50 *Years*

Partnership
Innovation
Client Experience

DEVELOPMENT FINANCE

2020 AUDITED FINANCIALS

December 31, 2020

(Expressed in Thousands Trinidad and Tobago Dollars)

DEVELOPMENT FINANCE LIMITED

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For the year ended December 31, 2020

Statement of Management's Responsibilities
Development Finance Limited

Management is responsible for the following:

- Preparing and fairly presenting the accompanying financial statements of Development Finance Limited ("the Company"), which comprise the statement of financial position as at December 31, 2020, the statements of profit or loss, comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information;

- Ensuring that the Company keeps proper accounting records;

- Selecting appropriate accounting policies and applying them in a consistent manner;

- Implementing, monitoring and evaluating the system of internal control that assures security of the Company's assets, detection/prevention of fraud and the achievement of the Company's operational efficiencies;

- Ensuring that the system of internal control operated effectively during the reporting period;

- Producing reliable financial reporting that complies with laws and regulations, including the Companies Act; and

- Using reasonable and prudent judgement in the determination of estimates.

In preparing these financial statements, management utilised the International Financial Reporting Standards, as issued by the International Accounting Standards Board and adopted by the Institute of Chartered Accountants of Trinidad and Tobago. Where International Financial Reporting Standards presented alternative accounting treatments, management chose those considered most appropriate in the circumstances.

Nothing has come to the attention of management to indicate that the Company will not remain a going concern for the next twelve months from the reporting date, or up to the date the accompanying financial statements have been authorised for issue, if later. Management affirms that it has carried out its responsibilities as outlined above.

Gary Awai MBA, CPA CMA Ag. Chief Executive Officer	Stacey Bachoo FCCA,CA Chief Accountant
Date: March 24, 2021	Date: March 24, 2021

KPMG
Chartered Accountants
Savannah East
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P.O. Box 1328
Port of Spain
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Independent Auditors' Report
To the shareholders of Development Finance Limited

Opinion

We have audited the financial statements of Development Finance Limited ("the Company"), which comprise the statement of financial position as at December 31, 2020, the statements of profit or loss, comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in the Republic of Trinidad and Tobago, and we have fulfilled our other ethical responsibilities in accordance with these requirements and with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. Other information consists of the information included in the Company's Annual Report but does not include the financial statements and our auditors' report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Other Information (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to communicate the matter to those charged with governance. We have nothing to report in this regard.

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 ISAs 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 financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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.

Auditors' Responsibilities for the Audit of the Financial Statements (continued)

- 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 Company'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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the 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 auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

KPMG

Chartered Accountants
Port of Spain
Trinidad and Tobago
March 24, 2021

DEVELOPMENT FINANCE LIMITED

Statement of Financial Position

December 31, 2020
(Expressed in Trinidad and Tobago Dollars)

	Notes	2020	2019
		$'000	**$'000**
ASSETS			
Cash and cash equivalents	6	63,709	71,044
Statutory deposit with Central Bank	7	14,970	12,820
Investment securities	8	343,651	346,625
Loans and advances to customers	9	147,423	123,692
Due from related parties	10	1,253	1,226
Computer software	11	982	835
Furniture and equipment	12	454	541
Other assets	13	8,617	8,260
Post-employment benefits	14	29,040	28,400
Total assets		610,099	593,443
LIABILITIES AND EQUITY			
Liabilities			
Borrowings	15	116,520	172,310
Customers' deposits	16	253,185	191,767
Other liabilities		4,196	2,885
Total liabilities		373,901	366,962
Equity			
Stated capital	17	136,639	136,639
Reserves	18	29,908	27,804
Retained earnings		69,651	62,038
Total equity		236,198	226,481
Total liabilities and equity		610,099	593,443

The accompanying notes on pages 10 to 91 are an integral part of these financial statements.

These financial statements have been approved for issue by the Board of Directors on March 22, 2021 and signed on its behalf by:

Director ______________________ Director ______________________

DEVELOPMENT FINANCE LIMITED

Statement of Profit or Loss

Year ended December 31, 2020
(Expressed in Trinidad and Tobago Dollars)

	Notes	2020	2019
		$'000	$'000
Interest income calculated using the effective interest method	20	29,687	28,355
Interest expense	21	(14,100)	(14,946)
Net interest income		15,587	13,409
Other income	22	5,021	5,917
Revenue		20,608	19,326
Net impairment loss allowance on financial instruments	23	(387)	(610)
Recoveries		-	9
General overheads and corporate expenses	24	(11,416)	(12,851)
Profit before taxation		8,805	5,874
Taxation	25	(108)	(105)
Profit for the year		8,697	5,769

The accompanying notes on pages 10 to 91 are an integral part of these financial statements.

DEVELOPMENT FINANCE LIMITED

Statement of Comprehensive Income

Year ended December 31, 2020
(Expressed in Trinidad and Tobago Dollars)

	Notes	2020	2019
		$'000	**$'000**
Profit for the year		8,697	5,769
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit plan asset	14	(80)	4,445
Equity investments at FVOCI			
– net change in fair value		(203)	1,053
Equity investments at FVOCI			
– Reclassification of loss on disposal			
of equity investments at FVOCI to retained earnings		(859)	-
Other comprehensive income		(1,142)	5,498
Items that are or may be reclassified subsequently to profit or loss			
Debt investments at FVOCI			
– net change in fair value		2,162	3,529
Other comprehensive income		1,020	9,027
Total comprehensive income for the year		9,717	14,796

The accompanying notes on pages 10 to 91 are an integral part of these financial statements.

DEVELOPMENT FINANCE LIMITED

Statement of Changes in Equity

Year ended December 31, 2020

(Expressed in Trinidad and Tobago Dollars)

	Ordinary Shares	Preference Shares	Statutory Reserve	Revaluation Reserve	Contingency for General Banking Risks	Retained Earnings	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Balance at January 1, 2019	**90,039**	**46,600**	**27,119**	**(5,199)**	**725**	**54,731**	**214,015**
Transfer to Statutory Reserve	-	-	577	-	-	(577)	-
Profit for the year	-	-	-	-	-	5,769	5,769
Remeasurement of							
-debt instruments at FVOCI	-	-	-	3,589	-	-	3,589
-equity instruments at FVOCI	-	-	-	993	-	-	993
Remeasurement of defined benefit asset	-	-	-	-	-	4,445	4,445
Total comprehensive income	-	-	577	4,582	-	9,637	14,796
Transactions with Owners recorded directly in equity							
Dividends paid	-	-	-	-	-	(2,330)	(2,330)
Balance at December 31, 2019	**90,039**	**46,600**	**27,696**	**(617)**	**725**	**62,038**	**226,481**
Balance at January 1, 2020	**90,039**	**46,600**	**27,696**	**(617)**	**725**	**62,038**	**226,481**
Transfer to Statutory Reserve	-	-	870	-	-	(870)	-
Profit for the year	-	-	-	-	-	8,697	8,697
Remeasurement of							
-debt instruments at FVOCI	-	-	-	2,162	-	-	2,162
-equity instruments at FVOCI	-	-	-	(203)	-	-	(203)
Reclassification of loss on disposal of equity investments at FVOCI to retained earnings	-	-	-	-	-	(859)	(859)
Remeasurement of defined benefit asset	-	-	-	-	-	(80)	(80)
Transfer from general banking risk reserve	-	-	-	-	(725)	725	-
Total comprehensive income	**-**	**-**	**870**	**1,959**	**(725)**	**7,613**	**9,717**
Transactions with Owners recorded directly in equity							
Dividends paid	-	-	-	-	-	-	-
Balance at December 31, 2020	**90,039**	**46,600**	**28,566**	**1,342**	**-**	**69,651**	**236,198**

The accompanying notes on pages 10 to 91 are an integral part of these financial statements.

DEVELOPMENT FINANCE LIMITED

Statement of Cash Flows

Year ended December 31, 2020
(Expressed in Trinidad and Tobago Dollars)

	Notes	2020	2019
		$'000	**$'000**
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit for the year		8,697	5,769
Adjustments for non-cash items in operating activities	26	(15,109)	(13,195)
Cash outflows before changes in operating assets		(6,412)	(7,426)
Changes in:			
- Loans and advances to customers		(19,316)	29,827
- Statutory deposit with Central Bank		(2,150)	(2,800)
- Due from related parties		(27)	(26)
- Other assets		(357)	(51)
- Other liabilities		1,311	(2,662)
- Taxation expense		108	105
		(20,431)	24,393
Interest received		20,602	24,528
Interest paid		(18,060)	(18,062)
Taxation paid		(94)	(105)
		2,448	6,361
Net cash (used in) from operating activities		(24,395)	23,328
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of investment securities		(2,605)	(92,041)
Proceeds from sale of investment securities		10,310	4,997
Additions to furniture and equipment and computer software		(233)	(330)
Net cash used in investing activities		7,472	(87,374)
CASH FLOWS FROM FINANCING ACTIVITIES			
Net change in customers' deposits		64,441	21,209
(Repayment of) proceeds from borrowings		(54,853)	9,933
Dividends paid		-	(2,330)
Net cash from financing activities		9,588	28,812
Net decrease in cash and cash equivalents		(7,335)	(35,234)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		71,044	106,278
CASH AND CASH EQUIVALENTS AT END OF YEAR	6	63,709	71,044

The accompanying notes on pages 10 to 91 are an integral part of these financial statements.

1. General Information

Development Finance Limited (DFL or the Company) is an independent private limited liability company with the following shareholding:

Minister of Finance (Corporation Sole)	49.75%
Maritime General Insurance Company Limited	33.17%
Maritime Life (Caribbean) Limited	16.58%
DFL Caribbean Holdings Limited	0.50%

The address of the Company's registered office is 10 Cipriani Boulevard, Port of Spain.

The Company's principal activities are those of lenders, foreign exchange dealers, debt and equity capital market arrangers, securities dealers and investment and financial advisors to commercial, corporate, industrial, sovereign and institutional entities in Trinidad and Tobago and the wider Caribbean region.

The Company was incorporated in the Republic of Trinidad and Tobago and is registered under the Companies Act, 1995 and under the Securities Act (2012) as a Reporting Issuer, Broker-Dealer and an Underwriter. The Company has been granted Authorised Dealer status under the Exchange Control Act and can accept deposits, grant credit facilities and otherwise deal in foreign currency as it is licensed under the Financial Institutions Act (FIA) 2008 to carry out the classes of business listed below:

i acceptance/confirming house
ii finance house
iii leasing
iv merchant banking
v mortgage lending
vi financial services.

These financial statements were authorised for issue by the Board of Directors on March 22, 2021.

2. Basis of Preparation

(a) Basis of accounting

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

(b) Basis of measurement

The financial statements have been prepared on the historical cost basis except for the following material items in the statement of financial position:

- Net defined benefit asset is measured as the fair value of the plan assets less the present value of the defined benefit obligation, limited as explained in Note 3(j).
- Financial assets at fair value through other comprehensive income (FVOCI).

2. Basis of Preparation (continued)

(c) Functional and presentation currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates (the functional currency). These financial statements are presented in Trinidad and Tobago dollars, which is the Company's functional and presentation currency. Except as otherwise indicated, financial information presented has been rounded to the nearest thousand.

(d) Use of estimates and judgements

The preparation of the financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are identified below:

Accounting Policy 3(b)(ii)	Financial instrument classifications
Accounting Policy 3(b)(v) and Note 5	Measurement of financial instruments
Accounting Policy 3(j) and Note 14	Post-employment benefits
Note 4	Financial risk management

(e) New, revised and amended standards and interpretations that became effective during the year

A number of new standards are also effective from January 1, 2020 but they do not have a material effect on the Company's financial statements.

Amendments to IFRS 3, Business Combinations

Amendments to IFRS 3, Business Combinations, became effective on January 1, 2020 and confirmed that a business must include inputs and a process, and clarified that the process must be substantive and that the inputs and process must together significantly contribute to creating outputs. The amendments narrowed the definitions of a business by focusing the definition of outputs on goods and services provided to customers and other income from ordinary activities, rather than on providing dividends or other economic benefits directly to investors or lowering costs.

