**1,007,533**	**949,166**	**1,007,533**
4. Bad Debts Written-Off	-	-	-	-
5. Impairment Reversal / (Losses)	(50,392)	(54,409)	(50,392)	(54,409)
6. Non Interest Income :	**131,843**	**55,831**	**131,843**	**55,831**
6.1 Foreign Currency Dealings and Translation Gains/ (Loss)	2,448	464	2,448	464
6.2 Fees and Commissions	112,224	55,366	112,224	55,366
6.3 Dividend Income	-	-	-	-
6.4 Other Operating Income	17,171	-	17,171	-
7. Non Interest Expenses :	**(969,008)**	**(888,332)**	**(969,008)**	**(888,332)**
7.1 Salaries and Benefit	(514,036)	(434,503)	(514,036)	(434,503)
7.2 Fees and Commissions	-	-	-	-
7.3 Other Operating Expenses	(454,972)	(453,829)	(454,972)	(453,829)
8. Operating Income/(Loss)	**61,610**	**120,623**	**61,610**	**120,623**
9. Income Tax Provision	(13,181)	(21,949)	(13,181)	(21,949)
10. Net Income/ (Loss) after Income Tax	**48,429**	**98,673**	**48,429**	**98,673**
11. Other Comprehensive Income	-	-	-	-
12. Total Comprehensive Income/ (Loss)	**48,429**	**98,673**	**48,429**	**98,673**
13. Number of Employees	**32**	**27**	**32**	**27**
14. Basic Earnings Per Share	**0.22**	**0.45**	**0.22**	**0.45**
15. Number of Branches	1	1	1	1
SELECTED PERFORMANCE INDICATORS				
(i). Return on Average Total Assets	0.10%	0.22%	0.10%	0.22%
(ii). Return on Average Shareholder's Fund	0.25%	0.51%	0.25%	0.51%
(iii). Non Interest Expense to Gross Income	89.64%	83.54%	89.64%	83.54%
(iv). Net Interest Income to Average Earning Assets	2.18%	2.57%	2.18%	2.57%

CONDENSED STATEMENT OF CASH FLOW STATEMENT
FOR THE QUARTER ENDED 31ST MARCH 2026
(Amounts in thousand shillings)

	Current Quarter	Previous Quarter	Current Year Cumulative	Comparative Year Cumulative
	31st Mar. 2026	**31st Dec. 2025**	**31st Mar. 2026**	**31st Mar. 2025**
I. Cash Flow from Operating Activities:				
Net Income/ (Loss) before tax	**61,610**	**184,379**	**61,610**	**120,623**
Adjustments for				
- Impairment/ Amortization/ Depreciation & Non-cash items	478,547	2,430	478,547	59,195
- Net Change in Loans and Advances	(1,265,647)	(926,176)	(1,265,647)	(848,697)
- Gain/Loss from Sale of Assets	-	-	-	-
- Net Change in Deposits	19,950	(49,362)	19,950	(464)
- Net Change in Short Term Negotiable Securities	-	-	-	-
- Net Change in Other Liabilities	477,238	132,351	477,238	751,601
- Net Change in Other Assets	(415,918)	(120,037)	(415,918)	(388,208)
- Tax Paid	(13,181)	(36,603)	(13,181)	(21,949)
- Others (Interest paid & Adjustments for previous items)	248,560	(26,581)	248,560	50,050
Net Cash (Used)/ Provided by Operating Activities	**(408,842)**	**(839,599)**	**(408,842)**	**(277,849)**
II: Cash Flow from Investing Activities				
- Dividend Received	-	-	-	-
- Purchase of Fixed Assets	(566,338)	(487,469)	(566,338)	(19,545)
- Proceeds from Sale of Fixed Assets	-	-	-	-
- Purchase of TMRC Securities	-	-	-	-
- Investment in Govt Securities	(54,582)	55,748	(54,582)	(54,613)
- Purchase of Intangibles	-	-	-	-
Net Cash (Used) by Investing Activities	**(620,920)**	**(431,721)**	**(620,920)**	**(74,158)**
III. Cash Flow from Financing Activities				
- Repayment of Long-Term Debt & Interest	(1,387,172)	-	(1,387,172)	(79,650)
- Proceeds from Issuance of Long Term Debt	-	-	-	-
- Proceeds from Issuance of Share Capital	-	-	-	-
- Payment of Cash Dividends	-	-	-	-
- New Loan	-	1,589,919	-	637,562
- Others (Repayment of Lease liabilities)	(33,984)	(28,143)	(33,984)	(26,550)
Net Cash Provided by Financing Activities	**(1,421,156)**	**1,561,776**	**(1,421,156)**	**531,362**
IV. Cash and Cash Equivalents				
Net Increase / (Decrease) in Cash and Cash equivalents	**(2,450,918)**	**290,456**	**(2,450,918)**	**179,355**
Cash and Cash Equivalents at the Beginning of the period	4,313,642	4,023,186	4,313,642	1,744,682
Cash and Cash Equivalents at the End of the period	**1,862,724**	**4,313,642**	**1,862,724**	**1,924,037**

