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**First Credit Union**  
**Consolidated Financial Statements**  
*December 31, 2024*

# First Credit Union

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*For the year ended December 31, 2024*

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## Management's Responsibility

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To the Members of First Credit Union:

Management is responsible for the preparation and presentation of the accompanying consolidated financial statements, including responsibility for significant accounting judgments and estimates in accordance with IFRS® Accounting Standards and ensuring that all information in the annual report is consistent with the statements. This responsibility includes selecting appropriate accounting principles and methods, and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the consolidated financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of consolidated financial statements.

The Board of Directors and Audit Committee are composed entirely of Directors who are neither management nor employees of the Credit Union. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the financial information included in the annual report. The Board fulfils these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management, internal auditors, and external auditors. The Committee is also responsible for recommending the appointment of the Credit Union's external auditors.

MNP LLP is appointed by the members to audit the consolidated financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Committee and management to discuss their audit findings.

March 11, 2025

e-Signed by Linda Bowyer  
2025-03-11 13:42:53:53 PDT

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President & CEO

e-Signed by Godfrey Van de Leur  
2025-03-11 12:47:20:20 PDT

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CFO

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To the Members of First Credit Union:

## Opinion

We have audited the consolidated financial statements of First Credit Union (the "Credit Union"), which comprise the consolidated statement of financial position as at December 31, 2024, and the consolidated statements of income (loss), comprehensive income, changes in members' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Credit Union as at December 31, 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS® Accounting Standards.

## Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Credit Union in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Credit Union'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 Credit Union or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Credit Union's financial reporting process.

## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated 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 Credit Union's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management'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 Credit Union'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 consolidated 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 Credit Union to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Credit Union as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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.

Kelowna, British Columbia  
March 11, 2025

*MNP LLP*

Chartered Professional Accountants

**First Credit Union**  
**Consolidated Statement of Financial Position**  
*As at December 31, 2024*

	<b>2024</b>	<b>2023</b>
<b>Assets</b>		
Cash and cash equivalents (Note 4)	30,222,225	18,738,170
Investments (Note 5)	53,965,972	51,373,575
Member loans receivable (Note 21)	570,959,800	575,845,098
Income taxes recoverable	-	76,647
Property, plant and equipment (Note 6)	7,629,402	9,945,814
Long-lived assets held for sale	1,614,158	-
Intangible assets (Note 7)	1,366,648	1,301,020
Other assets (Note 8)	6,874,588	9,346,254
	<b>672,632,793</b>	<b>666,626,578</b>
<b>Liabilities</b>		
Member deposits (Note 9)	587,558,976	596,570,078
Income taxes payable	329,309	-
Trade payables and accrued liabilities	1,884,096	1,543,134
Secured borrowings (Note 11)	37,998,064	24,220,376
Lease liabilities (Note 12)	919,841	779,709
Deferred tax liabilities (Note 13)	221,390	857,236
Patronage dividends payable	46,692	52,967
	<b>628,958,368</b>	<b>624,023,500</b>
<b>Commitments and contingencies</b> (Note 14), (Note 21)		
<b>Events after the reporting period</b> (Note 24)		
<b>Members' equity</b>		
Member shares (Note 15)	1,764,290	1,853,273
Retained earnings	34,780,526	33,625,348
Contributed surplus (Note 16)	7,139,737	7,814,972
Accumulated other comprehensive loss	(10,128)	(690,515)
	<b>43,674,425</b>	<b>42,603,078</b>
	<b>672,632,793</b>	<b>666,626,578</b>
<b>Approved on behalf of the Board</b>		
e-Signed by Sean Dees	e-Signed by Guy Chartier	
2025-03-11 14:51:39:39 PDT	2025-03-11 11:44:17:17 PDT	
<b>Director</b>	<b>Director</b>	

The accompanying notes are an integral part of these financial statements

**First Credit Union**  
**Consolidated Statement of Income (Loss)**  
*For the year ended December 31, 2024*

	2024	2023
<b>Interest income</b>		
Member loans	24,047,739	21,607,127
Investments	3,088,282	2,617,621
	27,136,021	24,224,748
<b>Interest expense</b>		
Member deposits	13,396,007	11,980,905
Borrowings	1,349,970	680,878
	14,745,977	12,661,783
<b>Net interest income</b>	12,390,044	11,562,965
<b>Recovery of credit losses</b> (Note 21)	(131,107)	(823)
	12,521,151	11,563,788
<b>Other income</b> (Note 17)	3,479,300	3,417,799
<b>Net interest and other income, after recovery of credit losses</b>	16,000,451	14,981,587
<b>Operating expenses</b>		
Salaries and employee benefits	10,240,636	9,751,830
Data processing and information technology	772,733	742,125
Professional fees	767,037	707,217
Clearing and processing	570,160	626,577
Office	450,331	504,763
Premises and equipment	448,875	464,501
Dues and assessments	337,867	426,282
Advertising and promotion	302,990	362,844
Loan fees	177,425	245,428
Insurance	134,911	135,472
General and administrative	90,196	113,960
Wealth management	14,478	11,578
Depreciation and amortization	1,334,690	1,381,711
	15,642,329	15,474,288
<b>Operating income (loss)</b>	358,122	(492,701)
<b>Other items</b>		
Gain on disposal of property, plant and equipment	-	251,952
Gain from sale of investment in associate	-	220,630
	-	472,582
<b>Net income (loss) before income taxes</b>	358,122	(20,119)
<b>Provision for (recovery of) income taxes</b> (Note 13)		
Current	471,027	81,293
Deferred	(635,846)	513,654
	(164,819)	594,947
<b>Net income (loss)</b>	522,941	(615,066)

The accompanying notes are an integral part of these financial statements

**First Credit Union**  
**Consolidated Statement of Comprehensive Income**  
*For the year ended December 31, 2024*

	<b>2024</b>	<b>2023</b>
<b>Net income (loss)</b>	<b>522,941</b>	<b>(615,066)</b>
<b>Other comprehensive income</b>		
<b>Items that will be reclassified subsequently to profit or loss</b>		
Unrealized fair value gains on investments, net of tax	<b>680,387</b>	<b>917,241</b>
<b>Total comprehensive income for the year</b>	<b>1,203,328</b>	<b>302,175</b>

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

**First Credit Union**  
**Consolidated Statement of Changes in Members' Equity**  
*For the year ended December 31, 2024*

	<i>Member shares</i>	<i>Contributed surplus</i>	<i>Retained earnings</i>	<i>Accumulated other comprehensive loss</i>	<i>Total equity</i>
<b>Balance December 31, 2022</b>	<b>1,875,848</b>	<b>8,459,684</b>	<b>33,646,275</b>	<b>(1,607,756)</b>	<b>42,374,051</b>
Net loss	-	-	(615,066)	-	(615,066)
Fair value gains arising during the year, net of income tax	-	-	-	917,241	917,241
Redemption of shares	(363,196)	-	-	-	(363,196)
Issuance of shares	340,621	-	-	-	340,621
Transfer of contributed surplus to retained earnings	-	(644,712)	644,712	-	-
Dividends on member shares <i>(Note 15)</i>	-	-	(50,573)	-	(50,573)
<b>Balance December 31, 2023</b>	<b>1,853,273</b>	<b>7,814,972</b>	<b>33,625,348</b>	<b>(690,515)</b>	<b>42,603,078</b>
Net income	-	-	522,941	-	522,941
Fair value gains arising during the year, net of income tax	-	-	-	680,387	680,387
Redemption of shares	(208,616)	-	-	-	(208,616)
Issuance of shares	119,633	-	-	-	119,633
Transfer of contributed surplus to retained earnings	-	(675,235)	675,235	-	-
Dividends on member shares <i>(Note 15)</i>	-	-	(42,998)	-	(42,998)
<b>Balance December 31, 2024</b>	<b>1,764,290</b>	<b>7,139,737</b>	<b>34,780,526</b>	<b>(10,128)</b>	<b>43,674,425</b>

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

**First Credit Union**  
**Consolidated Statement of Cash Flows**  
*For the year ended December 31, 2024*

	<b>2024</b>	<b>2023</b>
<b>Cash provided by (used for) the following activities</b>		
<b>Operating activities</b>		
Interest received from member loans	24,660,306	22,291,755
Interest received from investments	3,110,345	2,801,876
Cash received on other income	3,127,420	3,043,426
Cash paid to suppliers and employees	(13,454,841)	(13,897,831)
Interest paid on member deposits	(11,950,256)	(9,998,520)
Interest paid on borrowings	(1,349,970)	(638,008)
Income taxes paid	(139,066)	(69,678)
	<b>4,003,938</b>	<b>3,533,020</b>
<b>Financing activities</b>		
Advances of borrowings	16,248,493	2,212,453
Repayment of lease liabilities	(130,847)	(128,256)
Decrease in member deposits	(10,456,853)	(5,979,992)
Reduction of equity shares	(88,983)	(22,575)
Dividends on equity shares	(42,998)	(50,573)
	<b>5,528,812</b>	<b>(3,968,943)</b>
<b>Investing activities</b>		
(Increase) decrease in member loans	4,141,624	(615,430)
Purchase of property, plant, equipment and intangibles	(460,445)	(716,024)
Proceeds on sale of property, plant, equipment and intangibles	-	705,996
Proceeds on sale of investment in associate	-	2,323,016
Change in investments, net	(1,729,874)	1,483,437
	<b>1,951,305</b>	<b>3,180,995</b>
<b>Increase in cash and cash equivalents</b>	<b>11,484,055</b>	<b>2,745,072</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>18,738,170</b>	<b>15,993,098</b>
<b>Cash and cash equivalents, end of year</b>	<b>30,222,225</b>	<b>18,738,170</b>

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

**1. Reporting entity information**

***Entity information***

First Credit Union (the "Credit Union") is incorporated under the laws of British Columbia, is regulated under the Financial Institutions Act of British Columbia and is a member of Central 1 Credit Union Limited ("Central 1"). The Credit Union serves members in the Sunshine Coast region and provides financial services through 8 branches, telephone and on-line banking. The address of the Credit Union's registered office is 4721 Joyce Avenue, Powell River, British Columbia.