2. Basis of Preparation (continued)

(e) New, revised and amended standards and interpretations that became effective during the year (continued)

Amendments to IFRS 3, Business combinations (continued)

The new standard added a test that makes it easier to conclude that a company has acquired a group of assets, rather than a business, if the value of the assets acquired is substantially all concentrated in a single asset or group of similar assets.

This is not applicable to the Company and thus had no impact.

Amendments to IFRS 7 Financial Instruments: Disclosures, IFRS 9 Financial Instruments and IAS 39 Financial Instruments: Recognition and Measurement

Amendments to IFRS 7 Financial Instruments: Disclosures, IFRS 9 Financial Instruments and IAS 39 Financial Instruments: Recognition and Measurement became effective on January 1, 2020 and modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the interbank offered rates (IBOR) reform. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. It amends the requirements for hedge accounting to support the provision of useful financial information during the period of uncertainty caused by the phasing out of interest-rate benchmarks such as IBORs on hedge accounting.

The adoption of amendments to IFRS 7, IFRS 9 and IAS 39 did not result in any changes to the financial statements.

Amendments to IFRS 16 Leases

Amendments to IFRS 16 Leases became effective on June 1, 2020 and provide lessees with an exemption from assessing whether a COVID-19-related rent concession (a rent concession that reduces lease payments due on or before 30 June 2021) is a lease modification.

The adoption of amendments to IFRS 16 did not result in any changes to the financial statements.

Amendments to IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors

Amendments to IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors became effective on January 1, 2020 and clarify and align the definition of ‘material’ and provide guidance to help improve consistency in the application of that concept whenever it is used in IFRS Standards.

The adoption of amendments to IAS 1 and IAS 8 did not result in any changes to the financial statements.

3. Significant Accounting Policies

The Company continually applied the following accounting policies to all periods presented in these financial statements, except if mentioned otherwise (see Note 2(e)).

(a) Foreign currency

Transactions denominated in foreign currencies are translated into the respective functional currencies at the rates of exchange prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated into the functional currency at the spot exchange rate at the date that the fair value was determined.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

Foreign exchange differences resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

(b) Financial instruments

Financial instruments comprise balances with related parties, cash and cash equivalents, investment securities, loans and advances to customers, staff loans, other receivables, borrowings (including debt securities issued) and customers' deposits.

(i) Recognition

The Company initially recognises loans and advances to customers, deposits and debt securities issued on the date at which they are disbursed, booked and issued respectively (trade date). All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognised on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is measured initially at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the profit or loss.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ii) Classification

Financial assets

On initial recognition, the Company classifies its financial assets as measured at: amortized cost, fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL).

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and

- The contractual terms of the financial asset give rise on specified dates to cash flows that are Solely Payments of Principal and Interest (SPPI).

A debt instrument is measured at FVOCI only if it meets both of the following conditions and is not designated as FVTPL:

- The asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

- The contractual terms of the financial asset give rise on specified dates to cash flows that are SPPI.

All other financial assets are classified as measured at FVTPL.

In addition, on initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI as FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise. The Company has made an irrevocable election at the time of initial recognition to account for equity investments at FVOCI.

Business model assessment

The Company makes an assessment of the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ii) Classification (continued)

Business model assessment (continued)

The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice;

- how the performance of the portfolio is evaluated and reported to the Company's management; and

- the risks that affect the performance of the business model (and the financial assets held within that business model) and its strategy for how those risks are managed;

Financial assets that are held for trading are measured at FVTPL because they are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets.

Assessment of whether contractual cash flows are solely payment of principal and interest.

For the purposes of this assessment, '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 and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

In considering whether the contractual cash flows are SPPI, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of the contractual cash flows.

Reclassifications

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Company changes its business model for managing financial assets.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ii) Classification (continued)

Financial liabilities

The Company classifies its financial liabilities, other than financial guarantees and loan commitments, as measured at amortised cost or fair value through profit or loss (FVTPL).

(iii) Derecognition

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows from the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised), and the sum of:

(i) the consideration received (including any new asset obtained less any new liability assumed); and

(ii) any cumulative gain or loss that had been recognized in other comprehensive income (OCI) is recognised in profit or loss.

Any cumulative gain or loss recognised in OCI in respect of equity investment securities designated as at FVOCI is not recognised in profit or loss on derecognition of such securities. Cumulative gains and losses recognised in OCI are transferred to retained earnings on disposal of an investment in an equity instrument.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(iii) Derecognition (continued)

The Company enters into transactions whereby it transfers assets recognised on its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets or a portion of them. In such cases, the transferred financial assets are not derecognised. Transfers of assets with retention of all or substantially all of the risks and rewards include, for example, securities lending and repurchase transactions.

In transactions in which the Company neither retains nor transfers substantially all of the risks and reward of ownership of a financial asset and it retains control of the financial asset, the Company continues to recognise the financial asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

The Company derecognises a financial liability when its contractual obligations are discharged, cancelled or expired.

(iv) Modifications of financial assets and financial liabilities

<u>Financial assets</u>

If the terms of a financial asset are modified, then the Company evaluates whether the cash flows of the modified asset are substantially different.

If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized and a new financial asset is recognized at fair value plus any eligible transaction costs.

If cash flows are modified when the borrower is in financial difficulties, then the objective of the modification is usually to maximize recovery of the original contractual terms rather than to originate a new asset with substantially different terms.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(iv) Modifications of financial assets and financial liabilities (continued)

Financial liabilities

The Company derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognized at fair value. The difference between the carrying amount of the financial liability derecognized and consideration paid is recognized in profit or loss.

Consideration paid includes non-financial assets transferred, if any, and the assumption of liabilities, including the new modified financial liability.

If the modification of a financial liability is not accounted for as derecognition, then the amortised cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognized in profit or loss.

(v) Measurement

Financial assets

Subsequent to initial recognition, all financial assets at FVTPL and FVOCI assets are measured at fair value, based on their quoted market price at the reporting date without any deduction for transaction costs. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Company has access at that date.

Where the instrument is not actively traded or quoted on recognised exchanges, fair value is determined using discounted cash flow analysis. Where discounted cash flow techniques are used, estimated future cash flows are based on management’s best estimates and the discount rate is a market-related rate at the reporting date for an instrument with similar terms and conditions.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(v) Measurement (continued)

Financial assets (continued)

Movements in the carrying amount of financial instruments measured at FVOCI (debt instrument), are taken through OCI, except for the recognition of impairment gains or losses, interest revenues and foreign exchange gains, which are recognised in profit or loss. Interest income from these financial assets is included in interest income using the effective interest rate method.

Where the Company's management has elected to present fair value changes on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss. Dividends from such investments continue to be recognised in profit or loss as other income when the Company's right to receive payment is established. Impairment losses (and reversal of impairment losses) on equity investments at FVOCI are not reported separately from other changes in fair value.

Financial liabilities

Subsequent to initial recognition all non-trading financial liabilities are measured at amortised cost.

(vi) Amortised cost measurement

Amortised cost is calculated on the effective interest rate method. Premiums, discounts, and initial transaction costs are included in the carrying amount of the related instrument and amortised based on the effective interest rate of the instrument.

(vii) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Company has a current legally enforceable right to set off the amounts and it intends to either settle them on a net basis or to realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis when permitted under IFRS, or for gains and losses arising from a group of similar transactions.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(viii) Designation at fair value through profit or loss

Management designates financial assets and financial liabilities at fair value through profit or loss when the assets or liabilities are managed and reported internally on a fair value basis, or the designation eliminates or significantly reduces an accounting mismatch that would otherwise arise.

(ix) Impairment

The Company recognizes loss allowances on a forward looking basis for expected credit losses on the following financial instruments that are not measured at FVTPL:

- financial assets measured at cost or amortised cost;
- financial assets that are debt instruments classified as FVOCI; and
- loan commitments issued.

No impairment loss is recognized on equity investments.

The Company measures loss allowances at an amount equal to lifetime ECL, except for the following which they are measured as 12-month ECL:

- debt investment securities that are determined to have low credit risk at the reporting date; and
- other financial instruments (other than receivables) on which credit risk has not increased significantly since their initial recognition.

The Company considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'. The Company does not apply the low credit risk exemption to any other financial instruments.

12-month ECL are the portion of ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Financial instruments for which 12-month ECL is recognized are referred to as 'Stage 1 financial instruments'.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ix) Impairment (continued)

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of the financial instrument. Financial instruments for which a lifetime ECL is recognized but which are not credit-impaired are referred to as 'Stage 2 financial instruments'.

<u>Measurement of ECL</u>

ECL are a probability-weighted estimate of credit losses. They are measured as follows:

- financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls;

- financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of the estimated future cash flows;

<u>Restructured financial assets</u>

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognized and ECL are measured as follows:

- If the expected restructuring will not result in derecognition of the existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from the existing asset.

- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ix) Impairment (continued)

Restructured financial assets (continued)

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI are credit impaired.

IFRS 9 outlines a ‘three stage’ model; for impairment based on changes in credit quality since initial recognition as summarized below:

- A financial instrument that is not credit-impaired on initial recognition is classified in Stage 1 and has its credit risk continuously monitored by the Company.

- If a significant increase in credit risk (‘SICR’) since initial recognition is identified, the financial instrument is move to ‘Stage 2’ but is not yet deemed to be credit-impaired.

- If the financial instrument is credit-impaired, the financial instrument is then moved to ‘Stage 3’. Note 4(ii)(d) details how the Company determines whether there has been a SICR.

Credit-impaired financial assets

Evidence that a financial asset is credit-impaired includes the following observable data:

– significant financial difficulty of the borrower or issuer;

– a breach of contract such as a default or past-due event;

– the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;

– it is becoming probable that the borrower will enter bankruptcy or other probable reorganisation; or

– the disappearance of an active market for a security because of financial difficulties.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(ix) Impairment (continued)

Measurement of ECL (continued)

Credit-impaired financial assets (continued)

A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment.

In making an assessment of whether an investment in sovereign debt is credit-impaired, the Company considers the following factors:

- The market's assessment of creditworthiness as reflected in bond yields.
- The rating agencies' assessments of creditworthiness.
- The country's ability to access the capital markets for new debt issuance.
- The probability of debt being restructured, resulting in holders suffering losses through voluntary or mandatory debt forgiveness.
- The international support mechanisms in place to provide the necessary support as 'lender of last resort' to that country, as well as the intention, reflected in public statements, of governments and agencies to use those mechanisms. This includes an assessment of the depth of those mechanisms and, irrespective of the political intent, whether there is the capacity to fulfil the required criteria.

Write-off

Loans and debt securities are written off when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. This assessment is carried out at the individual asset level. Recoveries of amounts previously written off are included in ‘impairment losses on financial instruments’ in the statement of profit or loss and OCI.

3. Significant Accounting Policies (continued)

(b) Financial instruments (continued)

(x) Designation at fair value through profit or loss

The Company has designated financial assets and financial liabilities at fair value through profit or loss in either of the following circumstances:

- The assets or liabilities are managed, evaluated and reported internally on a fair value basis.
- The designation eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Note 19 sets out the amount of each class of financial asset or financial liability that has been designated at fair value through profit or loss. A description of the basis for each designation is set out in the note for the relevant asset or liability class.

(c) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at banks and other short-term highly liquid investments with original maturities of three months or less from the acquisition date that are subject to an insignificant risk of changes in their fair value, and are used by the Company in the management of its short-term commitments. Cash and cash equivalents are carried at amortised cost in the statement of financial position.

(d) Loans and advances to customers

(i) Recognition

Loans and advances to customers are non-derivative financial assets with fixed or determinable payments, other than investment securities, that are not quoted in an active market and that the Company does not intend to sell immediately or in the near term. Loans and advances to customers are classified as loans and receivables. Loans and advances are initially measured at fair value plus incremental direct transaction costs and subsequent to initial recognition loans and advances are measured at amortised cost using the effective interest method.

3. Significant Accounting Policies (continued)

(d) Loans and advances to customers (continued)

(ii) Classification of impaired loans

A loan or any other financial asset is classified as impaired when objective evidence demonstrates that a loss event has occurred after the initial recognition of the asset and that the loss event has an impact (that can be estimated reliably) on the future cash flows. An impaired loan is a loan where the outstanding amount of the loan (without loan loss provisions) is greater than its fair value measured on the basis of expected cash flows in accordance with the contracted terms of the loan.