CONDENSED STATEMENT OF CHANGES IN EQUITY
AS AT 31ST MARCH 2026
(Amounts in thousand shillings)

	Share Capital	Share premium	Retained Earnings	Regulatory reserve	General Provision Reserve	Others (Fair Value Reserve)	Total
Current Quarter (31.03.2026)							
Balance as at the beginning of the quarter (01.01.2026)	**21,800,000**	**-**	**(3,102,412)**	**871,580**	**-**	**107,185**	**19,676,353**
Profit (Loss) for the quarter	-	-	48,429	-	-	-	48,429
Transactions with owners	-	-	-	-	-	-	**-**
Dividends Paid	-	-	-	-	-	-	**-**
Regulatory Reserve	-	-	(462,292)	462,292	-	-	**-**
General Provision	-	-	-	-	-	-	**-**
Others	-	-		-	-	-	**-**
Balance as at the end of the current quarter (31.03.2026)	**21,800,000**	**-**	**(3,516,275)**	**1,333,872**	**-**	**107,185**	**19,724,782**

	Share Capital	Share premium	Retained Earnings	Regulatory reserve	General Provision Reserve	Others (Fair Value Reserve)	Total
Previous Quarter (31.12.2025)							
Balance as at the beginning of the quarter (01.10.2025)	**21,800,000**	-	**(3,088,949)**	**458,425**	**-**	**107,185**	**19,276,661**
Profit (Loss) for the quarter	-	-	399,692	-	-	-	**399,692**
Transactions with owners	-	-	-	-	-	-	**-**
Dividends Paid	-	-	-	-	-	-	**-**
Regulatory Reserve	-	-	(413,155)	413,155	-	-	**-**
General Provision	-	-	-	-	-	-	**-**
Others (Net change in fair value of equity instruments at FVOCI)	-	-	-	-	-	-	**-**
Balance as at the end of the quarter (31.12.2025)	**21,800,000**	**-**	**(3,102,412)**	**871,580**	**-**	**107,185**	**19,676,353**

In preparation of the quarterly financial statements, consistent accounting policies have been used as those applicable to the previous year audited financial statements (if there were changes during the quarter, the changes be explained as per IAS 34 & IAS 8).

Name and Title :	***Signature***		***Date***
Amulike E. Kamwela **(Chief Executive Officer)**	(Signed)	**..............................**	**22.04.2026**
Concordia Seleka **(Chief Financial Officer)**	(Signed)	**..............................**	**22.04.2026**
Fredrick Hippolite **(Internal Audit Manager)**	(Signed)	**..............................**	**22.04.2026**

We, the undersigned directors, attest to the faithful representation of the above statements. We declare that the statements have been examined by us and, to the best of our knowledge and belief, have been prepared in conformance with International Financial Reporting Standards and the requirements of the Banking and Financial Institutions Act, 2006 and they present a true and fair view.

Name :	***Signature***		***Date***
Charles Mugila **(Chairman)**	(Signed)	**..............................**	**22.04.2026**
Margaret Ikongo **(Director)**	(Signed)	**..............................**	**22.04.2026**

1st Housing

Homes within your reach

MINIMUM DISCLOSURES OF CHARGES AND FEES

Issued pursuant to Regulation 59 of The Banking and Financial Institutions (Mortgage Finance) Regulations, 2015.

S/No	ITEMS	CHARGES/FEES
1	Prime Lending Rate (PLR)	18% p.a.
2	Maximum spread above PLR	4% p.a.
3	Application Fee (Non-refundable)	TZS 200,000/-
4	Processing Fee	1.5 % of the loan value
5	Facility Fee	1.5 % of the loan value
6	Restructuring/Rescheduling Fee	1% of the restructured/ rescheduling amount
7	Valuation Fee	Paid by the client as per the invoice
8	Legal Fee	Paid by the client to FHF account and FHF will pay law firm
9	Early Repayment	5% of the amount to be prepaid from Bank or Financial Institution
10	Annual Review Fee	NIL
11	Cheque returned Unpaid (Outward & Inward)	TZS 50,000/-
12	Loan Statement	TZS 20,000/-