***Basis of presentation***

These consolidated financial statements include the accounts of First Wealth Management Ltd. ("FWM") and First Group of Companies Realty Holdings Ltd. ("FCGRH") which are wholly-owned subsidiaries of First Credit Union. All inter-entity balances and transactions are eliminated on consolidation.

***Statement of compliance***

The consolidated financial statements have been prepared in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("IASB") and interpretations of the IFRS Interpretations Committee.

These consolidated financial statements for the year ended December 31, 2024 were approved and authorized for issue by the Board of Directors on March 11, 2025.

***Basis of measurement***

The consolidated financial statements have been prepared using the historical cost basis except for the revaluation of certain financial instruments.

***Functional and presentation currency***

These consolidated financial statements are presented in Canadian dollars, which is the Credit Union's functional currency.

**2. Significant accounting judgments, estimates and assumptions**

As the precise determination of many assets and liabilities is dependent upon future events, the preparation of consolidated financial statements for a period necessarily involves the use of estimates and approximations which have been made using careful judgment. These estimates are based on management's best knowledge of current events and actions that the Credit Union may undertake in the future.

Key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date are discussed below.

***Allowance for expected credit losses***

At each reporting period, financial assets are assessed to determine whether their credit risk has increased significantly since initial recognition. In determining whether credit risk has significantly increased, management develops a number of assumptions about the following factors which impact the borrowers' ability to meet debt obligations:

- Expected significant increase in unemployment rates and/or interest rates
- Declining revenues, working capital deficiencies, increases in balance sheet leverage, and liquidity
- Expected or actual changes in internal credit ratings of the borrowers or external credit ratings of the instrument
- The correlation between credit risk on all lending facilities of the same borrower
- Changes in the value of the collateral supporting the obligation or in the quality of third-party guarantees or credit enhancements

Significant judgments, estimates and assumptions are required when calculating the expected credit losses of financial assets. In measuring the 12-month and lifetime expected credit losses, management makes assumptions about prepayments, the timing and extent of missed payments or default events. In addition, management makes assumptions and estimates about the impact that future events may have on the historical data used to measure expected credit losses.

In estimating expected credit losses, the Credit Union develops a number of assumptions as follows:



**2. Significant accounting judgments, estimates and assumptions** *(Continued from previous page)*

- The period over which the Credit Union is exposed to credit risk, considering for example, prepayments, extension options, demand features
- The probability-weighted outcome, including identification of scenarios that specify the amount and timing of the cash flows for particular outcomes and the estimated probability of those outcomes
- The risk of default occurring on loans during their expected lives and during the next 12 months after the reporting date
- Expected cash short falls including, recoveries, costs to recover and the effects of any collateral or other credit enhancements
- Estimates of effective interest rates used in incorporating the time value of money

The above assumptions are based on historical information and adjusted for current conditions and forecasts of future economic conditions. The Credit Union determines adjustments needed to its historical assumptions by monitoring the correlation of the probability of default and loss rates with the following economic variables:

- Interest rates
- Unemployment rates
- Gross domestic product
- Inflation
- Loan to value ratios
- Vacancy rates

The estimate of expected credit losses reflects an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes that are neither best-case nor worse-case scenarios. The Credit Union uses judgment to weight these scenarios.

***Financial instruments not traded in active markets***

For financial instruments not traded in active markets, fair values are determined using valuation techniques such as the discounted cash flow model that rely on assumptions that are based on observable active markets or rates. Certain assumptions take into consideration liquidity risk, credit risk and volatility.

***Impairment of non-financial assets***

At each reporting date, the Credit Union assesses whether there are any indicators of impairment for non-financial assets. Non-financial assets that have an indefinite useful life or are not subject to amortization, such as goodwill, are tested annually for impairment or more frequently if impairment indicators exist. Other non-financial assets are tested for impairment if there are indicators that their carrying amounts may not be recoverable.

***Income tax***

The Credit Union periodically assesses its liabilities and contingencies related to income taxes for all years open to audit based on the latest information available. For matters where it is probable that an adjustment will be made, the Credit Union records its best estimate of the tax asset or liability including the related interest and penalties in the current tax provision. Management believes they have adequately provided for the probable outcome of these matters; however, the final outcome may result in a materially different outcome than the amount included in the tax assets or liabilities.

***Classification of financial assets***

Classification of financial assets requires management to make judgments regarding the business model under which the Credit Union's financial assets are held and whether contractual cash flows consist solely of payments of principal and interest. Management has determined that the penalty to exercise prepayment features embedded in certain loans made to retail customers do not result in payments that are not solely payments of principal and interest because they represent reasonable additional compensation for early termination of the contract.

**3. Material accounting policy information**

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

**3. Material accounting policy information** *(Continued from previous page)*

***Basis of consolidation***

The consolidated financial statements incorporate the financial statements of the Credit Union and its subsidiaries.

Subsidiaries are entities controlled by the Credit Union. Control is achieved where the Credit Union is exposed, or has rights, to variable returns from its involvement with the investee and it has the ability to affect those returns through its power over the investee. In assessing control, only rights which give the Credit Union the current ability to direct the relevant activities and that the Credit Union has the practical ability to exercise, is considered.

The results of subsidiaries acquired or disposed of during the year are included in these consolidated financial statements from the effective date of acquisition or up to the effective date of disposal, as appropriate.

The consolidated financial statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. Where necessary, adjustments are made to the financial statements of subsidiaries to ensure consistency with those used by other members of the group.

Any balances, unrealized gains and losses or income and expenses arising from inter-Company transactions, are eliminated upon consolidation. Unrealized gains arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Credit Union's interest in the investee. Unrealized losses are eliminated in the same manner as unrealized gains, but only to the extent that there is no evidence of impairment.

***Cash and cash equivalents***

Cash and cash equivalents are comprised of cash on hand and on deposit, and cash equivalents with original maturities of one year or less from the date of acquisition, and are subject to an insignificant risk of changes in their fair value.

***Member loans receivable and accrued interest***

All member loans receivable are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Member loans are initially measured at fair value, net of loan origination fees and inclusive of transaction costs incurred. Member loans are subsequently measured at amortized cost, using the effective interest rate method, less any allowance for estimated credit losses.

***Investments***

Each investment is classified into one of the categories described under financial instruments. The classification dictates the accounting treatment for the carrying value and changes in that value.

***Property, plant and equipment***

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditures that are directly attributable to the acquisition of the asset. When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Property, plant and equipment are recorded at cost. Depreciation is provided using the straight-line method at rates intended to depreciate the cost of the assets over their estimated useful lives:

	<b>Years</b>
Buildings	5 - 40
Leasehold improvements	Term of lease
Computer equipment	3 - 5
Equipment	5 - 10
Furniture and fixtures	5 - 20
Automotive	5
Automated teller machines	5 - 10
Right-of-use assets	Term of lease

The useful lives of items of property, plant and equipment are reviewed on an annual basis and the useful life is altered if estimates have changed significantly. Gains or losses on the disposal of property, plant and equipment are determined as the difference between the net disposal proceeds and the carrying amount of the asset, and are recognized in earnings.

**3. Material accounting policy information** *(Continued from previous page)*

***Intangible assets***

Amortization of limited life intangible assets is charged to earnings on a straight-line basis over the estimated useful lives of intangible assets from the date they are available for use. The estimated useful lives for intangibles with finite lives are as follows:

Customer list	5 years
Computer software	3-10 years

The useful lives of the intangible assets are reviewed on an annual basis and the useful life is altered if estimates have changed significantly. Gains or losses on the disposal of intangible assets are determined as the difference between the net disposal proceeds and the carrying amount of the asset, and are recognized in earnings.

Intangible assets with finite useful lives are amortized on a systematic basis over their useful lives. The amortization period and amortization method for an intangible asset with a finite useful life reflects the pattern in which the asset's future economic benefits are expected to be consumed. Where the pattern cannot be reliably determined, the straight-line method is used. The amortization period and method is reviewed at least at each financial year end.

***Impairment of non-financial assets***

At the end of each reporting period, the Credit Union reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Credit Union estimates the recoverable amount of the cash-generating units ("CGU") to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual CGU's, or otherwise they are allocated to the smallest group of CGU's for which a reasonable and consistent allocation basis can be identified. Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset or CGU is estimated to be less than its carrying amount, the carrying amount of the asset or CGU is reduced to its recoverable amount. An impairment loss is recognized immediately in earnings.

Where an impairment loss subsequently reverses, the carrying amount of the asset or CGU is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset or CGU in prior years. A reversal of an impairment loss is recognized immediately in earnings.

***Trade payables and accrued liabilities***

Trade payables and accrued liabilities are initially measured at fair value net of any transaction costs directly attributable to the issuance of the instrument and subsequently carried at amortized cost using the effective interest rate method.

***Member deposits and accrued interest***

Member deposits are initially recognized at fair value and are subsequently measured at amortized cost using the effective interest rate method.

**3. Material accounting policy information** *(Continued from previous page)*

**Securitization**

For securitization transactions, loans are derecognized only when the contractual rights to receive the cash flows from these assets have ceased to exist or substantially all the risks and rewards of the loans have been transferred. If the criteria for derecognition has not been met, the securitization is reflected as a financing transaction and the related liability is initially recorded at fair value and subsequently measured at amortized cost, using the effective interest rate method.

The Credit Union's securitization activity primarily involves purchases of National Housing Act Mortgage-Backed Securities (NHA MBS) through the Canada Housing Trust (CHT).

Mortgages transferred to CHT continue to be recognized in the Credit Union's consolidated statement of financial position as, in the opinion of the Credit Union's management, these transactions do not result in the transfer of substantially all the risks and rewards of ownership of the underlying assets. Consideration received from CHT as a result of these transactions is recognized in the Credit Union's consolidated statement of financial position as secured borrowings.

**Member shares**

Shares are classified as liabilities or member equity in accordance with their terms. Shares redeemable at the option of the member, either on demand or on withdrawal from membership, are classified as liabilities. Shares redeemable at the discretion of the Credit Union board of directors are classified as equity. Shares redeemable subject to regulatory restrictions are accounted for using the criteria set out in IFRIC 2 *Members' Shares in Cooperative Entities and Similar Instruments*.