Impairment indicates that it is probable that the lender will be unable to collect all amounts due according to the terms of the loan agreement. Unless the loan is fully secured by readily marketable collateral and there is objective evidence that provides reasonable assurance of timely repayment of principal and interest, the Company will determine whether there is objective evidence of an impairment loss by using the following criteria: Arrears of either principal or interest for more than 3 months (90 days);

- Indications of insolvency proceedings;
- Un-resolved breaches in loan covenants;
- Adverse economic conditions that correlate historically with defaults in the Company affecting a group of assets including deterioration in the value of collateral.

A loan that is in the process of collection may be classified separately in "Collateral-dependent loans" as it is not impaired if the collection process is intended to be irreversible and the loan is fully secured by readily marketable collateral that based on objective, independent evidence provides adequate assurance of recovery of the loan. The present value of the estimated future cash flows of a collateral dependent loan includes the cash flows that may result from the realisation of collateral, net of expenses.

3. Significant Accounting Policies (continued)

(d) Loans and advances to customers (continued)

(ii) Classification of impaired loans (continued)

Impaired loans may be reclassified as unimpaired based on events occurring after impairment was recognised that justify a reasonable expectation that payments of principal and interest will be made in a timely manner based on a detailed evaluation of the borrower's financial condition by Management and evidence that:

(a) Payment of all past due principal and interest has been received and none of the principal and interest is due and unpaid.

(b) Payments have been received regularly for a reasonable period of time and payments are expected to be made as scheduled.

Loans that are subject to impairment assessment and whose terms have been renegotiated in accordance with standard terms for new loans are no longer considered past due but are treated as new loans.

(iii) Loans with re-negotiated terms

If the terms of a financial asset are renegotiated or modified or an existing financial asset is replaced with a new one due to financial difficulties of the borrower, then an assessment is made of whether the financial asset should be derecognised. If the cash flows of the renegotiated asset are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and the new financial asset is recognised at fair value. The impairment loss before an expected restructuring is measured as follows:

- If the expected restructuring will not result in derecognition of the existing asset, then the estimated cash flows arising from the modified financial asset are included in the measurement of the existing asset based on their expected timing and amounts discounted at the original effective interest rate of the existing financial asset.

3. Significant Accounting Policies (continued)

(d) Loans and advances to customers (continued)

(iii) Loans with re-negotiated terms (continued)

- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is discounted from the expected date of derecognition to the reporting date using the original effective interest rate of the existing financial asset.

(e) Investment securities

Investment securities primarily comprise government bonds and other registered securities that are being measured at amortised cost. A portion of investment securities is set aside within Bond Redemption Fund to provide for partial redemption of bonds issued by the Company up to 2030. These securities are managed by Trustees by way of Trust Deeds and are not available for other use by the Company.

The ‘investment securities’ caption in the statement of financial position includes:

- debt investment securities measured at amortised cost- these are initially measured at fair value plus incremental direct transaction costs, and subsequently at their amortised cost using the effective interest method.

- debt securities measured as at FVOCI.

For debt securities measured at FVOCI, gains and losses are recognized in OCI, except for the following, which are recognized in profit or loss in the same manner as for financial assets measured at amortised cost:

- interest revenue using the effective interest method;

- ECL and reversals; and

- foreign exchange gains and losses.

When debt security measured at FVOCI is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss.

3. Significant Accounting Policies (continued)

(f) Furniture and equipment

All furniture and equipment is stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the profit and loss during the financial period in which they are incurred.

Depreciation on other assets is computed on the straight line balance method over the estimated useful lives of the related assets at the following rates:

Furniture and equipment - 12½ % - 25%.

Depreciation methods, useful lives and residual values are reassessed at each reporting date and adjusted if appropriate.

Gains and losses on disposals are determined by comparing proceeds with carrying amounts and these are included in profit or loss. The assets' residual value, useful lives and depreciation methods are reviewed and adjusted, if appropriate, at each reporting date.

(g) Computer software

Software acquired by the Company is measured at cost less accumulated amortisation and any accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent expenditure on software assets is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expensed as incurred. The amortisation of computer software is computed on the straight line method over the estimated useful lives of the related assets at the rate of 25%. Amortisation methods, useful lives and residual values of assets are reviewed and adjusted if appropriate at each reporting date.

(h) Impairment of non-financial assets

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the assets recoverable amount is estimated. An impairment loss is recognised if the carrying amount of an asset exceeds its estimated recoverable amount. Impairment losses are recognised in the profit or loss. Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount.

3. Significant Accounting Policies (continued)

(h) Impairment of non-financial assets (continued)

The loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(i) Borrowings, fixed deposits and repurchase agreements

Borrowings is one of the Company's source of debt funding. Borrowings are initially measured at fair value minus incremental direct transaction costs and are subsequently measured at amortised cost using the effective interest method.

The Company classifies capital instruments as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. Any difference between proceeds net of transaction costs and the redemption value is recognised in profit or loss.

Preference shares with mandatory redemptions are classified as a financial liability and are reported at fair value through profit or loss. The Company's preference shares are included in equity.

Fixed deposits are a source of funds for the Company. Deposits are initially measured at fair value and subsequently measured at their amortised cost using the effective interest method.

The estimated fair values of fixed rate deposits are assumed to be equal to their carrying values, since the rates are not materially different from current market rates, which would be the discount rate, and therefore discounting the contractual cash flows would approximate the carrying values.

When the Company sells a financial asset and simultaneously enters into an agreement to repurchase its assets at a fixed price on a future date (sale and repurchase agreement), the arrangement is accounted for as a borrowing, and is recognised in the statement of financial position as a payable under a sale and repurchase agreement. Sale and repurchase agreements are subsequently measured at amortized cost.

3. Significant Accounting Policies (continued)

(j) Employee benefits

Retirement benefits for employees are provided by a defined benefit scheme, the assets of which are held in a separate trustee-administered fund. The pension plan is funded by contributions from the Company and the employees taking account the recommendations of independent qualified actuaries.

(i) Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Company, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised immediately in OCI. The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in personnel expenses in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

3. Significant Accounting Policies (continued)

(j) Employee benefits (continued)

(ii) Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. That benefit is discounted to determine its present value. Remeasurements are recognised in profit or loss in the period in which they arise.

(iii) Termination benefits

Termination benefits are expensed at the earlier of when the Company can no longer withdraw the offer of those benefits and when the Company recognises costs for a restructuring. If benefits are not expected to be wholly settled within 12 months of the reporting date, then they are discounted.

(iv) Short-term employee benefits

Short-term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(v) Defined contribution plan

The Company also operates a defined contribution pension plan (the Plan) which covers employees employed after 2015. The Company's contribution expense in relation to this Plan for the year amounts to $132 thousand (2019: $115 thousand).

3. Significant Accounting Policies (continued)

(k) Other assets and liabilities

Other assets and liabilities, not classified as financial instruments, are initially recognised and subsequently measured at amortised cost in the statement of financial position with relevant costs recognised in profit or loss.

(l) Interest

i. *Effective interest rate*

Interest income and expense are recognised in profit or loss using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

– the gross carrying amount of the financial asset; or
– the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than purchased or originated credit-impaired assets, the Company estimates future cash flows considering all contractual terms of the financial instrument, but not ECL.

For purchased or originated credit-impaired financial assets, a credit-adjusted effective interest rate is calculated using estimated future cash flows including ECL.

The calculation of the effective interest rate includes transaction costs and fees that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or financial liability.

ii. *Amortised cost and gross carrying amount*

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

3. Significant Accounting Policies (continued)

(m) Fees and commissions

Fees and commission income and expenses that are integral to the effective interest rate on a financial asset or liability are included in the measurement of the effective interest rate. Other fees and commission income, including account servicing fees, fund management fees, placement fees and syndication fees, are recognised as the related services are performed. When a loan commitment is not expected to result in the draw-down of a loan, loan commitment fees are recognised on a straight-line basis over the commitment period. Other fees and commission expense relate mainly to transactions and service fees which are expensed as the services are received.

(n) Taxation

The Company is exempt from taxation under the Corporation Tax Act, Chapter 75.02 as amended. However, the Company is required to pay Green Fund Levy which is disclosed as taxation in profit or loss.

(o) Dividends

Dividends are recognised as a liability in the financial statements in the period in which the dividends are approved by the Board of Directors.

(p) Leases

At inception of a contract, the Company assesses whether a 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.

3. Significant Accounting Policies (continued)

(p) Leases (continued)

The Company acting as a lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates consideration in the contract to each lease component on the basis of its relative standalone price.

The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date.

The right-of-use asset is subsequently depreciated using the straight line method from the commencement date to the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the Company's incremental borrowing rate. The Company determines its incremental borrowing rate by analysing its borrowings from various external sources. Lease payments included in the measurement of the lease liability comprise only of the fixed payment monthly instalments agreed under the lease.

The lease liability is measured at amortised cost using the effective interest rate method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Company presents right-of-use assets in 'Property and Equipment' and lease liabilities in 'Other Liabilities' in the statement of financial position. For the financial period, this impact was not considered to be material for disclosure.

3. Significant Accounting Policies (continued)

(q) New, revised and amended standards and interpretations not yet effective

A number of new standards and amendments to standards are effective for annual periods beginning after January 1, 2020 and earlier application is permitted; however, the Company has not early adopted them in preparing these financial statements.

The following amended standards are not expected to have a significant impact on the Company's financial statements.

Standard	**Main Topic**	**Effective Date**
IAS 1, Presentation of financials statements and IAS 28, Investments in associates and joint ventures	The new Standard provides guidance on the classification of liabilities as current or non-current and introduces narrow-scope amendments to IAS 1 to clarify how to classify debt and other liabilities as current or non-current.	January 1, 2022
IAS 1, Presentation of Financial Statements and IAS 8, Accounting policies, changes in accounting estimates and errors.	The amended standards provides a definition of material to guide preparers of financial statements in making judgements about information to be included in the financial statements.	January 1, 2022
IFRS 3 Business Combinations	The amended standard updates a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.	January 1, 2022

3. Significant Accounting Policies (continued)

(q) New, revised and amended standards and interpretations not yet effective (continued)

Standard	Main Topic	Effective Date
IFRS 7 Financial Instruments: Disclosures, IFRS 9 Financial Instruments, IFRS 16 Leases	The amended standards require changes in the basis for determining contractual cash flows of financial assets, financial liabilities and lease liabilities, hedge accounting and disclosures. The amendments require a company to make additional disclosures in its financial statements so that investors can better understand the effects of IBOR reform on that company. The amendments also enable a company to apply a practical expedient to account for a change in the contractual cash flows that are required by IBOR reform by updating the effective interest rate to reflect any change arising from the reform. The amendments enable (and require) companies to continue hedge accounting in circumstances when changes to hedged items and hedging instruments arise as a result of changes required by the IBOR reform, by requiring companies to amend their hedging relationships to reflect: • designating an alternative benchmark rate as the hedged risk. • changing the description of the hedged item, including the designated portion, or of the hedging instrument. • or changing the description of how the entity would assess hedge effectiveness. The amendment to IFRS 16 enables a company to apply a practical expedient to account for a lease modification required by the IBOR reform.	January 1, 2021

3. **Significant Accounting Policies** (continued)

(q) New, revised and amended standards and interpretations not yet effective (continued)

Standard	**Main Topic**	**Effective Date**
IFRS 9 Financial Instruments	The amended standard clarifies which fees an entity includes when it applies the '10 per cent' test in assessing whether to derecognise a financial liability.	January 1, 2022
IAS 37 Provisions, Contingent Liabilities and Contingent Assets	The amended standard specifies which costs should be included in an entity's assessment whether a contract will be loss-making.	January 1, 2022
IAS 16 Property, Plant and Equipment	Property, Plant and Equipment: Proceeds before Intended Use: The amendments prohibit an entity from deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognises the proceeds from selling such items, and the cost of producing those items, in profit or loss.	January 1, 2022

4. Financial Risk Management

Introduction and overview

The Company's Mission, and the characteristics of the economies in which it operates, makes credit concentrations from time to time unavoidable, in particular, risk inherent in small and medium-sized enterprises (SME risk). Capital risk management is a critical component of financial soundness and cost of capital.