**Pensions and post retirement benefits**

The Credit Union has both defined contribution and defined benefit pension plans, including participation in a multi-employer defined benefit plan.

In defined contribution plans, the Credit Union pays contributions to separate legal entities, and the risk of a change in value rests with the employee. Thus, the Credit Union has no further obligations once the fees are paid. Premiums for defined contribution plans are expensed when an employee has rendered his/her services. The multi-employer defined benefit pension plan is accounted for using defined contribution accounting as sufficient information is not available to apply defined benefit accounting.

**Income taxes**

Current tax and deferred tax are recognized in earnings except to the extent that the tax is recognized either in other comprehensive income or directly in equity, or the tax arises from a business combination.

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The calculation of current tax is based on the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the assets are realized or the liabilities are settled. The calculation of deferred tax is based on the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting year. Deferred tax assets are recognized to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

Deferred tax assets and liabilities are recognized where the carrying amount of an asset or liability differs from its tax base, except for taxable temporary differences arising on the initial recognition of goodwill and temporary differences arising on the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction affects neither accounting nor taxable income.

Recognition of deferred tax assets for unused tax losses, tax credits and deductible temporary differences is restricted to those instances where it is probable that future taxable profit will be available which allow the deferred tax asset to be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

**3. Material accounting policy information** *(Continued from previous page)*

**Leases**

The Credit Union assesses at inception of a contract, whether the contract is, or contains a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Credit Union assesses whether the customer has the following through the period of use:

- The right to obtain substantially all of the economic benefits from use of the identified asset; and
- The right to direct the use of the identified asset.

Where the Credit Union is a lessee in a contract that contains a lease component, the Credit Union allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Where the Credit Union is a lessor in a contract that contains a lease component and one or more additional lease or non-lease components, the Credit Union allocates the consideration in the contract in accordance with IFRS 15, whereby the consideration is allocated to each performance obligation in an amount that depicts the amount of consideration to which the entity expects to be entitled in exchange for transferring the promised goods or services to the customer.

At the lease commencement date, the Credit Union recognizes a right-of-use asset and a lease liability. The right-of-use asset is initially measured at cost. The cost of the right-of-use asset is comprised of the initial amount of the lease liability, any lease payments made at or before the commencement date less any lease incentives received, initial direct costs incurred by the Credit Union, and an estimate of the costs to be incurred by the Credit Union in dismantling and removing the underlying asset and restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

After the commencement date, the Credit Union measures right-of-use assets related to buildings and vehicle by applying the cost model, whereby the right-of-use asset is measured at cost less accumulated depreciation and impairment losses and adjusted for any remeasurement of the lease liability. The right-of-use asset is depreciated using the straight-line method from the commencement date to the end of the lease term or the end of the useful life of the right-of-use asset. The estimated useful life of the right-of-use assets are determined on the same basis as those of property, plant and equipment. The determination of the depreciation period is dependent on whether the Credit Union expects that the ownership of the underlying asset will transfer to the Credit Union by the end of the lease term or if the cost of the right-of-use asset reflects that the Credit Union will exercise a purchase option.

The lease liability is initially measured at the present value of the lease payments not paid at the lease commencement date, discounted using the interest rate implicit in the lease or the Credit Union's incremental borrowing rate, if the interest rate implicit in the lease cannot be readily determined. The lease payments included in the measurement of the lease liability comprise of fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or rate, amounts expected to be payable by the Credit Union under a residual value guarantee, the exercise price of a purchase option that the Credit Union is reasonably certain to exercise, and payment of penalties for terminating the lease if the lease term reflects the Credit Union exercising an option to terminate the lease. After the commencement date, the Credit Union measures the lease liability at amortized cost using the effective interest method.

The Credit Union remeasures the lease liability when there is a change in the lease term, a change in the Credit Union's assessment of an option to purchase the underlying asset, a change in the Credit Union's estimate of amounts expected to be payable under a residual value guarantee, or a change in future lease payments resulting from a change in an index or a rate used to determine those payments. On remeasurement of the lease liability, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in earnings if the carrying amount of the right-of-use asset has been reduced to zero.

The Credit Union assesses at lease inception whether a lease should be classified as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset; otherwise it is classified as an operating lease.

**3. Material accounting policy information** *(Continued from previous page)*

At the commencement date of a finance lease, the Credit Union recognizes assets held under a finance lease as a receivable at an amount equal to the net investment in the lease, discounted using the interest rate implicit in the lease. The lease payments included in the measurement of the net investment in the lease comprise of payments for the right to use the underlying asset that are not received at the commencement date, including fixed payments less any lease incentives payable, variable lease payments that depend on an index or a rate, any residual value guarantees provided to the lessor, the exercise price of a purchase option if the lessee is reasonably certain to exercise and payments of penalties for termination of the lease if the lease term reflects the lessee exercising an option to terminate the lease. After the commencement date, the Credit Union recognizes finance income over the lease term, based on a pattern reflecting a constant periodic rate of return on the Credit Union's net investment in the lease.

Lease payments from operating leases are recognized as income on either a straight-line basis or another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

**Financial instruments**

**Financial assets**

**Recognition and initial measurement**

The Credit Union recognizes financial assets when it becomes party to the contractual provisions of the instrument. Financial assets are measured initially at their fair value plus, in the case of financial assets not subsequently measured at fair value through profit or loss, transaction costs that are directly attributable to their acquisition. Transaction costs attributable to the acquisition of financial assets subsequently measured at fair value through profit or loss are expensed in profit or loss when incurred.

**Classification and subsequent measurement**

On initial recognition, financial assets are classified as subsequently measured at amortized cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). The Credit Union determines the classification of its financial assets, together with any embedded derivatives, based on the business model for managing the financial assets and their contractual cash flow characteristics.

Financial assets are classified as follows:

- Amortized cost - Assets that are held for collection of contractual cash flows where those cash flows are solely payments of principal and interest are measured at amortized cost. Interest revenue is calculated using the effective interest method and gains or losses arising from impairment, foreign exchange and derecognition are recognized in profit or loss. Financial assets measured at amortized cost are comprised of certain cash equivalents, member loans receivable and accrued interest and other receivables.
- Fair value through other comprehensive income - Assets that are held for collection of contractual cash flows and for selling the financial assets, and for which the contractual cash flows are solely payments of principal and interest, are measured at fair value through other comprehensive income. Interest income calculated using the effective interest method and gains or losses arising from impairment and foreign exchange are recognized in profit or loss. All other changes in the carrying amount of the financial assets are recognized in other comprehensive income. Upon derecognition, the cumulative gain or loss previously recognized in other comprehensive income is reclassified to profit or loss. Financial assets measured at fair value through other comprehensive income are comprised of Central 1 mandatory liquidity pool deposits.
- Mandatorily at fair value through profit or loss - Assets that do not meet the criteria to be measured at amortized cost, or fair value through other comprehensive income, are measured at fair value through profit or loss. All interest income and changes in the financial assets' carrying amount are recognized in profit or loss. Financial assets mandatorily measured at fair value through profit or loss are comprised of cash on hand and on deposit.

**3. Material accounting policy information** *(Continued from previous page)*

- Designated at fair value through profit or loss – On initial recognition, the Credit Union may irrevocably designate a financial asset to be measured at fair value through profit or loss in order to eliminate or significantly reduce an accounting mismatch that would otherwise arise from measuring assets or liabilities, or recognizing the gains and losses on them, on different bases. All interest income and changes in the financial assets' carrying amount are recognized in profit or loss. Where the Credit Union uses a credit derivative with a matching referenced name and seniority to manage all or part of a credit exposure, it may, at any time, designate that financial instrument to be measured at fair value through profit or loss to the proportional extent that it is so managed. Financial assets designated at fair value through profit or loss are comprised of equity investments.

The Credit Union measures all equity investments at fair value. Changes in fair value are recorded in profit or loss. Equity investments measured at fair value through profit or loss are shares in Central 1 and other equity investments.

*Business model assessment*

The Credit Union assesses the objective of its business model for holding a financial asset at a level of aggregation which best reflects the way the business is managed and information is provided to management. Information considered in this assessment includes stated policies and objectives, how performance of the portfolio is evaluated, risks affecting the performance of the business model, how managers of the business are compensated, and the significance and frequency of sales in prior period.

*Contractual cash flow assessment*

The cash flows of financial assets are assessed as to whether they are solely payments of principal and interest on the basis of their contractual terms. For this purpose, '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, the credit risk associated with the principal amount outstanding, and other basic lending risks and costs. In performing this assessment, the Credit Union considers factors that would alter the timing and amount of cash flows such as prepayment and extension features, terms that might limit the Credit Union's claim to cash flows, and any features that modify consideration for the time value of money.

**Reclassifications**

The Credit Union reclassifies debt instruments only when its business model for managing those financial assets has changed. Reclassifications are applied prospectively from the reclassification date and any previously recognized gains, losses or interest are not restated.

**Impairment**

The Credit Union recognizes a loss allowance for the expected credit losses associated with its financial assets, other than debt instruments, measured at fair value through profit or loss and equity investments. Expected credit losses are measured to reflect a probability-weighted amount, the time value of money, and reasonable and supportable information regarding past events, current conditions and forecasts of future economic conditions.

The date the Credit Union commits to purchasing a financial asset is considered the date of initial recognition for the purpose of applying the Credit Union's accounting policies for impairment of financial assets.

For members' loans receivable and accrued interest the Credit Union records a loss allowance equal to the expected credit losses resulting from default events that are possible within the next 12-month period, unless there has been a significant increase in credit risk since initial recognition. For those financial assets for which the Credit Union assessed that a significant increase in credit risk has occurred, the Credit Union records a loss allowance equal to the expected credit losses resulting from all possible default events over the assets' contractual lifetime.

The Credit Union applies the simplified approach for other receivables. Using the simplified approach, the Credit Union records a loss allowance equal to the expected credit losses resulting from all possible default events over the assets' contractual lifetime.

The Credit Union assesses whether a financial asset is credit-impaired at the reporting date. Regular indicators that a financial instrument is credit-impaired include significant financial difficulties as evidenced through borrowing patterns or observed balances in other accounts, breaches of borrowing contracts such as default events or breaches of borrowing covenants and requests to restructure loan payment schedules. For financial assets assessed as credit-impaired at the reporting date, the Credit Union continues to recognize a loss allowance equal to lifetime expected credit losses.

**3. Material accounting policy information** *(Continued from previous page)*

Loss allowances for expected credit losses are presented in the consolidated statement of financial position as follows:

- For financial assets measured at amortized cost, as a deduction from the gross carrying amount of the financial assets;
- For loan commitments and financial guarantee contracts, as a provision;
- For facilities with both a drawn and undrawn component where the Credit Union cannot separately identify expected credit losses between the two components, as a deduction from the carrying amount of the drawn component. Any excess of the loss allowance over the carrying amount of the drawn component is presented as a provision; and
- Financial assets are written off when the Credit Union has no reasonable expectations of recovering all or any portion thereof.

Refer to Note 21 for additional information about the Credit Union's credit risk management process, credit risk exposure and the amounts arising from expected credit losses.

**Derecognition of financial assets**

The Credit Union derecognizes a financial asset when its contractual rights to the cash flows from the financial asset expire, or the financial asset has been transferred under particular circumstances.

For this purpose, a financial asset is transferred if the Credit Union either:

- Transfers the right to receive the contractual cash flows of the financial asset, or;
- Retains the right to receive the contractual cash flows of the financial asset, but assumes an obligation to pay received cash flows in full to one or more third parties without material delay and is prohibited from further selling or transferring the financial asset.

Transferred financial assets are evaluated to determine the extent to which the Credit Union retains the risks and rewards of ownership. When the Credit Union neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset, it evaluates whether it has retained control of the financial asset.

The Credit Union engages in securitization transactions, where substantially all risks and rewards of ownership have been retained. For these transactions, the transferred asset continues to be recognized in its entirety and a financial liability is recognized for the consideration received. Income on the transferred asset and expenses incurred on the financial liability are recognized in subsequent periods.

Where substantially all risks and rewards of ownership have been transferred, or risks and rewards have neither been transferred nor retained and control of the financial asset has not been retained, the Credit Union derecognizes the financial asset. At the same time, the Credit Union separately recognizes as assets or liabilities the fair value of any rights and obligations created or retained in the transfer. Any difference between the carrying amount measured at the date of recognition and the consideration received is recognized in profit or loss.

**Modification of financial assets**

The Credit Union assesses the modification of terms of a financial asset to evaluate whether its contractual rights to the cash flows from that asset have expired in accordance with the Credit Union's derecognition policy.

When the modifications do not result in derecognition of the financial asset, the gross carrying amount of the financial asset is recalculated with any difference between the previous carrying amount and the new carrying amount recognized in profit or loss. The new gross carrying amount is recalculated as the present value of the modified contractual cash flows discounted at the asset's original effective interest rate.

For the purpose of applying the impairment requirements, at each reporting date subsequent to the modification, the Credit Union continues to assess whether there has been a significant increase in credit risk on the modified financial assets from the date of initial recognition.



**3. Material accounting policy information** *(Continued from previous page)*

**Financial liabilities**

**Recognition and initial measurement**

The Credit Union recognizes a financial liability when it becomes party to the contractual provisions of the instrument. At initial recognition, the Credit Union measures financial liabilities at their fair value plus transaction costs that are directly attributable to their issuance, with the exception of financial liabilities subsequently measured at fair value through profit or loss for which transaction costs are immediately recorded in profit or loss.

**Classification and subsequent measurement**

Subsequent to initial recognition, financial liabilities are measured at amortized cost or fair value through profit or loss. The Credit Union does not hold any financial liabilities measured at fair value through profit or loss.

In addition, on initial recognition the Credit Union may irrevocably designate certain financial liabilities to be measured at fair value through profit or loss in the following circumstances:

- The designation eliminates or significantly reduces an accounting mismatch
- A group of financial liabilities or financial liabilities and financial assets is managed and its performance evaluated on a fair value basis
- The financial liability is a host contract containing one or more embedded derivatives.

Changes in the carrying amount of these financial liabilities are recognized in profit or loss.

Most financial liabilities are measured at amortized cost using the effective interest method. Financial liabilities measured at amortized cost include member deposits and accrued interest, trade payables and accrued liabilities, securitization debt and patronage payable.

The classification of a financial instrument or component as a financial liability or equity instrument determines where gains or losses are recognized. Interest, dividends, gains and losses relating to financial liabilities are recognized in profit or loss while distributions to holders of instruments classified as equity are recognized in equity.

Financial liabilities are not reclassified subsequent to initial recognition.

**Derecognition of financial liabilities**

The Credit Union derecognizes a financial liability only when its contractual obligations are discharged, cancelled or expire.

**Derivative assets held for risk management**

Derivative assets held for risk management are initially recognized at fair value on the date the Credit Union becomes party to the provisions of the contract, and are subsequently remeasured at fair value at the end of each reporting period. Changes in the fair value of derivative instruments are recognized in profit or loss.

**Revenue recognition**

The following describes the Credit Union's principal activities from which it generates revenue.

**Interest**

Interest income and expense are recognized in profit or loss using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments over the expected life of the financial instrument to the gross carrying amount of the financial asset or the amortized cost of the financial liability. The effective interest rate is calculated considering all contractual terms of the financial instruments, except for the expected credit losses of financial asset

The 'amortized cost' of a financial asset or financial liability is the amount at which the instrument is measured on initial recognition minus principal repayments, plus or minus any cumulative amortization using the effective interest method of any difference between the initial amount and maturity amount and adjusted for any expected credit loss allowance. The 'gross carrying amount' of a financial asset is the amortized cost of a financial asset before adjusting for any expected credit losses.

**3. Material accounting policy information** *(Continued from previous page)*

Interest income and expense is calculated by applying the effective interest rate to the gross carrying amount of the financial asset (when the asset is not credit-impaired) or the amortized cost of the financial liability.

Where a financial asset has become credit-impaired subsequent to initial recognition, interest income is calculated in subsequent periods by applying the effective interest method to the amortized cost of the financial asset. If the asset subsequently ceases to be credit-impaired, calculation of interest income reverts to the gross basis.

**Other income**

The Credit Union generates revenue from other revenue streams including services charges, loan fees and penalties, and commissions. Revenue is recognized as services are rendered.

The member obtains the benefit of having the Credit Union perform a revenue generating service. This occurs immediately when the service is performed; therefore, revenue is recognized at that point in time.

Consideration is typically due when the service has been rendered to the customer. The amount of revenue recognized on these transactions is based on the price specified in the contract.

Management has not made any judgments in determining the amount of costs incurred to obtain or fulfil a contract with a customer as it does not expect these costs to be recovered. Such costs are expensed in the period in which they are incurred.

**Foreign currency translation**

Transaction amounts denominated in foreign currencies are translated into their Canadian dollar equivalents at exchange rates prevailing at the transaction dates. Carrying values of monetary assets and liabilities reflect the exchange rates at the balance sheet date. Translation gains and losses are included in other income.

**Long-lived assets held for sale**

Long-lived assets that may be classified as held for sale consist of certain property, plant and equipment. The Credit Union classifies a non-current asset or group of assets and related liabilities (a disposal group) as held for sale when, amongst other things, the Credit Union has committed to a plan of disposition, the asset is available for immediate sale, the plan is not expected to change significantly, and the sale is expected to occur within one year. An asset or disposal group acquired in a business combination that will be sold rather than held and used is classified as held for sale at the date of acquisition when it is probable that the Credit Union will dispose of the assets within one year. The held for sale asset or disposal group is presented separately on the consolidated statement of financial position.

An asset or disposal group classified as held for sale, including those newly acquired in a business combination, is measured at the lower of its carrying amount and its fair value less costs to sell. No assets classified as held for sale are subject to depreciation or amortization. Any initial or subsequent write-downs of the assets to fair value less costs to sell are recognized as impairment losses. Subsequent increases in fair value not in excess of the cumulative loss previously recorded are recognized as gains. An impairment loss or any subsequent gain recognized for a disposal group decreases or increases the carrying amount of the non-current assets in the group, respectively.

**4. Cash and cash equivalents**

	<b>2024</b>	<b>2023</b>
Cash on hand and on deposit	<b>30,222,225</b>	18,738,170

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**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
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**5. Investments**

The following table provides information on the investments by financial instrument classification, type, and issuer. The maximum exposure to credit risk would be the carrying value disclosed in Note 21.