The Company has exposure to the following risks from financial instruments:

- Credit risk
- Liquidity risk
- Market risks
- Foreign Exchange risks
- Interest rate risks
- Operational risk.

This note presents information about the Company's objectives, policies and processes for measuring and managing risk.

Risk Management Framework

The Board of Directors (the Board) ensures that suitably qualified management and senior staff review and implement the Company's risk management policies that are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits and report to the Board, which has overall responsibility for the establishment and oversight of the Company's risk management framework. Risk management policies and systems are reviewed regularly to reflect changes in market conditions, products and services offered.

The Company's Audit and Risk Committee oversees responsibility for risk management, reviews the adequacy of the risk management framework in relation to the risks faced by the Company and reports to the Board on compliance with the Company's risk management policies and procedures.

(i) Portfolio SME concentration risk

The Company's risk profile is elevated because its loans are mainly in small and medium-sized enterprises (SME). These are vulnerable to interruptions in the supply chain due to transport facilities, weather, utilities, licensing regimes and natural disasters such as hurricanes and flooding as well as changes in customer preferences due to global influences and variable household incomes. It is noteworthy that the majority of SME loans are to segments that are stable or growing (e.g. distributive trade, real estate, manufacturing and services).

4. Financial Risk Management (continued)

Risk Management Framework (continued)

(i) Portfolio SME concentration risk (continued)

This risk is highly correlated with "Country risk" in terms of governance, economic conditions and the operation of markets. Country risk, as defined in our Risk Policy, focusses on three main areas : economic risk, political risk and nationalization, expropriation, convertibility and transferability (NECT) risk. Economic risk, as indicated by the name, relates to the risk of loss associated with downturn in the economy of the country; this is a credit risk and is captured in that area accordingly. Political risk is the risk of loss, whether by default or diminution in investment returns, as a result of political changes or instability in a country. NECT Risk is the risk of, for no apparent reason or with no justification, foreign governments can seize, confiscate or otherwise nationalize or expropriate a company's investment. They can even adopt a series of measures that have the effect of expropriation. In either case, the result is that a firm could lose overseas investments or assets. The correlation between SME risk and Country risk arises from the inability of some countries to increase competitiveness due to delays in improving infrastructure, in delivering appropriately trained entrants to the work force and in creating conditions that allow markets to function effectively. This reduces sustained access by SME to markets and operating finance.

The Company manages "Country risk" (as defined above) using conventional country assessments to provide country ratings that are indexed to its assessment of its home country. This, in conjunction with detailed individual assessment, facilitates the determination of a credit score that in turn ultimately influences the pricing of loans.

(ii) Credit risk

In response to the COVID-19 pandemic, the Central Bank of Trinidad and Tobago (CBTT) implemented measures that enabled financial institutions to provide needed support to their customers during this difficult period. These measures were also aimed at assisting institutions in maintaining financial stability. Initiatives taken by the Company, as a direct result of the aforementioned support by CBTT, included the extension of credit terms, payment deferrals, rate reductions and waivers of penalty charges and restructured loans on credit facilities for specific customers.

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's loans and advances to customers and other banks and investment securities. For risk management reporting purposes, the Company considers and consolidates all elements of credit risk exposure (such as individual obligor default risk, country and sector risk).

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

Management of Credit Risk

The Company's Board is responsible for managing credit risk along with the Chief Executive Officer who is responsible for implementing the credit and risk management policy approved by the Board which relies on oversight by the Board's Audit and Risk Committee. Specific management measures include:

- Ensuring that suitably qualified staff is adequately trained in various aspects of credit risk management and providing advice, guidance and specialist skills and training to business units to promote sound techniques and practices.
- Formulating credit policies covering collateral requirements, credit assessment, risk grading and reporting, documentary and legal procedures and compliance with regulatory and statutory requirements.
- The authorisation structure for the approval of credit and related decisions.
- Limitation of credit concentrations, industry and country risk exposure and reviewing compliance of business units with agreed exposure limits and the credit quality of local portfolios and ensuring that appropriate corrective action is taken where required.
- Developing and maintaining the Company's risk rating and pricing systems and its procedures for determining impairment loss.

Management also deals with credit risk as follows:

- Management evaluates business proposals using a three-tiered approach that centres on the business enterprise, the macroeconomic and industry environment in which it will operate and the likely effects those factors as well as continuing assessment of key success factors and credit criteria. The results of the evaluations and management's insights and judgements provide the inputs for the credit scoring/risk rating model that takes Country risk and likely loss given default, based on exposure at default, into account to determine the eventual business risk rating (BRR). The security is also evaluated on a separate scale to determine a facility security risk rating (FSRR). Both are then combined to determine the overall composite facility risk rating (CFRR). The eventual loan pricing is then derived from the CFRR. Since the model centers on a normal risk threshold, scores that are higher than statistically derived normal ranges are subject to independent review.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

Management of Credit Risk (continued)

- Management monitors "Business enterprise risk" by regularly reviewing the performance of companies in its portfolio.
- The Company's credit risk is managed primarily at source by the Management and reviewed by the Audit and Risk Committee and the Board.
- The Company has its own internal self-assessment and risk management controls. Loan operations and loan management services are segregated from loan origination and credit appraisal responsibilities.

(a) Collateral against loans and advances

The Company holds collateral against loans and advances to customers in the form of mortgage interests over property, other registered securities over assets and guarantees. Estimates of fair value are based on the value of collateral assessed at the time of borrowing, and generally are not updated except when a loan is individually assessed as impaired. Collateral usually is not held against investment securities, and no such collateral was held at December 31, 2020.

The Company's policies regarding obtaining collateral have not changed significantly during the period and there has been no significant change in the overall quality of the collateral held by the Company since the prior period.

(b) Credit concentration risk

A risk concentration refers to aggregate exposure to any group of counterparties having similar characteristics that would cause their ability to meet contractual obligations to be affected by similar events including changes in market, industry or economic or other conditions.

While concentrations can improve yields, such aggregate exposure could produce losses large enough to threaten the financial soundness of the Company. Accordingly, concentration of risk in the loan portfolio is measured in terms of capital and reserves.

The probability of incidence and likely impact arising from risk concentrations are both variable and uncertain especially since most of its loans and investments are long term. Risk concentrations of varying types are unavoidable because of the structure, size and characteristics of the economies in which the Company operates and the limitations of small and medium-sized enterprises but are mitigated by the regulatory and internal risk framework which sets obligor and industry exposure limits.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(b) Credit concentration risk (continued)

The Company's concentration risk management strategy includes the following measures:

1. Identification of likely areas of concentration and assessment of the joint probabilities of default using suitable methodologies and data, where available, and appropriate judgement based on reasonableness in the light of experience.

2. The Board approves aggregate credit limits, in terms of capital and reserves, based on objective criteria and analyses regarding:

   a. Significant exposures to an individual counterparty or group of related counterparties;

   b. Credit exposures to counterparties in the same economic or industry sector;

   c. Credit exposures within the same national economies

3. Establishment of appropriate capital structures and risk-sharing arrangements to carry on lending and investment operations in national economies that have vulnerabilities or resource constraints.

4. The Company's technical capability and availability of resources to manage its traditional portfolio concentration are reviewed periodically, including access to industry-specific expertise.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(b) Credit concentration risk (continued)

The following table summarizes the sector risk concentration in the loan portfolio.

	2020		2019	
	$'000	**%**	**$'000**	**%**
Manufacturing	25,902	18	13,238	11
Distribution	1,725	1	5,827	5
Tourism	35,273	23	35,023	28
Real estate	40,122	27	29,447	23
Industrial and commercial services	42,409	30	34,566	28
Consumer	1,992	1	5,591	5
Total outstanding	147,423		123,692	

Sectoral analysis of loan commitments

	2020	2019
	$'000	**$'000**
Industrial and commercial services	11,661	2,800
Total outstanding	11,661	2,800

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(c) Geographical concentrations of assets and liabilities

	Total Assets		Total Liabilities	
	$'000	**%**	**$'000**	**%**
As at December 31, 2020				
Trinidad and Tobago	547,168	90	330,342	88
Eastern Caribbean	16,716	3	24,999	7
Guyana and Suriname	8,638	1	-	-
European Union	1,343	-	2,822	1
North and South America	36,234	6	15,738	4
Total	610,099		373,901	
As at December 31, 2019				
Trinidad and Tobago	528,631	90	322,165	88
Eastern Caribbean	18,614	3	24,828	7
Guyana and Suriname	8,743	1	-	-
European Union	5,945	1	8,778	2
North and South America	31,510	5	11,191	3
Total	593,443		366,962	

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(d) Credit quality analysis

Exposure to credit risk

The Company's maximum exposure to credit risk before collateral held or credit enhancements is detailed below:

	2020 $'000	2019 $'000
Credit risk recognised on the statement of financial position		
Cash and cash equivalents	63,709	71,044
Deposits with Central Bank	14,970	12,820
Loans and advances to customers	147,423	123,692
Amounts due from related parties	1,253	1,226
Investment securities (excluding equities)		
- Debt instruments measured at FVOCI	107,982	124,553
- Debt instruments measured at amortised cost	214,412	193,381
	549,749	526,716
Credit risk not recognised on the consolidated statement of financial position		
Undrawn credit commitments	11,661	2,800
Total credit risk exposure	561,410	529,516

Investment securities

The credit quality of debt instruments as well as loan commitments are all classified as "Rating 5L - 5H: low-fair credit risk".

Cash and cash equivalents and related parties

The Company held cash and cash equivalents and amounts due from related parties of $64,962 (2019: $72,270). Cash and cash equivalents are held with reputable financial institutions and collateral is held for amounts due from the related party.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(d) Credit quality analysis (continued)

The following table sets out information about the credit quality of financial assets measured at amortised cost, without taking into account collateral/other credit enhancement. Unless specifically indicated, for financial assets, the amount in the table represent gross carrying amounts. Explanation of terms "Stage1", "Stage 2" and "Stage 3" is included in Note 3(b)(ix).

Maximum credit exposure

	2020			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
	$'000	**$'000**	**$'000**	**$'000**
Loans and Advances to customers				
Rating 5L - 5H: low-fair credit risk	-	-	-	-
Rating 4L - 4H: moderate credit risk	27,334	-	-	27,334
Rating 3L - 3H: acceptable-substantial credit	115,815	-	-	115,815
Rating NR: high credit risk	-	-	-	-
Total	143,149	-	-	143,149
Less: ECL allowance	(141)	-	-	(141)
Carrying amount	143,008	-	-	143,008

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(d) Credit quality analysis (continued)

Maximum credit exposure (continued)

	2019			
	Stage 1 **$'000**	**Stage 2** **$'000**	**Stage 3** **$'000**	**Total** **$'000**
Loans and Advances to customers				
Rating 5L - 5H: low-fair credit risk	4,497	-	-	4,497
Rating 4L - 4H: moderate credit risk	37,624	-	500	38,124
Rating 3L - 3H: acceptable-substantial credit	77,479	-	-	77,479
Rating NR: high credit risk	-	-	3,588	3,588
Total	119,600	-	4,088	123,688
Less: ECL allowance	(18)	-	(671)	(689)
Carrying amount	119,582	-	3,417	122,999

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and expert credit assessment and including forward-looking information.

The objective of the assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing:

- The remaining lifetime probability of default (PD) as at the reporting date; with

- The remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure (adjusted where relevant for changes in prepayment expectations).

The Company uses three criteria for determining whether there has been a significant increase in credit risk:

- Quantitative test based on movement in PD;
- Quantitative indicators; and
- A backstop of 30 days past due.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Credit risk grades

The Company allocates each exposure to a credit risk grade based on a variety of data that is determined to be predictive of the risk of default and applying experienced credit judgement.

Credit risk grades are defined using qualitative and quantitative factors that are indicative of risk of default. These factors vary depending on the nature of the exposure and the type of borrower.

Credit risk grades are defined and calibrated such that the risk of default occurring increases exponentially as the credit deteriorates so, for example, the difference in risk of default between credit risk grades 5H and 5L is smaller than the difference between credit risk grades 3M and 3L.