	<b>2024</b>	<b>2023</b>
<b>Portfolio investments</b>		
Measured at fair value through other comprehensive income		
Central 1 mandatory liquidity pool deposits	<b>53,748,670</b>	51,148,975
<b>Equity investments</b>		
Measured at fair value through profit or loss		
Central 1 shares	<b>175,903</b>	183,201
Other equity investments	<b>41,399</b>	41,399
	<b>217,302</b>	224,600
	<b>53,965,972</b>	51,373,575

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**Notes to the Consolidated Financial Statements**  
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6. Property, plant and equipment

	Land	Buildings	Leasehold improvements	Computer equipment	Equipment	Furniture and fixtures	Automated teller machines	Right-of-use assets	Total
<b>Cost</b>									
Balance at December 31, 2022	1,204,986	8,847,251	3,648,049	1,802,196	208,173	1,905,302	566,892	1,180,365	19,500,654
Additions	-	28,091	3,445	20,203	14,920	3,393	210,839	-	280,891
Disposals	(152,275)	(598,805)	-	-	(20,170)	(50,787)	-	-	(822,037)
Balance at December 31, 2023	1,052,711	8,276,537	3,651,494	1,822,399	202,923	1,857,908	777,731	1,180,365	18,959,508
Additions	-	5,460	-	20,959	3,157	3,373	17,535	237,619	288,103
Transfer to long-lived assets held for sale	(405,192)	(1,899,863)	-	-	-	(183,361)	-	-	(2,488,416)
Balance at December 31, 2024	647,519	6,382,134	3,651,494	1,843,358	206,080	1,677,920	795,266	1,417,984	16,759,195
<b>Depreciation</b>									
Balance at December 31, 2022	-	3,538,069	991,790	1,441,553	195,633	1,556,453	284,919	382,504	8,490,738
Depreciation	-	300,857	369,548	145,164	6,235	60,538	56,168	93,097	1,039,704
Disposals	-	(445,791)	-	-	(20,170)	(50,787)	-	-	(516,748)
Balance at December 31, 2023	-	3,393,135	1,361,338	1,586,717	181,698	1,566,204	341,087	475,601	9,013,694
Depreciation	-	327,355	330,313	118,771	4,500	53,353	62,974	86,041	990,357
Transfer to long-lived assets held for sale	-	(759,009)	-	-	-	(115,249)	-	-	(874,258)
Balance at December 31, 2024	-	2,961,481	1,691,651	1,705,488	186,198	1,504,308	404,061	561,642	9,129,793
<b>Net book value</b>									
At December 31, 2023	1,052,711	4,883,402	2,290,156	235,682	21,225	291,704	29,526	704,764	9,945,814
At December 31, 2024	647,519	3,420,653	1,959,843	137,870	19,882	173,612	391,205	856,342	7,629,402

**First Credit Union**  
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**7. Intangible assets**

	<i>Customer list</i>	<i>Computer software</i>	<i>Total</i>
<b>Cost</b>			
Balance at December 31, 2022	70,101	4,303,801	4,373,902
Additions	-	435,133	435,133
Balance at December 31, 2023	70,101	4,738,934	4,809,035
Additions	-	409,961	409,961
Balance at December 31, 2024	70,101	5,148,895	5,218,996
<b>Amortization</b>			
Balance at December 31, 2022	70,101	3,095,907	3,166,008
Amortization	-	342,007	342,007
Balance at December 31, 2023	70,101	3,437,914	3,508,015
Amortization	-	344,333	344,333
Balance at December 31, 2024	70,101	3,782,247	3,852,348
<b>Net book value</b>			
At December 31, 2023	-	1,301,020	1,301,020
<b>At December 31, 2024</b>	-	<b>1,366,648</b>	<b>1,366,648</b>

**8. Other assets**

	<i>2024</i>	<i>2023</i>
Commission and other receivables	5,429,249	7,933,355
Prepaid expenses and deposits	1,432,822	1,378,320
Interest and dividends receivable	12,517	34,579
	<b>6,874,588</b>	<b>9,346,254</b>

**9. Member deposits**

	<i>2024</i>	<i>2023</i>
Demand deposits	309,270,368	335,573,252
Term deposits	161,731,050	151,232,983
Registered plans	111,029,870	105,681,920
Accrued interest	5,527,688	4,081,923
	<b>587,558,976</b>	<b>596,570,078</b>

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
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**10. Credit facility**

The Credit Union has authorized lines of credit with Central 1 totaling \$14,900,000 (2023 - \$14,900,000) plus \$100,000 (2023 - \$100,000) in USD. These credit facilities are secured by a registered assignment of book debts and a general security agreement covering all assets of the Credit Union. As at December 31, 2024 \$nil (2023 - \$nil) was drawn on these facilities.

**11. Secured borrowings**

The Credit Union periodically enters into asset transfer agreements with third parties which may include securitization of mortgages into Canada Mortgage and Housing Corporation-sponsored programs which issue bonds to third party investors at specified interest rates.

The Credit Union also securitizes insured residential mortgages by participating in the National Housing Act ("NHA") Mortgage-backed Securities ("MBS") program. Through the program, the Credit Union issues securities backed by mortgages that are insured against borrower's default.

The following table summarizes securitization activity included in the consolidated statement of financial position:

	<b>2024</b>	<b>2023</b>
Outstanding balance of securitized loans	<b>37,998,064</b>	24,220,376

The following table summarizes securitization activities that are not recorded on the consolidated statement of financial position:

	<b>2024</b>	<b>2023</b>
Unsold loan pools	<b>120,988,722</b>	106,046,784
Outstanding balance of securitized loans	<b>791,398,235</b>	715,315,388

The following table summarizes total securitization activities employed by the Credit Union:

	<b>2024</b>	<b>2023</b>
Unsold loan pools	<b>120,988,722</b>	106,046,784
Outstanding balance of securitized loans	<b>829,396,299</b>	739,535,764

**12. Lease liabilities**

***Leases as lessee***

The Credit Union leases land, building's and a vehicle for its branches. These leases generally span a period of 4 - 10 years and include an option to renew the lease for an additional 5 -15 years after the end of the initial contract term.

***Right-of-use assets***

Right-of-use assets of the Credit Union have been presented within property, plant and equipment in the consolidated statement of financial position. Refer to Note 6 for information pertaining to right-of-use assets arising from lease arrangements in which the entity is a lessee.

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
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**12. Lease liabilities** *(Continued from previous page)*

**Lease liabilities**

The following table sets out a maturity analysis of lease liabilities:

	<b>2024</b>	<b>2023</b>
<b>Maturity analysis – contractual undiscounted cash flows</b>		
Less than one year	<b>133,511</b>	127,327
One to five years	<b>562,938</b>	513,698
More than five years	<b>754,454</b>	621,671
<b>Total undiscounted lease liabilities at December 31</b>	<b>1,450,903</b>	1,262,696
<b>Lease liabilities included in the consolidated statement of financial position at December 31</b>	<b>919,841</b>	779,709
Current	<b>72,151</b>	101,776
Non-current	<b>847,690</b>	677,933

**Amounts recognized in profit or loss**

The Credit Union has recognized the following amounts in the consolidated statement of income (loss):

	<b>2024</b>	<b>2023</b>
Interest expense on borrowings	<b>33,364</b>	34,073

**13. Income tax**

The total provision for income taxes in the consolidated statement of income (loss) is at a rate different than the combined federal and provincial statutory income tax rates for the following reasons:

	<b>2024</b>	<b>2023</b>
Combined federal and provincial statutory income tax rates	<b>85,083</b>	(5,432)
Credit Union and other reductions	<b>(333,300)</b>	(136,931)
Non-deductible and other items	<b>719,244</b>	223,656
	<b>471,027</b>	81,293

The tax effects of temporary differences which give rise to the deferred tax asset and liability reported on the consolidated statement of financial position is from differences between amounts deducted for accounting and income tax purposes.

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
*For the year ended December 31, 2024*

**13. Income tax** *(Continued from previous page)*

Net deferred tax is comprised of the following:

	2024	2023
<b>Deferred tax asset</b>		
Accounting reserves not deducted for tax purposes	74,534	62,133
Lease liabilities	10,126	11,542
Property, plant and equipment	8,546	5,416
Allowance for impaired loans	207,940	-
	<b>301,146</b>	<b>79,091</b>
<b>Deferred tax liability</b>		
Property, plant and equipment	(116,792)	(180,647)
Intangible assets	(221,835)	(207,823)
Allowance for impaired loans	-	(226,709)
Fair value differentials on contributed surplus	(183,909)	(321,148)
	<b>(522,536)</b>	<b>(936,327)</b>
Net deferred liability	<b>(221,390)</b>	<b>(857,236)</b>

**14. Contingencies**

From time to time, various claims and legal proceedings may arise against the Credit Union. The Credit Union vigorously defends itself where appropriate and in instances where it considers it more likely than not to prevail, no provision is recorded in the consolidated financial statements.

**15. Member shares**

**Authorized:**

Unlimited number of Member shares, at an issue price of \$1  
Unlimited number of Investment shares, at an issue price of \$1

**Member shares issued:**

	2024	2023
<b>Member shares classified as equity</b>		
598,508 Member shares (2023 - 606,711)	598,508	606,711
1,165,782 Investment shares (2023 - 1,246,562)	1,165,782	1,246,562
	<b>1,764,290</b>	<b>1,853,273</b>



**First Credit Union**  
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**15. Member shares** *(Continued from previous page)*

**Membership shares**

As a condition of membership, each member is required to own at least \$25 of membership equity shares. Members under the age of 18 are only required to have \$5 of membership equity shares. These membership shares are redeemable at par only upon withdrawal of membership.

During the year, the Credit Union issued 119,633 (2023 - 340,621) member shares and redeemed 127,836 (2023 - 348,656) member shares.

**Investment shares**

Investment equity shares are non-voting, can be issued only to members of the Credit Union, and are redeemable under certain conditions at the discretion of the Board of Directors. The present value of investment equity shares that are available for redemption are classified as a liability. Any difference between the total membership shares and the liability amount is classified as equity.

During the year, the Credit Union issued nil (2023 - nil) investment shares and redeemed 80,780 (2023 - 14,540) investment shares.

**Distributions to members**

	<b>2024</b>	<b>2023</b>
Dividends on member shares	<b>42,998</b>	50,573

**16. Contributed surplus**

Contributed surplus was created upon the amalgamation of Union Bay Credit Union ("UBCU") with First Credit Union on July 1, 2021, and represents the retained earnings of UBCU that were assumed \$6,115,969 as well as the unamortized fair value increments (including deductions for deferred income taxes) on investments, loans to members, land, buildings, and member deposits held by UBCU \$1,023,768 (2023 - \$1,699,003) for a total contributed surplus of \$7,139,737 (2023 - \$7,814,972).

**17. Other income**

	<b>2024</b>	<b>2023</b>
Commissions	<b>1,703,549</b>	1,700,200
Service charges	<b>877,660</b>	895,964
Loan fees and penalties	<b>661,138</b>	490,364
Other income	<b>308,918</b>	417,818
Credit card discounts and fees	<b>-</b>	1,487
Securitization fee amortization	<b>(71,965)</b>	(88,034)
	<b>3,479,300</b>	3,417,799

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**18. Pension plan and other employee benefits**

The Credit Union principally provides pension benefits to its eligible employees through the BC Credit Union Employees' Pension Plan. The Plan is a contributory, multiemployer, multidivisional registered pension plan governed by a Board of Trustees which is responsible for overseeing the management of the Plan, including the investment of the assets and administration of the benefits.

The amount contributed to the plan for 2024 was \$60,081 (2023 - \$88,352). The contributions were made for current service and have been recognized in earnings.

***Defined contribution plan***

The Credit Union also makes contributions to the Pension Plan for the Employees of First Credit Union, a plan administered by Mackenzie Financial, on behalf of some members of its staff. The plan is a defined contributions plan, which requires contributions from the Credit Union based on the length of service and rates of pay, with no further liability assumed by the Credit Union for plan performance.

The amount contributed to the plan for 2024 was \$519,192 (2023 - \$472,557). The contributions were made for current service and have been recognized in earnings.

**19. Related party transactions**

***Key management compensation of the Credit Union***

Key management personnel ("KMP") are defined by *IAS 24 Related Party Disclosures* as those persons having authority and responsibility for planning, directing and controlling the activities of the Credit Union, including the Board of Directors, executives and senior management.

	<b>2024</b>	<b>2023</b>
Salaries and short-term benefits	<b>1,398,399</b>	1,480,696
Post-employment benefits	<b>82,043</b>	90,545
<b>Total remuneration</b>	<b>1,480,442</b>	1,571,241

***Transactions with key management personnel***

Loans made to Directors and KMP are approved under the same lending criteria applicable to members. KMP may receive concessional rates of interest on their loans and facilities.

There are no benefits or concessional terms and conditions applicable to the family members of Directors and KMP. There are no loans that are impaired in relation to the loan balances with family members of Directors and KMP.

	<b>2024</b>	<b>2023</b>
Aggregate of loans to Directors and KMP	<b>5,131,445</b>	3,730,707
Total value of revolving credit facilities to Directors and KMP	<b>1,339,400</b>	804,100
	<b>6,470,845</b>	4,534,807

	<b>2024</b>	<b>2023</b>
During the year the aggregate value of loans disbursed to Directors and KMP amounted to:		
Loans	<b>1,205,000</b>	1,392,500

**First Credit Union**  
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*For the year ended December 31, 2024*

**19. Related party transactions** *(Continued from previous page)*

	<b>2024</b>	<b>2023</b>
Interest and other revenue earned on loans to Directors and KMP	<b>202,760</b>	74,607
The total value of member deposits from the Directors and KMP as at the year-end:		
Chequing and demand deposits	<b>7,531,743</b>	7,356,630
Term deposits	<b>2,460,395</b>	3,936,023
<b>Total value of member deposits due to Directors and KMP</b>	<b>9,992,138</b>	11,292,653

***Directors' fees and expenses***

As approved by the Credit Union membership, aggregate payments paid during the year to Directors in their capacity as Directors, including stipend, amounted to \$79,468 (2023 - \$78,300). During the year, expense reimbursements related to meeting, training and conference costs amounted to \$36,904 (2023 - \$62,599).

**20. Fair value measurements**

The Credit Union classifies fair value measurements recognized in the statement of financial position using a three-tier fair value hierarchy which prioritizes the inputs used in measuring fair value as follows:

- Level 1: Quoted prices (unadjusted) are available in active markets for identical assets or liabilities
- Level 2: Inputs other than quoted prices in active markets that are observable for the asset or liability, either directly or indirectly
- Level 3: Unobservable inputs for which there is little or no market data and which require the Credit Union to develop its own assumptions.

Fair value measurements are classified in the fair value hierarchy based on the lowest level input that is assessed to be significant to that fair value measurement. This assessment requires the use of judgment in considering factors specific to an asset or a liability and may affect the placement of the fair value measurement within the hierarchy.

The Credit Union considers a fair value measurement to have transferred between the levels in the fair value hierarchy on the date of the event or change in circumstances that caused the transfer. There were no transfers between Level 1 and Level 2, as well as no transfers into or out of Level 3 during the period.

In determining fair value measurements, the Credit Union uses valuation techniques including net present value techniques and discounted cash flow models and comparison with quoted or observable prices for similar instrument. The Credit Union uses assumptions and estimates for risk-free interest rates, interest rate yield curves, and correlations between inputs.

**First Credit Union**  
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**20. Fair value measurements** *(Continued from previous page)*

***Financial assets and financial liabilities measured at fair value***

The Credit Union's financial assets and financial liabilities measured at fair value in the consolidated statement of financial position on a recurring basis have been categorized into the fair value hierarchy as follows:

		<b>2024</b>		
	<i>Fair value</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>
<b>Assets</b>				
Cash on hand and on deposit	30,222,225	30,222,225	-	-
Investments - equity shares	217,302	-	-	217,302
Central 1 mandatory liquidity pool deposits	53,748,670	53,748,670	-	-
<b>Total</b>	<b>84,188,197</b>	<b>83,970,895</b>	<b>-</b>	<b>217,302</b>

		<b>2023</b>		
	<i>Fair value</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>
<b>Assets</b>				
Cash on hand and on deposit	18,738,170	18,738,170	-	-
Investments - equity shares	224,600	-	-	224,600
Central 1 mandatory liquidity pool deposits	51,148,975	51,148,975	-	-
<b>Total</b>	<b>70,111,745</b>	<b>69,887,145</b>	<b>-</b>	<b>224,600</b>

***Financial instruments not measured at fair value***

The carrying amount, fair value, and categorization into the fair value hierarchy of all other financial assets and financial liabilities held by the Credit Union and not measured at fair value on the consolidated statement of financial position are as follows:

		<b>2024</b>		
	<i>Carrying amount</i>	<i>Fair value</i>	<i>Level 1</i>	<i>Level 2</i>
<b>Financial assets</b>				
Member loans receivable	570,959,800	562,068,662	-	562,068,662
Other assets	5,441,766	5,441,766	-	5,441,766
<b>Total financial assets</b>	<b>576,401,566</b>	<b>567,510,428</b>	<b>-</b>	<b>567,510,428</b>
<b>Financial liabilities</b>				
Member deposits	587,558,976	588,818,460	-	588,818,460
Trade payables and accrued liabilities	1,884,096	1,884,096	-	1,884,096
Secured borrowings	37,998,064	38,505,091	-	38,505,091
Patronage dividends payable	46,692	46,692	-	46,692
Lease liabilities	919,841	919,841	-	919,841
<b>Total financial liabilities</b>	<b>628,407,669</b>	<b>630,174,180</b>	<b>-</b>	<b>630,174,180</b>

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
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**20. Fair value measurements** *(Continued from previous page)*

2023

	<i>Carrying amount</i>	<i>Fair value</i>	<i>Level 1</i>	<i>Level 2</i>
<b>Financial assets</b>				
Member loans receivable	575,845,098	549,401,344	-	549,401,344
Other assets	7,967,934	7,967,934	-	7,967,934
<b>Total financial assets</b>	<b>583,813,032</b>	<b>557,369,278</b>	<b>-</b>	<b>557,369,278</b>
<b>Financial liabilities</b>				
Member deposits	596,570,078	595,915,080	-	595,915,080
Trade payables and accrued liabilities	1,543,134	1,543,134	-	1,543,134
Secured borrowings	24,220,376	23,827,294	-	23,827,294
Patronage dividends payable	52,967	52,967	-	52,967
Lease liabilities	779,709	779,709	-	779,709
<b>Total financial liabilities</b>	<b>623,166,264</b>	<b>622,118,184</b>	<b>-</b>	<b>622,118,184</b>

**21. Financial instrument risk management**

All significant financial assets, financial liabilities and equity instruments of the Credit Union are either recognized or disclosed in the consolidated financial statements together with other information relevant for making a reasonable assessment of future cash flows, interest rate risk and credit risk.

**Interest rate risk**

Cash flow interest rate risk is the risk that the future cash flows of the Credit Union's financial instruments will fluctuate due to changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in prevailing market interest rates. Interest margins reported in the profit or loss may increase or decrease in response to changes in market interest rates.

The Credit Union's goal is to manage the interest rate risk of the consolidated statement of financial position to a target level. The Credit Union continually monitors the effectiveness of its interest rate mitigation activities.

The Credit Union's major source of income is financial margin - the difference between interest earned on investments and members' loans and interest paid on members' deposits. The objective of asset/liability management is to match interest sensitive assets with interest sensitive liabilities as to amount and as to term to their interest rate repricing dates, thus minimizing fluctuations of income during periods of changing interest rates.

Schedules of matching and interest rate vulnerability are regularly prepared and monitored by Credit Union management, in concert with external consultant Pro Financial, and reported to the British Columbia Financial Services Authority ("BCFSA") in accordance with the Credit Union's policy. This policy has been approved by the Board of Directors and filed with BCFSA as required by credit union regulations. For 2024, the Credit Union was in compliance with this policy.

Sensitivity analysis is used to assess the change in value of the Credit Union's financial instruments against a range of incremental basis point changes in interest rates over a twelve month period. Interest rate shock analysis is calculated in a similar manner to sensitivity analysis but involves a more significant change of 100 basis points or greater in interest rates. Sensitivity analysis and interest rate shock analysis are calculated on a monthly basis and are reported to the Board of Directors. Based on current differences between financial assets and financial liabilities as at year-end, the Credit Union estimates that an immediate and sustained 100 basis point increase in interest rates would decrease net interest income by \$323,000 (2023 - \$565,000) over the next 12 months while an immediate and sustained 100 basis point decrease in interest rate would increase net interest income by \$49,000 (2023 - \$428,000) over the next 12 months.

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
*For the year ended December 31, 2024*

**21. Financial instrument risk management** *(Continued from previous page)*

Other types of interest rate risk are basis risk (the risk of loss arising from changes in the relationship of interest rates which have similar but not identical characteristic; for example, the difference between prime rates and the Canadian Deposit Offering Rate) and prepayment risk (the risk of loss of interest income arising from the early repayment of fixed rate mortgages and loans), both of which are monitored on a regular basis and are reported to Board of Directors.