Each exposure is allocated to a credit risk rating on initial recognition based on available information about the borrower. Exposures are subject to ongoing monitoring, which may result in an exposure being moved to a different credit risk rating band. The monitoring typically involves use of the following data:

Corporate and Commercial Exposures

- Information obtained during periodic review of customer files – eg. audited financial statements, management accounts, budgets and projections. Examples of areas of particular focus are; gross profit margin, financial leverage ratios, debt service coverage, compliance with covenants, quality of management, key management changes, etc.

- Data from credit reference agencies, press articles, changes in external credit ratings (where applicable), etc.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Corporate and Commercial Exposures (continued)

- Actual and expected significant changes in the financial, economic, political, regulatory and technological environment of the borrower and/or in its business activities;
- Payment records inclusive of overdue status (where applicable);
- Utilisation of approved credit facilities;
- Requests for and granting of forbearance inclusive of adjustments to previously agreed terms and conditions

The table below provides an indicative mapping of how the Company's internal credit risk grades relate to PD and, for the corporate portfolio.

The corporate portfolio of the Company is comprised of loans and advances to corporates and other businesses.

Internal Rating	12-month average PD (%)
Rating 5L - 5H: low-fair credit risk	0.03
Rating 4L - 4H: moderate credit risk	0.22
Rating 3L - 3H: acceptable-substantial credit risk	1.08
Rating NR : high credit risk	100

Generating the term structure of PD

Credit risk grades are primary input into the determination of the term structure of PD for exposures. The Company collects performance and default information about its credit risk exposures analysed by jurisdiction or region and by type of product and borrower as well as by credit risk grading. For some portfolios, information purchased from external credit reference agencies is also used.

The Company employs statistical models to analyse the data collected and generate estimates of the remaining lifetime PD of exposures and how these are expected to change as a result of the passage of time.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Determining whether credit risk has increased significantly

The Company assesses whether credit risk has increased significantly since initial recognition at each reporting date. Determining whether an increase in credit risk is significant depends on the characteristics of the financial instrument and the borrower, and the geographical region. What is considered significant differs for different types of lending.

As a general indicator, credit risk of a particular exposure is deemed to have increased significantly since initial recognition if, based on the Company's quantitative modelling:

- The remaining lifetime PD is determined to have increased by more than 5% of the corresponding amount estimated on initial recognition;

The credit risk may also be deemed to have increased significantly since initial recognition based on qualitative factors linked to the Company's credit risk management processes that may not otherwise be fully reflected in its quantitative analysis on a timely basis. This will be the case for exposures that meet certain heightened risk criteria, such as placement on a watch list. Such qualitative factors are based on its expert judgement and relevant historical experiences.

As a backstop, the Company considers that a significant increase in credit risk occurs no later than when an asset is more than 30 days past due. Past due is determined by counting the number of days since the earliest elapsed due date in respect of which full payment has not been received. Due dates are determined without considering any grace period that might be available to the borrower.

If there is any evidence that there is no longer a significant increase in credit risk relative to initial recognition, then the loss allowance on an instrument returns to being measured as a 12-month ECL. Some qualitative indicators of an increase in credit risk, such as delinquency or forbearance, may be indicative of an increased risk of default that persists after the indicator itself has ceased to exist. In these cases, the Company determines a probation period during which the financial assets required to demonstrate good behaviour to provide evidence that its credit risk has declined sufficiently. When contractual terms of a loan have modified, evidence that the criteria for recognising lifetime ECL are no longer met includes a history of up-to-date payment performance against the modified contractual terms.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Determining whether credit risk has increased significantly (continued)

The Company monitors the effectiveness of the criteria used to identify significant increases in credit risk by regular reviews to confirm that:

- The criteria is capable of identifying significant increases in credit risk before an exposure is in default;
- The criteria do not align with the point in time when an asset becomes 30 days past due;
- The average time between the identification of a significant increase in credit risk and default appears reasonable;
- Exposures are not generally transferred directly from 12-month ECL measurement to credit-impaired; and
- There is no unwarranted volatility in loss allowance from transfers between 12-month PD (Stage 1) and lifetime PD (Stage 2).

(i) Definition of default

The Company considers a financial asset to be in default when:

- The borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held);
- The borrower is more than 90 days past due on any material credit obligation to the Company; or
- It is becoming probable that the borrower will restructure the asset as a result of bankruptcy due to the borrower's inability to pay its credit obligations.

(ii) Amounts arising from ECL

In assessing whether a borrower is in default, the Company considers indicators that are:

- Qualitative: e.g. breaches of covenant;
- Quantitative: e.g. overdue status and non-payment on another obligation of the same issuer to the Company; and
- Based on data developed internally and obtained from external sources.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Determining whether credit risk has increased significantly (continued)

(ii) Amounts arising from ECL (continued)

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances.

(iii) Incorporation of forward-looking information

The Company incorporates forward-looking information into both the assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and the movement of ECL.

In calculating the expected credit loss rates, the Company considers historical loss rates for each category of customers and adjusts for forward looking macroeconomic rates.

(iv) Modified financial assets

The contractual terms of a loan may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing loan whose terms have been modified may be derecognised and the renegotiated loan recognised as a new loan at a fair value in accordance with the accounting policy set out in Note 3d(iii).

When the terms of a financial asset are modified and the modification does not result in derecognition, the determination of whether the asset's credit risk has increased significantly reflects comparison of:

- Its remaining lifetime PD at the reporting date based on the modified terms; with
- The remaining lifetime PD estimated based on data on initial recognition and the original contractual terms.

When modification results in derecognition, a new loan is recognised and allocated to Stage 1 (assuming it is not credit-impaired at that time).

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(e) Significant increase in credit risk (continued)

Determining whether credit risk has increased significantly (continued)

(iv) Modified financial assets (continued)

The Company renegotiates loans to customers in financial difficulties to maximise collection opportunities and minimise the risk of default. This is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants.

For financial assets modified, the estimate of PD reflects whether the modification has improved or restored the Company's ability to collect interest and principal and the Company's previous experience. As part of this process, the Company evaluates the borrower's payment performance against the modified contractual terms and considers various behavioural indicators.

Generally, re-negotiated terms is a qualitative indicator of a significant increase in credit risk and an expectation of default may constitute evidence that an exposure is credit-impaired (see Note 3(b)(ix). A customer needs to demonstrate consistently good payment behaviour over a period of time before the exposure is no longer considered to be credit-impaired/in default or the PD is considered to have decreased such that the loss allowance reverts to being measured at an amount equal to Stage 1.

As a result of COVID-19 pandemic, payment deferrals were only applied to performing loans. Customers who accepted payment deferrals and or rate reductions has not been reported as a restructured or rescheduled financial asset consistent with the forbearance measures implemented by the regulator.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) Expected credit loss allowance

The key inputs into the measurement of ECL are the term structure of the following variables:

- Probability of default (PD);
- Loss given default (LGD); and
- Exposure at default (EAD).

ECL for exposures in Stage 1 is calculated by multiplying the 12-month PD by LGD and EAD. Lifetime ECL is calculated by multiplying the lifetime PD by LGD and EAD.

The methodology of estimating PDs is discussed above under the heading 'Generating the term structure of PD'.

LGD is the magnitude of the likely loss if there is a default. The Company estimates LGD parameters based on the history of recovery rates of claims against defaulted counterparties. The LGD models consider the structure, collateral, seniority of the claim, counterparty industry and recovery costs of any collateral that is integral to the financial asset. For loans secured by retail property, LTV ratios are a key parameter in determining LGD. LGD estimates are recalibrated for different economic scenarios and, for real estate lending, to reflect possible changes in property prices. They are calculated on a discounted cash flow basis using the effective interest rate as the discounting factor.

EAD represents the expected exposure in the event of a default. The Company derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract and arising from amortisation. The EAD of a financial asset is its gross carrying amount at the time of default. For lending commitments, the EADs are potential future amounts that may be drawn under the contract, which are estimated based on historical observations and forward-looking forecasts. For some financial assets, EAD is determined by modelling the range of possible exposure outcomes at various points in time using scenario and statistical techniques.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) Expected credit loss allowance (continued)

As described above, and subject to using a maximum of a 12-month PD for Stage 1 financial assets, the Company measures ECL considering the risk of default over the maximum contractual period (including any borrower's extension options) over which it is exposed to credit risk, even if for credit risk management purposes, the Company considers a longer period. The maximum contractual period extends to the date at which the Company has the right to require repayment of an advance or terminate a loan commitment or guarantee.

The Company can cancel them with immediate effect, but this contractual right is not enforced in the normal day-to-day management, but only when the Company becomes aware of an increase in credit risk at the facility level. This longer period is estimated taking into account the credit risk management actions that the Company expects to take, and that serve to mitigate ECL. These include a reduction in limits, cancellation of the facility and/or turning the outstanding balance into a loan with fixed repayment terms.

Where modelling of a parameter is carried out on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics that include:

- Instrument type;
- Credit risk gradings;
- Collateral type;
- LTV ratio for retail mortgages;
- Date of initial recognition;
- Remaining term to maturity;
- Industry; and
- Geographic location of the borrower.

The groupings are subject to regular review to ensure that exposures within a particular group remain appropriately homogeneous.

For portfolios in respect of which the Company has limited historical data, external benchmark information is used to supplement the internally available data. The portfolios for which external benchmark information represents a significant input into measurement of ECL are as follows:

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) Expected credit loss allowance (continued)

External benchmarks used:

	Exposure $'000	PD	LGD
Investments - at amortised cost	214,412	Bloomberg DRSK	Basel II Foundation Approach

The Company uses the optional practical expedient to assess credit risk on financial assets classified as "low" which allowed management to measure impairment using a 12-month expected credit loss for qualifying assets. The practical expedient was applied to debt securities.

To assess the credit risk on debt securities the Company applies the following methodology:

Risk ratings for investments is based on the external ratings from S&P or Moody's. Where an investment is unrated, ratings are based on internal assessment mapped to the S&P rating to derive a suitable equivalent credit rating with associated PD. The Company's PD estimation for investments exposures is done using *Bloomberg Credit Risk DRSK* function. Bloomberg Credit Risk DRSK function provides quantitative estimates of an issuer's default probabilities.

All investments are currently in stage 1.

The Company considers Bloomberg DRSK's estimated probability term structure. These PDs incorporate forward looking information.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) *Expected credit loss allowance* (continued)

Loss allowance

The following table shows reconciliations from opening to the closing balances of the loss allowance by class of financial instrument.

	2020			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
	$'000	**$'000**	**$'000**	**$'000**
Loans and advances to customers				
Balance at January 1	3	-	686	689
Transfer to Stage 1	-	-	-	-
Transfer to Stage 2	-	-	-	-
Transfer to Stage 3	165	-	(165)	-
Net measurement of loss allowance	(27)	-	(521)	(548)
New financial assets originated or purchased	-	-	-	-
Financial assets that have been derecognized	-	-	-	-
Write-offs	-	-	-	-
Foreign exchange and other movements	-	-	-	-
Net profit or loss impact (Note 9)	138	-	(686)	(548)
Balance at December 31	141	-	-	141

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) Expected credit loss allowance (continued)

Loss allowance (continued)

	2019			
	Stage 1 $'000	**Stage 2 $'000**	**Stage 3 $'000**	**Total $'000**
Loans and advances to customers				
Balance at January 1	17	-	521	538
Transfer to Stage 1	(14)	-	14	-
Transfer to Stage 2	-	-	-	-
Transfer to Stage 3	-	-	-	-
Net measurement of loss allowance	-	-	151	151
New financial assets originated or purchased	-	-	-	-
Financial assets that have been derecognized	-	-	-	-
Write-offs	-	-	-	-
Foreign exchange and other movements	-	-	-	-
Net profit or loss impact (Note 9)	-	-	151	151
Balance at December 31	3	-	686	689

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(f) Expected credit loss allowance (continued)

Loss allowance (continued)

	Stage 1	
	2020	**2019**
	$'000	**$'000**
Investment securities at amortised cost and debt securities measured at FVOCI		
Balance at January 1	652	193
Net measurement of loss allowance	935	459
Balance at December 31	1,587	652

Impaired loans and advances and investment securities (debt)

The Company regards loans and advances or investment debt securities as impaired in the following circumstances:

- There is objective evidence that a loss event has occurred since initial recognition and the loss event has an impact on future estimated cash flows from the asset such that it does not expect to collect all principal and interest due according to the contractual terms of the loan/investment security agreement(s).