**Interest rate sensitivity**

Interest rate risk is the sensitivity of the Credit Union's financial condition to movements in interest rates. The carrying amounts of financial instruments are presented in the periods in which they next re-price to market rates or mature and are summed to show the net interest rate sensitivity gap.

	<i>Variable rate</i>	<i>Within one year</i>	<i>One to five years</i>	<i>Non-Interest sensitive</i>	<i>Total</i>	<i>Total</i>
<b>Financial assets</b>						
Cash and cash equivalents	26,844,547	1,424,000	-	1,953,678	30,222,225	18,738,170
Average yield %	3.32	4.51	-	-	3.05	4.07
Investments	5,413,308	14,933,591	33,443,170	175,903	53,965,972	51,373,575
Average yield %	3.46	3.59	3.72	-	3.64	3.66
Members' loans receivable	74,365,947	108,806,217	387,787,636	-	570,959,800	575,845,098
Average yield %	7.03	3.69	3.87	-	4.25	3.85
Other assets	-	-	-	5,441,766	5,441,766	7,967,934
	<b>106,623,802</b>	<b>125,163,808</b>	<b>421,230,806</b>	<b>7,571,347</b>	<b>660,589,763</b>	<b>653,924,777</b>
<b>Financial liabilities</b>						
Member deposits	248,822,770	226,909,266	24,648,671	87,178,269	587,558,976	596,570,078
Average yield %	0.98	4.41	4.04	-	2.28	2.07
Secured borrowings	-	9,178,111	28,819,953	-	37,998,064	24,220,376
Average yield %	-	4.27	4.11	-	4.14	3.06
Trade payables and accrued liabilities	-	-	-	1,884,096	1,884,096	1,721,501
Lease liabilities	-	133,551	786,290	-	919,841	779,709
Average yield %	-	3.95	3.95	-	3.95	3.95
Patronage dividends payable	-	-	-	46,692	46,692	52,967
	<b>248,822,770</b>	<b>236,220,928</b>	<b>54,254,914</b>	<b>89,109,057</b>	<b>628,407,669</b>	<b>623,166,264</b>
<b>On balance sheet mismatch</b>	<b>(142,198,968)</b>	<b>(111,057,120)</b>	<b>366,975,892</b>	<b>(81,537,710)</b>	<b>32,182,094</b>	<b>30,758,513</b>

**Liquidity risk**

**Risk measurement**

The assessment of the Credit Union's liquidity position reflects management's estimates, assumptions and judgments pertaining to current and prospective specific market conditions and the related behaviour of its members and counterparties.

**Objectives, policies and procedures**

The Credit Union's liquidity management framework is designed to ensure that adequate sources of reliable and cost effective cash or its equivalents are continually available to satisfy its current and prospective financial commitments under normal and contemplated stress conditions.

**21. Financial instrument risk management** *(Continued from previous page)*

Provisions of the Credit Union Incorporation Act of British Columbia require the Credit Union to maintain a prudent amount of liquid assets in order to meet member withdrawals. The regulated minimum liquidity ratio is 8%. The Credit Union has set an internal liquidity target of 9 - 11%. At year-end, the Credit Union's liquidity exceeded the required regulatory minimum.

The Credit Union manages liquidity risk by:

- Continuously monitoring actual daily cash flows and longer term forecasted cash flows;
- Monitoring the maturity profiles of financial assets and liabilities;
- Maintaining adequate reserves, liquidity support facilities and reserve borrowing facilities; and
- Monitoring the liquidity ratios weekly.

The Board of Directors receives monthly liquidity reports as well as information regarding cash balances in order for it to monitor the Credit Union's liquidity framework. The Credit Union was in compliance with the liquidity requirements throughout the fiscal year.

The Credit Union has a strong liquidity base and has a well-established contingency plan to access if required.

The Credit Union's own risk management policies require it to maintain sufficient liquid resources to cover cash flow imbalances, to retain member confidence in the Credit Union and to enable the Credit Union to meet all financial obligations. This is achieved through maintaining a prudent level of liquid assets, through management control of the growth of the loan portfolio, securitizations and asset liability maturity management techniques. Management monitors rolling forecasts of the Credit Union's liquidity requirements on the basis of expected cash flows as part of its liquidity management. The Credit Union also maintains total borrowing facilities with Central 1 of \$14,900,000, plus \$100,000 in USD, as an integral part of its liquidity management strategy.

**Foreign currency risk**

Foreign currency risk is not considered significant at this time as the Credit Union does not engage in any active trading of foreign currency positions or hold significant excess foreign currency denominated financed investments for an extended period. Based on current differences between foreign currency financial assets and financial liabilities as at year-end, the Credit Union estimates that a positive/adverse change in the US – Canadian foreign currency exchange rate of 1% would result in a change in the post tax income of \$nil (2023 - \$nil) principally as a result of the retranslation of foreign currency denominated cash resources.

**Credit risk**

Credit risk is the risk of financial loss resulting from the failure of a borrower or counterparty to honour its financial or contractual obligations to the Credit Union. Credit risk primarily arises from members' loans receivable and accrued interest. Overall monitoring and processes will change as deemed necessary in response to the rapid changes in interest rates and high inflation environment. This has and will include changes to the current processes to ensure that the overall portfolio is secured and the Credit Union will continue to support members and find their optimal credit solutions. The stages of expected credit loss within the loan portfolio, if affected by these items, will be adjusted as necessary as the Credit Union progresses through the pandemic and resulting economic impacts.

**Risk management process**

Credit risk management is integral to the Credit Union's activities. The Board of Directors is responsible for developing and implementing the credit risk management practices of the Credit Union by establishing the relevant policies and procedures. Management carefully monitors and manages the Credit Union's exposure to credit risk by reviewing member credit extension policies and guidelines and reviewing the performance of loan portfolios, including default events and past due status. The risk management process starts at the time of a member credit application and continues until the loan is fully repaid. The primary credit risk management policies and procedures include the following:

- Continuously monitoring actual daily cash flows and longer term forecasted cash flows;
- Monitoring the maturity profiles of financial assets and liabilities;
- Maintaining adequate reserves, liquidity support facilities and reserve borrowing facilities; and
- Monitoring liquidity ratio weekly

**21. Financial instrument risk management** *(Continued from previous page)*

The Credit Union's credit risk policies, processes and methodologies are reviewed periodically to ensure they remain relevant and effective in managing credit risk.

To meet the needs of its members and to manage its own exposure to fluctuations in interest rates, the Credit Union participates in various commitments and contingent liability contracts. The primary purpose of these contracts is to make funds available for the financing needs of customers. These are subject to normal credit standards, financial controls, risk management and monitoring procedures.

The Credit Union makes the following instruments available to its members:

- Guarantees and standby letters of credit representing irrevocable assurances that the Credit Union will pay if a member cannot meet their obligations to a third party
- Commitments to extend credit representing unused portions of authorizations to extend credit in the form of loans (including lines of credit and credit cards), guarantees or letters of credit.

The amounts shown on the table below do not necessarily represent future cash requirements since many commitments will expire or terminate without being funded. In addition, the off-balance sheet loans granted through Canada Emergency Business Account are guaranteed by the Government of Canada, therefore are subject to very low credit risk.

As at year-end, the Credit Union had the following outstanding financial instruments subject to credit risk:

	<b>2024</b>	2023
Unadvanced lines of credit	<b>64,538,902</b>	64,862,563
Guarantees and standby letters of credit	<b>904,300</b>	1,027,809
Commitments to extend credit	<b>29,755,622</b>	18,698,679
Off-balance sheet loans granted through Canada Emergency Business Account	<b>1,307,630</b>	3,852,684
	<b>96,506,454</b>	88,441,735

**Inputs, assumptions and techniques**

*Definition of default and assessments of credit risk*

Financial instruments are assessed at each reporting date for a significant increase in credit risk since initial recognition. This assessment considers changes in the risk of a default occurring at the reporting date as compared to the date of initial recognition.

The Credit Union considers loans and advances to be in default when contractual payments are more than 90 days past due or other objective evidence of impairment exists, such as notification from the borrower or breach of major covenants. This definition is consistent with the definitions used for the Credit Union's internal credit risk management practices and has been selected because it most closely aligns the definition of default to the Credit Union's past credit experience, and the covenants placed in standard borrowing contracts. Relatively few financial instruments subsequently return to performing status after a default has occurred under this definition without further intervention on the part of the Credit Union.

Changes in credit risk are assessed on the basis of the risk that a default will occur over the contractual lifetime of the financial instrument rather than based on changes in the amount of expected credit losses or other factors. In making this assessment the Credit Union takes into account all reasonable and supportable information, including forward-looking information, available without undue cost or effort. The Credit Union considers past due information of its balances and information about the borrower available through regular commercial dealings, such as requests for loan modifications.

The credit risk of a financial instrument is deemed to have significantly increased since initial recognition when:

- Contractual payments have exceeded 30 days past due;
- Facts or conditions are present indicating a borrower's inability to meet its debt obligations;
- The probability of default at the reporting date has increased significantly from the time of recognition.



**21. Financial instrument risk management** *(Continued from previous page)*

When a financial instrument is considered to have low credit risk and does not fall within the risk management process, it is assumed that there has not been a significant increase in credit risk since initial recognition. Financial instruments considered to have low credit risk include investments and derivative financial instruments.

When the contractual terms of a financial asset have been modified or renegotiated and the financial asset has not been derecognized, the Credit Union assesses for significant increases in credit risk by the borrower's payment performance compared to the modified contractual terms and whether such modifications increase the borrower's ability to meet its contractual obligations.

Where the contractual cash flows of a financial asset have been modified while the loss allowance of that asset is measured at an amount equal to lifetime expected credit losses, the Credit Union determines whether the credit risk of that financial asset has improved to the extent that the loss allowance reverts to being measured at an amount equal to 12-month expected credit losses. The Credit Union makes this determination by evaluating the credit risk of the modified financial asset and comparing with documentation of the borrower's initial credit assessment at the time of the initial borrowing. The Credit Union considers the credit risk to have decreased when the borrower has demonstrated consistently good payment behaviour for 2 – 3 months against the modified contractual terms. Subsequently, management monitors these assets by tracking payment behaviours and relapse rates to determine the extent to which expected credit losses revert to being measured at an amount equal to lifetime expected credit losses.