- A loan is overdue when more than 90 days in arrears. Impaired loans and advances are in 90 days and over category in the Company's internal credit risk rating system.

Past due but not impaired loans and investment debt securities, are those for which contractual interest or principal payments are past due, but the Company believes that impairment is not appropriate on the basis of the level of security/collateral available and/or the stage of collection of amounts owed to the Company.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(g) Loans with renegotiated terms

The contractual terms of a loan may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing loan may be derecognised and the renegotiated loan recognised as a new loan at fair value in accordance with the accounting policy set out in Note 3(d)(iii).

The Company renegotiates loans to customers in financial difficulties (referred to as 'restructuring activities') to maximize collection opportunities and minimize the risk of default. Under the Company's restructuring loan policy, loan restructuring is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the loan restructuring policy. Restructured loans are reported to the Audit and Risk Committee along with the non-performing loans.

For the purposes of disclosures in these financial statements, 'loans with renegotiated terms' are defined as loans that have been restructured due to a deterioration in the borrower's financial position, for which the Company has made concessions by agreeing to terms and conditions that are more favourable for the borrower than the Company had provided initially and that it would not otherwise consider. A loan continues to be presented as part of loans with renegotiated terms until maturity, earlier repayment or until it is written off.

4. Financial Risk Management (continued)

Risk management framework (continued)

(ii) Credit risk (continued)

(g) Loans with renegotiated terms (continued)

Irrespective of whether loans with renegotiated terms have been derecognised or not, they remain disclosed as impaired until there is sufficient evidence to demonstrate a significant reduction in the risk of non-payment of future cash flows and there are no other indicators of impairment.

In respect of some of these loans the Company has made concessions that it would not otherwise consider. During 2020, there were no loans with renegotiated terms or a loan which was re-scheduled or restructured (2019: NIL).

A loan that has been renegotiated due to deterioration in the borrower's condition is usually considered to be impaired when there is evidence that the risk of not receiving contractual cash flows has reduced significantly.

(h) Offsetting financial assets and liabilities

There were no financial assets and liabilities offset during the year (2019: NIL).

(i) Financial assets pledged as collateral

Financial assets are pledged as collateral as part of sales and repurchases and securitisation transactions under terms that are usual and customary for such activities. The Company receives and gives collateral in the form of marketable securities of:

1. Sales-and-repurchase agreements;
2. Securities borrowing.

(j) Transfer of financial assets

In the ordinary course of business, the Company enters into transaction that result in the transfer of financial assets, primarily debt securities. In accordance with the accounting policy set out in Note 3(b)(iii), the transferred financial assets continue to be recognised in their entirety. The Company transfers financial assets that are not derecognised in their entirety through the following transactions: sales and repurchase of securities and securitisation activities.

4. Financial Risk Management (continued)

Risk management framework (continued)

(iii) Operational risk

Operational risk refers to the probability of financial loss from causes associated with the functioning of the Company's business processes, personnel, technology and infrastructure and also from external factors other than credit, market and liquidity risks. Operational risk is an inevitable consequence of the execution of the Company's business processes.

The management of operational risk involves making appropriate judgements that balance risk and return by taking positive measures and instituting controls to avoid financial losses and damage to the Company's reputation while maintaining overall cost effectiveness.

The Company employs an overall system management approach to maintain a culture of integrity, diligence and alertness while avoiding control procedures that restrict initiative and creativity. This requires a commitment by senior management to openness and honesty and to the implementation of controls designed to address operational risk.

This responsibility is supported by the development of overall standards for the management of operational risk in the following areas:

- Adherence to business philosophies and corporate values;
- Compliance monitoring and reporting;
- Internal self-assessment and operational reviews;
- Reporting and analysis of operational losses including "near misses";
- Training and professional development in internal control systems and procedures;
- Development of contingency plans;
- Segregation of duties in critical aspects of loan management, information systems and expense control including the independent authorisation of transactions and access to systems; and
- Independent investigations by senior managers with professional experience in relevant fields.

Compliance with standards is supported by Board overview of a programme of systematic, periodic assessment of areas of likely operational risks identified and prioritised by management responsible for Risk Management and by internal audit (outsourced). The results of internal audit reviews are discussed with the management of the business unit to which they relate, with summaries submitted to Management and the Audit and Risk Committee.

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments

(a) Interest rate risk

Interest rate risk is the risk of loss from fluctuations in future cash flows or fair values of financial instruments because of a change in market interest rates.

Interest rate management

Movements in interest rates may adversely or positively affect net interest income which is the difference between interest income and the cost of funding. This risk is mitigated by matching interest rates on assets with interest rates on corresponding liabilities.

Generally, these rates are coordinated by standard asset/liability management practices. However, this may be altered because of strategy or circumstances. In particular, the Company is exposed to interest rate risk because of movements in interest rates and:

a. differences in the times at which interest rate movement occur (Timing risk);
b. uncorrelated changes in interest rate indices (Index risk); and
c. fixed income debt in US$ on-lent at floating rates (Basis risk).

4. **Financial Risk Management** (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(a) Interest rate risk (continued)

Interest rate management (continued)

The following table summarises carrying amounts of assets and liabilities on the statement of financial position, in order to arrive at the Company's interest rate gap on the earlier of contractual repricing or maturity dates:

2020

	Due on Demand	Due in One Year	Due in Two to Five Years	Over 5 Years	Total
	$'000	**$'000**	**$'000**	**$'000**	**$'000**
Assets					
Cash and cash equivalents	63,709	-	-	-	63,709
Investment securities	-	109,450	41,644	192,557	343,651
Loans and advances to customers	-	146,020	195	1,208	147,423
Due from related parties	-	1,253	-	-	1,253
Other assets	-	1,389	-	-	1,389
	63,709	258,112	41,839	193,765	557,425
Liabilities					
Borrowings	-	116,520	-	-	116,520
Customers' deposits	-	151,719	101,466	-	253,185
Other liabilities	-	4,196	-	-	4,196
	-	272,435	101,466	-	373,901
Net gap	63,709	(14,323)	(59,627)	193,765	183,524
Cumulative gap	63,709	49,386	(10,241)	183,524	

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(a) Interest rate risk (continued)

Interest rate management (continued)

2019

	Due on Demand	Due in One Year	Due in Two to Five Years	Over 5 Years	Total
	$'000	$'000	$'000	$'000	$'000
Assets					
Cash and cash equivalents	71,044	-	-	-	71,044
Investment securities	-	51,390	51,817	243,418	346,625
Loans and advances to customers	-	122,166	251	1,275	123,692
Due from related parties	-	1,226	-	-	1,226
Other assets	-	989	-	-	989
	71,044	175,771	52,068	244,693	543,576
Liabilities					
Borrowings	-	169,864	2,446	-	172,310
Customers' deposits	-	135,871	55,896	-	191,767
Other liabilities	-	2,885	-	-	2,885
	-	308,620	58,342	-	366,962
Net gap	71,044	(132,849)	(6,274)	244,693	176,614
Cumulative gap	71,044	(61,805)	(68,079)	176,614	-

The results of the sensitivity analysis conducted as at December 31 on the impact on net profits before tax and on equity as a consequence of a reasonably possible change in interest rates at that date, are presented below:

Change in interest rate	Effect on PBT 2020	Effect on PBT 2019	Effect on equity 2020	Effect on equity 2019
	$'000	$'000	$'000	$'000
Increase of 1%	(2,307)	(36)	(2,311)	(36)
Decrease of 1%	2,307	36	2,311	36

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(b) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

Liquidity risk management

The objective is to ensure that adequate funding is in place to meet its planned portfolio growth requirements, while managing holding costs and interest rate exposures. The Company will maintain adequate liquidity levels.

This is effectively managed by primarily matching long-term borrowings to the bond redemption funds which secure floating rate bonds and also, new loan disbursements, arranging fixed deposits and maintaining tertiary lines of liquidity where feasible.The Company continues to manage its liquidity risk in response to the COVID-19 pandemic. There is no material uncertainty that may cast doubt on its ability to continue as a going concern.

The following represents the Company's asset and liability maturity profile, based on their undiscounted cash flows, highlighting separately the short term of 12 months and less. The profile reflects the Company's business as a long term lender. The balances include both principal and interest cash flows over the remaining term to maturity and therefore would differ from the carrying amounts in the Company's statement of financial position.

As at December 31, 2020

	Carrying Value	***Gross Nominal Inflow (Outflow)**	**1 to 12 Months**	**1 to 5 Years**	**5 to 10 Years**	**Over 10 Years**
	$'000	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Cash and cash equivalents	63,709	63,709	63,709	-	-	-
Statutory deposit with Central Bank	14,970	14,970	14,970	-	-	-
Investment securities	343,651	488,936	58,446	128,934	209,664	91,892
Loans and advances to customers	147,423	211,602	36,445	78,876	44,520	51,761
Amounts due from related parties	1,253	1,253	1,253	-	-	-
Other assets	1,389	1,389	1,389	-	-	-
Borrowings	(116,520)	(132,805)	(21,889)	(110,916)	-	-
Customers' deposits	(253,185)	(263,068)	(153,685)	(109,383)	-	-
Other liabilities	(4,196)	(4,196)	(4,196)	-	-	-
Net gap	198,494	381,790	(3,558)	(12,489)	254,184	143,653

***** Undiscounted cash flows include estimated interest payments.

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(b) Liquidity risk (continued)

Liquidity risk management (continued)

As at December 31, 2019

	Carrying Value	*Gross Nominal Inflow (Outflow)	1 to 12 Months	1 to 5 Years	5 to 10 Years	Over 10 Years
	$'000	$'000	$'000	$'000	$'000	$'000
Cash and cash equivalents	71,044	71,044	71,044	-	-	-
Statutory deposit with Central Bank	12,820	12,820	12,820	-	-	-
Investment securities	346,625	492,377	74,956	115,290	224,177	77,954
Loans and advances to customers	123,692	156,360	27,739	47,425	25,654	55,542
Amounts due from related parties	1,226	1,226	1,226	-	-	-
Other assets	989	989	989	-	-	-
Borrowings	(172,310)	(196,960)	(73,968)	(122,992)	-	-
Customers' deposits	(191,767)	(198,705)	(138,421)	(54,397)	(5,887)	-
Other liabilities	(2,885)	(2,885)	(2,885)	-	-	-
Net gap	189,434	336,266	(26,500)	(14,674)	243,944	133,496

* Undiscounted cash flows include estimated interest payments.

(c) Foreign currency risk

The reporting currency of the Company is the Trinidad and Tobago dollar. The aggregate amount of assets and liabilities denominated in the respective currencies are as follows:

	2020					
	TT	US	EURO	GBP	GUY	Total
	$'000	$'000	$'000	$'000	$'000	$'000
Assets	421,938	185,877	5	1,004	1,275	610,099
Liabilities	(253,582)	(120,319)	-	-	-	(373,901)
Net assets	168,356	65,558	5	1,004	1,275	236,198

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(c) Foreign currency risk (continued)

	2019					
	TT $'000	**US $'000**	**EURO $'000**	**GBP $'000**	**GUY $'000**	**Total $'000**
Assets	412,053	177,639	2	1,937	1,812	593,443
Liabilities	(244,649)	(122,313)	-	-	-	(366,962)
Net assets	167,404	55,326	2	1,937	1,812	226,481

The management of foreign currency risk against exchange gap limits is further supplemented by monitoring the sensitivity of the possible impact on net profits before tax and on equity relative to fluctuations in foreign exchange rates to the TT dollar.

The results of the sensitivity analysis conducted as at December 31 on the possible impact on net profits before tax and on equity of fluctuations of the foreign exchange rates relative to the TT dollar are presented below.

Change in currency rate	**Effect on PBT**		**Effect on equity**	
	2020 $'000	**2019 $'000**	**2020 $'000**	**2019 $'000**
Increase of 1%	607	366	607	366
Decrease of 1%	(607)	(366)	(607)	(366)

(d) Capital risk management

The Company's lead regulator, the Central Bank of Trinidad and Tobago, sets and monitors capital requirement for the Company.

The Company's capital risk management policies seeks to achieve several objectives:

- Compliance with capital requirements as set by the Central Bank of Trinidad and Tobago
- Ensure the Company's ability to continue as a going concern
- To maintain a strong capital base to support the development of its business.

4. Financial Risk Management (continued)

Risk management framework (continued)

(iv) Risk related to use of financial instruments (continued)

(d) Capital risk management (continued)

Capital adequacy and the use of regulatory capital are monitored daily by the Company's management. The Company employs techniques derived from the guidelines developed by the Basel Committee on Banking Supervision - Basel I 1998 Capital Accord as implemented by the Central Bank of Trinidad and Tobago. The required information is filed with the regulatory authority on a monthly basis.

The following table summarises the composition of regulatory capital and the ratios for the Company as at December 31, 2020. The Company has complied with all the externally imposed capital requirements to which it is subject.

	2020 $'000	2019 $'000
Total risk adjusted assets	316,625	325,041
Total core capital	226,159	217,461
Allowable supplementary capital	10,039	9,020
Qualifying capital	236,198	226,481
Capital ratios		
- Core capital to total risk adjusted assets	71.43%	66.90%
- Total qualifying capital to total risk adjusted	74.60%	69.68%

The minimum capital adequacy requirement is 15%.

5. Fair Value of Financial Instruments

The fair value of financial assets and liabilities that are traded in active markets are based on quoted market prices or dealer quotations. For all other financial instruments, the Company determines fair values using other valuation techniques.

(a) Valuation models

The Company's accounting policy on fair value measurements is discussed in accounting policy 3(b)(v).

The Company measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements.

Level 1: Quoted market price (unadjusted) in an active market for an identical instrument.

5. Fair Value of Financial Instruments (continued)

(a) Valuation models (continued)

Level 2: Valuation techniques based on observable inputs, either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3: Valuation techniques using significant unobservable inputs. This category includes all instruments where the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments where significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

Due to the judgement used in applying a wide range of acceptable valuation techniques and estimations in the calculation of fair value amounts, fair values are not necessarily comparable among financial institutions. The calculation of estimated fair values is based upon market conditions at a specific point in time and may not be reflective of future fair values.

(b) Financial instruments measured at fair value – fair value hierarchy

The following financial instruments were measured at fair value at the reporting date, by the level in the fair value hierarchy into which the fair value measurement is categorised. The amounts are based on the values recognised in the statement of financial position. The fair values, include any differences between the transaction price and the fair value on initial recognition when the fair value is based on valuation technique that uses unobservable inputs.

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Fair Value $'000
As at December 31, 2020				
Equity securities	18,174	-	-	18,174
Debt securities	105,786	2,196	-	107,982
	123,960	2,196	-	126,156
As at December 31, 2019				
Equity securities	26,361	-	-	26,361
Debt securities	123,642	911	-	124,553
	150,003	911	-	150,914

5. Fair Value of Financial Instruments (continued)

(c) Financial instruments not measured at fair value

The table below shows the financial assets and liabilities not measured at fair value and analyses them by the level in the fair value hierarchy into which the fair value measurement is categorised. It does not include fair value information for financial assets and liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Level 1	Level 2	Level 3	Fair Value	Total Carrying Amount
	$'000	$'000	$'000	$'000	$'000
As at December 31, 2020					
Assets					
Cash and cash equivalents	63,709	-	-	63,709	63,709
Statutory deposit with Central Bank	14,970	-	-	14,970	14,970
Investment securities	208,852	-	-	208,852	214,442
Loans and advances to customers	-	137,583	-	137,583	147,423
Due from related parties	1,253	-	-	1,253	1,253
Liabilities					
Borrowings	(116,520)	-	-	(116,520)	(116,520)
Customers' deposits	(253,185)	-	-	(253,185)	(253,185)
As at December 31, 2019					
Assets					
Cash and cash equivalents	71,044	-	-	71,044	71,044
Statutory deposit with Central Bank	12,820	-	-	12,820	12,820
Investment securities	193,381	-	-	193,381	193,381
Loans and advances to customers	-	123,688	-	123,692	123,692
Due from related parties	1,226	-	-	1,226	1,226
Liabilities					
Borrowings	(172,310)	-	-	(172,310)	(172,310)
Customers' deposits	(191,767)	-	-	(191,767)	(191,767)

5. Fair Value of Financial Instruments (continued)

(c) Financial instruments not measured at fair value (continued)

Where available, the fair value of loans and advances and investment securities are based on observable market transactions. Where observable market transactions are not available, fair value is estimated using valuation models, such as discounted cash flow techniques. Input into the valuation techniques includes interest rates and prepayment rates. For collateral-dependent impaired loans, the fair value is measured based on the value of the underlying collateral. Input into the models may include information obtained from other market participants, which includes observed primary and secondary transactions.

The fair value of borrowings and customers' deposits are estimated using discounted cash flow techniques, applying the rates that are offered for borrowings of similar maturities and terms. The fair value of cash and cash equivalents is the amount payable at the reporting date.

	2020	2019
	$'000	$'000
6. Cash and Cash Equivalents		
Cash and balances with banks:		
- Local currency	43,680	45,536
- Foreign currency	20,029	25,508
	63,709	71,044

7. Statutory deposit with Central Bank

The Financial Institutions Act, 2008 (the Act) requires that every non-bank financial institution licensed under Section 57 of the Act in the Republic of Trinidad and Tobago hold and maintain a non - interest bearing deposit account, to be called a reserve account, with the Central Bank of Trinidad and Tobago, equivalent to 9% of the total deposit liabilities of that institution.

As at December 31, 2020 and 2019, the Company has complied with the above requirement.

	2020	2019
	$'000	$'000
Statutory deposit with Central Bank	14,970	12,820

8. Investment Securities

	2020 $'000	2019 $'000
Investment securities measured at amortised cost:		
- Government bonds and state owned enterprises debt securities	147,115	105,465
- Corporate debt securities	67,297	87,916
	214,412	193,381
Investment securities measured at FVOCI:		
- Government bonds and state owned enterprises debt securities	100,714	97,507
- Corporate debt securities	7,268	27,046
- Equity securities	18,174	26,361
	126,156	150,914
Total investment securities	340,568	344,295
Impairment loss allowance	(1,587)	(652)
Accrued interest	4,670	2,982
	343,651	346,625

Movement in impairment loss allowance:

	2020 $'000	2019 $'000
Balance at January 1	652	193
Net remeasurement of impairment loss allowance (Note 23)	935	459
Balance as at December 31	1,587	652

8. Investment Securities (continued)

Bond redemption funds

Bond redemption funds of $12,118 thousand (2019: $72,826 thousand) secure the floating rate debt instrument (Note 15) and are invested in local securities issued by the Government of the Republic of Trinidad and Tobago and deposit certificates issued by local commercial banks and other various investments. These funds are managed by the various Trustees for the several Bond Issues and are to be used exclusively for the redemption of specific bonds.

Investment securities totalling $2,298 thousand (2019: $2,290 thousand) are pledged to secure the repurchase agreements (see Note 15). Interest rates on these repos range from 3.35% to 4.00 % in 2020 (2019: 3.35% to 4.00 %).

	2020	**2019**
	$'000	**$'000**
9. Loans and Advances to Customers		
Principal	143,149	123,688
Impairment loss allowance	(141)	(689)
	143,008	122,999
Accrued interest	4,415	693
	147,423	123,692
Movement in impairment loss allowance:		
Balance at beginning of year	689	538
Net remeasurement of impairment loss allowance (Note 23)	(548)	151
Balance at end of year	141	689

10. Related Party Balances and Transactions

(a) Identity of related parties

A party is related to the Company if:

(a) The party is a subsidiary or an associate of the Company;

(b) The party is, directly or indirectly, either under common control or subject to significant influence with the Company or has significant or joint control of the Company;

(c) The party is a close family member of a person who is part of key management personnel or who controls the Company;

10. Related Party Balances and Transactions (continued)

(a) Identity of related parties (continued)

A party is related to the Company if (continued)

(d) The party is controlled or significantly influenced by a member of key management personnel or by a person who controls the Company;

(e) The party is a joint venture in which the Company is a venture partner;

(f) The party is a member of the Company's or its parent's key management personnel;

(g) The party is a post-employment benefit plan for the Company's employees;

(h) The party, or any member of a group of which it is a part, provides key management personnel services to the Company or its Parent.

(b) Related party balances

	2020 $'000	2019 $'000
Due from related parties:		
DevCap Fund Management Limited		
Gross amount	2,778	2,751
Impairment loss allowance	(1,525)	(1,525)
	1,253	1,226

Funds advanced to DevCap Fund Management Limited will be repaid from the sale of property held as security by the Company. A partial provision exists. Interest rates on balance due from related party is 0% with repayment upon sale of collateral.

	2020 $'000	2019 $'000
Caribbean Development Capital Limited		
Loan*	20,934	-

* This amount is included in "loans and advances to customers". The demand loan was issued at DFL's prime interest rate less 425 bps, with a floor rate of 5%, this rate is subject to quarterly review and reset, a moratorium of principal and interest for 24 months during which interest will accrue. Thereafter, repayable via lumpsum payments of principal and interest with outstanding interest and principal to be fully liquidated at expiry of the loan agreement.

	2020 $'000	2019 $'000

10. Related Party Balances and Transactions (continued)

(b) *Related party balances* (continued)

These amounts are unsecured and repayable and are disclosed below:

Due to related parties:		
CDN Management Services Limited*	(33)	(33)

*These amounts are included within "other liabilities".

(c) *Related party transactions*

A number of transactions have been entered into with related parties in the normal course of business. These transactions were conducted at market rates and on commercial terms and conditions.

Related party transactions include but are not limited to the following:
- Pension plan payments
- Foreign exchange transactions

	2020 $'000	2019 $'000
Income and expenses:		
Other income		
Significant shareholders	2,028	883
Directors, key management personnel and their immediate relatives	44	10
Expenses		
Significant shareholders	(1,223)	(1,789)
Directors, key management personnel and their immediate relatives	(1,161)	(1,490)

(d) *Transactions with key management personnel*

	2020 $'000	2019 $'000
Key management personnel compensation:		
Salaries and other short-term benefits	2,449	4,887

	2020 $'000	2019 $'000

11. Computer Software

	2020 $'000	2019 $'000
Opening net book amount at January 1	835	800
Additions	182	77
Amortisation charge	(35)	(42)
Closing net book amount at December 31	982	835

12. Furniture and Equipment

	Furniture and Equipment $'000	Total $'000
Year ended December 31, 2020		
Opening net book amount	541	541
Additions	51	51
Depreciation charge	(138)	(138)
Closing net book amount	454	454
At December 31, 2020		
Cost	7,783	7,783
Additions	51	51
Accumulated depreciation	(7,380)	(7,380)
Closing net book amount	454	454
Year ended December 31, 2019		
Opening net book amount	429	429
Additions	252	252
Depreciation charge	(140)	(140)
Closing net book amount	541	541
At December 31, 2019		
Cost	7,531	7,531
Additions	252	252
Accumulated depreciation	(7,242)	(7,242)
Closing net book amount	541	541

13. Other Assets

	2020 $'000	2019 $'000
Other receivables and prepayments	1,389	989
Property available for sale	7,228	7,271
	8,617	8,260

The Company enforces its power of sale agreements over various types of collateral, as a consequence of failure by borrowers or counterparties to honour its financial obligations. During 2017, the Company took possession of an income generating asset in lieu of debt. The asset is located in Suriname and a real estate agency was immediately engaged to monetize the asset in the shortest possible time. The asset held was last valued by an independent valuator in 2017, and is now recorded as a non-current asset.

14. Post-employment Benefits

The Company contributes to a defined benefit pension plan (the Plan), which entitles a retired employee to receive an annual pension payment. The Plan is funded by the Company and certain employees, the assets of the Plan being managed separately by the Trustee. The funding requirements are based on the pension fund's actuarial measurement performed by an independent qualified actuary.