The Credit Union identifies credit-impaired financial assets through regular reviews of past due balances and credit assessments of its customers. Credit-impaired financial assets are typically placed on the Credit Union's watch list based on its internal credit risk policies. In making this assessment, the Credit Union considers past due information of its balances and information about the borrower available through regular commercial dealings.

*Measurement of expected credit losses*

The Credit Union measures expected credit losses for member loans receivable on a group basis. These assets are grouped on the basis of their shared risk characteristics such as loan type and security held.

When measuring 12-month and lifetime expected credit losses, the Credit Union consider items such as the contractual period of the financial asset or the period for which the entity is exposed to credit risk, determination of appropriate discount rates used in incorporating the time value of money, assumptions about prepayments, timing and extent of missed payments or default events, how probabilities of default and other assumptions and inputs used in calculating the amount of cash short falls depending on the type or class of financial instrument. Forward-looking information is incorporated into the determination of expected credit loss by considering regional unemployment rate forecasts, changes to prime rate, changes to the consumer price index, changes in real GDP, average home prices and changes to the home price index.

Significant judgments, estimates and assumptions are required when calculating the expected credit losses of financial assets. In measuring the 12-month and lifetime expected credit losses, management makes assumptions about prepayments, the timing and extent of missed payments or default events. In addition, management makes assumptions and estimates about the impact that future events may have on the historical data used to measure expected credit losses.

*Write-offs*

Financial assets are written off when there is no reasonable expectation of recovery. The Credit Union assesses that there is no reasonable expectation of recovery when the security relating to the loan has been sold and there are remaining amounts outstanding, the borrower has filed for bankruptcy and the trustee has indicated that no additional funds will be paid. Where an asset has been written off but is still subject to enforcement activity, the asset is written off but remains on a list of delinquent accounts. Where information becomes available indicating the Credit Union will receive funds, such amounts are recognized at their fair value.

**First Credit Union**  
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**21. Financial instrument risk management** *(Continued from previous page)*

**Exposure to credit risk**

The following table sets out information about the credit quality of financial assets assessed for impairment under IFRS 9 *Financial instruments*. The amounts in the table, unless otherwise indicated, represent the assets' gross carrying amount.

	12-month ECL	2024 Lifetime ECL (not credit impaired)	Lifetime ECL (credit impaired)	Total
<b>Retail mortgages</b>				
Low risk	469,183,410	-	-	469,183,410
Medium risk	-	1,567,111	-	1,567,111
Default	-	-	891,520	891,520
Gross carrying amount	469,183,410	1,567,111	891,520	471,642,041
Less: loss allowance	319,621	2,685	-	322,306
Carrying amount	468,863,789	1,564,426	891,520	471,319,735
<b>Commercial mortgages</b>				
Low risk	67,151,527	-	-	67,151,527
Medium risk	-	612,010	-	612,010
Default	-	-	750,000	750,000
Gross carrying amount	67,151,527	612,010	750,000	68,513,537
Less: loss allowance	573,402	7,834	89,625	670,861
Carrying amount	66,578,125	604,176	660,375	67,842,676
<b>Retail loans and lines of credit</b>				
Low risk	30,987,942	-	-	30,987,942
Medium risk	-	19,509	-	19,509
Default	-	-	8,793	8,793
Gross carrying amount	30,987,942	19,509	8,793	31,016,244
Less: loss allowance	150,097	74	-	150,171
Carrying amount	30,837,845	19,435	8,793	30,866,073
<b>Commercial loans and lines of credit</b>				
Low risk	971,818	-	-	971,818
Medium risk	-	-	-	-
Default	-	-	-	-
Gross carrying amount	971,818	-	-	971,818
Less: loss allowance	40,502	-	-	40,502
Carrying amount	931,316	-	-	931,316
<b>Total members' loans receivable and accrued interest</b>				
Total gross carrying amount	568,294,697	2,198,630	1,650,313	572,143,640
Less: loss allowance	1,083,622	10,593	89,625	1,183,840
Total carrying amount	567,211,075	2,188,037	1,560,688	570,959,800

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
For the year ended December 31, 2024

**21. Financial instrument risk management** (Continued from previous page)

	12-month ECL	2023 Lifetime ECL (not credit impaired)	Lifetime ECL (credit impaired)	Total
<b>Retail mortgages</b>				
Low risk	479,285,554	-	-	479,285,554
Medium risk	-	701,686	-	701,686
Default	-	-	536,721	536,721
Total gross carrying amount	479,285,554	701,686	536,721	480,523,961
Less: loss allowance	614,914	3,567	-	618,481
Total carrying amount	478,670,640	698,119	536,721	479,905,480
<b>Commercial mortgages</b>				
Low risk	60,035,959	-	-	60,035,959
Medium risk	-	1,454,561	-	1,454,561
Default	-	-	750,000	750,000
Total gross carrying amount	60,035,959	1,454,561	750,000	62,240,520
Less: loss allowance	391,499	18,618	-	410,117
Total carrying amount	59,644,460	1,435,943	750,000	61,830,403
<b>Retail loans and lines of credit</b>				
Low risk	29,189,550	-	-	29,189,550
Medium risk	-	10,701	-	10,701
Default	-	-	5,740	5,740
Total gross carrying amount	29,189,550	10,701	5,740	29,205,991
Less: loss allowance	101,773	40	-	101,813
Total carrying amount	29,087,777	10,661	5,740	29,104,178
<b>Commercial loans and lines of credit</b>				
Low risk	5,176,414	-	-	5,176,414
Medium risk	-	31,796	-	31,796
Default	-	-	-	-
Total gross carrying amount	5,176,414	31,796	-	5,208,210
Less: loss allowance	202,156	1,017	-	203,173
Total carrying amount	4,974,258	30,779	-	5,005,037
<b>Total members' loans receivable and accrued interest</b>				
Total gross carrying amount	573,687,477	2,198,744	1,292,461	577,178,682
Less: loss allowance	1,310,342	23,242	-	1,333,584
Total carrying amount	572,377,135	2,175,502	1,292,461	575,845,098

As at December 31, 2024, the maximum exposure to credit risk with respect to members' loan receivable without taking into account collateral held or other credit enhancements is \$671,867,413 (2023 – \$668,652,924). The principal collateral and other credit enhancement held by the Credit Union as security for loans include i) insurance, ii) mortgages over residential lots and properties, iii) recourse to the business assets such as real estate, equipment, inventory and accounts receivable, iv) recourse to the commercial real estate properties being financed, and v) recourse to liquid assets, guarantees and securities.

**First Credit Union**  
**Notes to the Consolidated Financial Statements**  
*For the year ended December 31, 2024*

**21. Financial instrument risk management** *(Continued from previous page)*

**Amounts arising from expected credit losses**

*Reconciliation of the loss allowance*

The following tables show a reconciliation of the opening to the closing balance of the loss allowance by class of financial instrument.

	<i>12-month ECL</i>	<i>Lifetime ECL (not credit impaired)</i>	<i>Lifetime ECL (credit impaired)</i>	<i>Total</i>
<b>Members' loans receivable</b>				
Balance at December 31, 2022	1,196,403	155,333	17,956	1,369,692
Provision for credit losses	(823)	-	-	(823)
Write-offs, net of recoveries	114,762	(132,091)	(17,956)	(35,285)
Balance at December 31, 2023	1,310,342	23,242	-	1,333,584
Recovery of credit losses	(131,107)	-	-	(131,107)
Write-offs, net of recoveries	(95,613)	(12,649)	89,625	(18,637)
Balance at December 31, 2024	1,083,622	10,593	89,625	1,183,840

**22. Capital management**

The Financial Institutions Act requires the Credit Union to maintain, at all times, a capital base which is adequate in relation to the business carried on. The level of capital required is based on a prescribed percentage of the total value of risk-weighted assets, each asset of the Credit Union being assigned a risk factor based on the probability that a loss may be incurred on the ultimate realization of that asset. Management considers capital to be comprised of the net assets of the Credit Union and all components of members' equity on the same risk weighted basis as is prescribed by the Financial Institutions Act and which amounts to \$292,078,767 as at December 31, 2024 (2023 - \$273,044,351).

The Financial Institutions Act regulations prescribe that the minimum required capital base ratio is 8%. As at December 31, 2024, the Credit Union has a capital base of 17% (2023 - 18%).

	<i>2024</i>	<i>2023</i>
<b>Primary capital</b>		
Member shares	1,764,290	1,853,273
Retained earnings - consolidated	34,780,526	33,625,348
Contributed surplus	7,139,737	7,814,972
Deferred income tax	221,390	857,236
Patronage dividends	46,692	52,967
	<b>43,952,635</b>	<b>44,203,796</b>
<b>Secondary capital</b>		
Share of system retained earnings	6,723,279	6,089,829
Deductions from capital	(1,366,648)	(1,301,021)
	<b>49,309,266</b>	<b>48,992,604</b>

Capital is managed in accordance with policies established by the Board. Management regards a strong capital base as an integral part of the Credit Union's strategy. The Credit Union has a capital plan to provide a long-term forecast of capital requirements. All of the elements of capital are monitored throughout the year, and modifications of capital management strategies are made as appropriate. The Credit Union makes periodic dividend payments on eligible member shares, within the context of its overall capital management plan.

**23. Comparative figures**

Certain comparative figures have been reclassified to conform with current year presentation. This includes the reclassification of operating expenses on the consolidated statement of income (loss) and the introduction of new operating expense line items to better reflect these activities.

**24. Events after the reporting period**

On February 27, 2025, the Credit Union announced its intention to explore a potential merger with Vancity Credit Union. The merger is anticipated to strengthen the local community banking in British Columbia and enhance member access to financial services in communities on the North Sunshine Coast; Vancouver Island; and on Bowen, Texada and Hornby Islands. Both credit unions will be working with BC Financial Services Authority to obtain consent and ensure all regulatory requirements are met. In accordance with applicable legislation, the Credit Union's members will vote as the final stage of approval.