The Plan exposes the Company to actuarial risks such as longevity risk, currency risk, interest rate risk and market risk.

The Company is not expected to contribute to the Plan in 2021.

	2020 $'000	2019 $'000
(i) The amounts recognised in the statement of financial position are as follows:		
Present value of obligation	(29,830)	(29,637)
Fair value of plan assets	58,870	58,037
Asset in the statement of financial position	29,040	28,400

	2020 $'000	2019 $'000

14. Post-employment Benefits (continued)

(ii) Movement of amounts recognised in the statement of financial position:

	2020	2019
Asset recognised in the statement of financial position at January 1	28,400	23,472
Income recognised in profit or loss	720	483
Actuarial (losses) gains recognised in OCI	(80)	4,445
Asset in the statement of financial position	29,040	28,400

(iii) Changes in the fair value of plan assets

	2020	2019
Opening fair value of plan assets	58,037	52,914
Expected return on plan assets	2,858	2,601
Benefits paid	(1,715)	(1,757)
Actuarial (losses) gains on plan assets	(310)	4,279
Closing fair value of plan assets	58,870	58,037

(iv) Changes in the present value of the obligation

	2020	2019
Opening present value of obligation	29,637	29,442
Current service cost	460	461
Interest cost	1,456	1,445
Benefits paid	(1,715)	(1,757)
Expenses	222	212
Actuarial gains	(230)	(166)
Closing fair value of obligation	29,830	29,637

(v) The amounts recognised in profit or loss are as follows:

	2020	2019
Current service cost	460	461
Interest cost	1,456	1,445
Expected return on plan assets	(2,858)	(2,601)
Expenses	222	212
Total included in employee costs (Note 24)	(720)	(483)
Expected return on plan assets	2,858	2,601
Actuarial (losses) gains on plan assets	(310)	4,279
Actual return on plan assets	2,548	6,880

	2020 $'000	2019 $'000

14. Post-employment Benefits (continued)

(vi) Actuarial gains and losses recognised in other comprehensive income

	2020 $'000	2019 $'000
Fair value of plan assets	(310)	4,279
Present value of obligation	230	166
	(80)	4,445

(vii) The principal actuarial assumptions used were:

There are no asset/liability matching strategies used by the Plan.

	2020	2019
Discount rate	5.00%	5.00%
Future salary increases	5.00%	5.00%
Expected return on plan assets	3.00%	3.00%

Post retirement mortality

Group annuitants mortality table 1994		
Pre-retirement mortality, withdrawal from service	Nil	Nil
Future pension increases	Nil	Nil
Proportion of employees opting for early retirement	Nil	Nil

The overall expected rate of return is the weighted average of the expected returns of the expected various categories of plan assets held.

(viii) Asset allocation:

The major categories of the plan assets are:

	2020	2019
Local equities	28%	31%
Government securities	20%	21%
Mutual Funds	2%	2%
Other	50%	46%
	100%	100%

14. Post-employment Benefits (continued)

	2020 $'000	2019 $'000
(viii) Asset allocation (continued)		
Actual return on Plan assets	2,548	6,880

All equities have quoted prices in active markets. The fair value of Government and other securities are calculated by discounting expected future proceeds using a constructed yield curve.

(ix) Sensitivity of present value of defined benefit obligation:

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below:

	1% Increase ($'000)	1% Decrease ($'000)
Discount rate	(3,532)	4,400
Salary growth	566	(484)

The weighted average duration of the obligation is 15 years.

(x) Experience history:

Amounts for the current period are as follows:

	2020 $'000	2019 $'000	2018 $'000	2017 $'000	2016 $'000
Defined benefit obligation	(29,830)	(29,637)	(29,442)	(29,116)	(28,904)
Plan assets	58,870	58,037	52,914	54,759	54,789
Surplus	29,040	28,400	23,472	25,643	25,885
Experience adjustments on Plan liabilities (gains) losses	(230)	(166)	14	(141)	291
Remeasurement gain	-	-	-	-	-
Net experience adjustments on Plan liabilities (gains) losses	(230)	(166)	14	(141)	291
Experience adjustments on Plan assets (losses) gains	(310)	4,279	(2,711)	(1,046)	(517)

	2020 $'000	2019 $'000
15. Borrowings		
Short-term borrowings (a)	15,744	11,191
Long-term borrowings (b)	97,589	157,855
	113,333	169,046
Repurchase agreements (c)	2,250	2,250
	115,583	171,296
Accrued interest	937	1,014
	116,520	172,310

The Company's borrowings are mainly long term and are measured at amortised cost. Borrowings are covered by various forms of loan agreements. These include Trust Deeds related to bond issues on capital markets and finance contracts with international institutions. The Company has complied with all terms and conditions of all borrowings and all payments have been made as contracted. The finance contracts with international institutions include operational benchmarks related to the purposes of the loan based on projections and assumptions. Changes in market conditions and implementation issues beyond the control of the Company may delay the achievement of such benchmarks and deadlines.

(a) Short-term borrowings

	Interest Rate %	2020 $'000	2019 $'000
Leverage account	0.91-2.66	15,731	11,190
Credit card	25.2	13	1
		15,744	11,191

15. Borrowings (continued)

(b) Long-term borrowings

	Interest Rate	2020	2019
	%	$'000	$'000
TT$ Floating Rate Bonds	5.33-6.00	70,000	105,000
US$ Floating Rate Bonds	2.25-3.75	27,589	52,855
		97,589	157,855

(c) Repurchase agreement

The securities sold under the repurchase agreements are included in the financial instruments disclosed in Note 8. Interest rates on these repos range from 3.35% to 4.00% in 2020 (2019: 3.35% to 4.00%).

	2020	2019
	$'000	$'000
16. Customers' Deposits		
Customers' deposits	250,162	189,663
Accrued interest	3,023	2,104
	253,185	191,767
Sectoral analysis		
Corporate	96,593	71,518
Individuals	153,569	118,145
	250,162	189,663

	2020 $'000	2019 $'000
17. Stated Capital		
Authorised		
Unlimited number of ordinary shares of no par value		
Issued and fully paid		
60,300,393 ordinary shares of no par value	90,039	90,039
266,000 non-redeemable, non-cumulative, non-voting - 5% preference shares	26,600	26,600
200,000 non-cumulative, non-voting, convertible preference shares	20,000	20,000
	136,639	136,639

Schedule Item (4d) of the Company's Articles of Incorporation states that the 266,000 non-cumulative, non-voting preference shares will not, on a winding up of or other repayment of capital, entitle the holders to have the assets of the Company available for distribution among the preference shareholders.

The 200,000 non-cumulative, non-voting convertible preference shares carry a fixed non-cumulative preferential dividend at an interest rate of 5% per annum. This payment ranks after the non-redeemable preference shares but in priority to the Company's ordinary shares in the declaration of dividends.

On a winding up, the holders of these preference shares are entitled to receive their share of the assets of the Company available for distribution among shareholders in preference to ordinary shareholders and will be entitled to the repayment of their capital payment in priority to ordinary shareholders.

These preference shares are at the original subscription price of $20 million plus any accrued dividends. The option to redeem or convert can be exercised at any time at the sole discretion of the holders at a price of $1.00 per ordinary share.

18. Reserves

Statutory reserve

The Financial Institutions Act (2008) requires a financial institution to transfer annually a minimum of 10% of its net profit after taxation to a statutory reserve account until the balance on this reserve is equal to the paid up capital of the financial institution. The reserve is not available for distribution.

Revaluation reserve

The revaluation reserve includes the net change in fair value of investments measured at FVOCI and equity instruments.

19. Classification of Financial Assets and Financial Liabilities

The following table provides a reconciliation between line items in the statement of financial position and the categories of financial instruments:

	FVTPL	FVOCI Debt	FVOCI Equity	Amortised Cost	Total
	$'000	$'000	$'000	$'000	$'000
2020					
Financial Assets					
Cash and cash equivalents	-	-	-	63,709	63,709
Statutory deposit with Central Bank	-	-	-	14,970	14,970
Investment securities	-	107,982	18,174	214,412	340,568
Loans and advances to customers	-	-	-	143,149	143,149
Due from related parties	-	-	-	1,253	1,253
Total financial assets	-	107,982	18,174	437,493	563,649
Financial Liabilities					
Borrowings	-	-	-	116,520	116,520
Customers' deposits	-	-	-	253,185	253,185
Total financial liabilities	-	-	-	369,705	369,705

19. Classification of Financial Assets and Financial Liabilities (continued)

	FVTPL	FVOCI Debt	FVOCI Equity	Amortised Cost	Total
	$'000	$'000	$'000	$'000	$'000
2019					
Financial Assets					
Cash and cash equivalents	-	-	-	71,044	71,044
Statutory deposit with Central Bank	-	-	-	12,820	12,820
Investment securities	-	124,553	26,361	193,381	344,295
Loans and advances to customers	-	-	-	123,688	123,688
Due from related parties	-	-	-	1,226	1,226
Total financial assets	-	124,553	26,361	402,159	553,073
Financial Liabilities					
Borrowings	-	-	-	172,310	172,310
Customers' deposits	-	-	-	191,767	191,767
Total financial liabilities	-	-	-	364,077	364,077

	2020 $'000	2019 $'000

20. Interest Income Calculated Using The Effective Interest Method

	2020 $'000	2019 $'000
Loans and cash advances to customers	11,137	12,406
Investment securities:		
- FVOCI	2,932	8,594
- Amortised cost	15,512	7,059
Other investment income	106	296
	29,687	28,355

21. Interest Expense

	2020 $'000	2019 $'000
Borrowings	6,389	8,732
Customers' deposits	7,623	6,135
Repurchase agreements	88	79
	14,100	14,946

22. Other Income

	2020 $'000	2019 $'000
Net foreign exchange translation (losses) gains	(638)	95
Profit from trading in foreign exchange	3,113	5,143
Fee income	608	447
Gains (losses) on securities trading	1,868	(415)
Other income	70	647
	5,021	5,917

23. Impairment Loss Allowance

	2020 $'000	2019 $'000
Impairment charge for the year		
- Loans	(548)	151
- Investments	935	459
Total	387	610

24. General Overheads and Corporate Expenses

	2020 $'000	2019 $'000
Included in general overheads and corporate expenses are the following:		
Corporate marketing and business development	533	254
Regulatory and professional fees and expenses	2,774	2,637
Accommodation and communication	389	462
General corporate expenses	1,474	1,237
Employee costs:		
- Personnel	6,793	8,562
- Defined benefit pension fund income (Note 14)	(720)	(483)
Depreciation and amortisation	173	182
	11,416	12,851

	2020	2019
	$'000	$'000

25. Taxation

	2020 $'000	2019 $'000
Green Fund Levy	(108)	(105)

	2020	2019
	$'000	$'000

26. Adjustments for Non-Cash Items in Operating Activities

	2020 $'000	2019 $'000
Depreciation and amortisation	173	182
Increase in impairment loss allowance (Note 23)	387	610
Post-employment benefit income (Note 14)	(720)	(483)
Net foreign exchange translation losses (gains) (Note 22)	638	(95)
Interest income (Note 20)	(29,687)	(28,355)
Interest expense (Note 21)	14,100	14,946
	(15,109)	(13,195)

27. Contingent Liabilities

In the normal course of business, various commitments and contingent liabilities are outstanding which are not reflected in the financial statements. These include commitments to extend credit, which, in the opinion of management, do not represent unusual risk, and no material losses are anticipated as a result of these transactions.

During 2020, the Company has not entered into any commitments or require disclosure of contingent liabilities.

28. Events after the Reporting Date

The Company has evaluated events occurring after December 31, 2020 in order to assess and determine the need for potential recognition or disclosure in these financial statements. Such events were evaluated through March 24, 2021, the date these financial statements were available to be issued. Based upon this evaluation, the Company has determined that there are no subsequent events that requires adjustment to or disclosure in these financial statements.

29. Earnings per Share

	2020	2019
Profit for the year ($'000)	8,697	5,769
Basic and diluted earnings per share ($)	0.06¢	0.04¢
Number of shares ($'000) (Note 17)	136,639	136,639

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