2024

Consolidated Financial Statements

(Expressed in thousands of dollars)

Beem Credit Union and
Independent Auditor's Report thereon
Year ended December 31, 2024

BEEM
CREDIT UNION

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

These consolidated financial statements have been prepared by the management of Beem Credit Union (the "Credit Union") who are responsible for their reliability, completeness, and integrity. The consolidated financial statements were prepared in accordance with requirements of the *Financial Institutions Act* of British Columbia and conform in all material respects with IFRS Accounting Standards.

Systems of internal control and reporting procedures are designed to provide reasonable assurance that financial records are complete and accurate so as to safeguard the assets of the Credit Union. These systems provide assurance that all transactions are authorized, and proper records are maintained. Internal audit procedures provide management with the ability to assess the adequacy of these controls.

The Board of Directors has approved the consolidated financial statements. The Audit Committee of the Board has reviewed the statements with the external auditors, in detail, and received regular reports on internal control findings. KPMG LLP, Chartered Professional Accountants, the independent external auditors appointed by the membership, examined the consolidated financial statements of the Credit Union in accordance with Canadian generally accepted auditing standards. They have had full and free access to the management and staff of the Credit Union and the Audit Committee of the Board.

Brian Harris,
President and Chief Executive Officer

Ron Lee,
Chief Financial Officer

February 20, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Members of Beem Credit Union

Opinion

We have audited the consolidated financial statements of Beem Credit Union (the "Credit Union"), which comprise:

- the consolidated statement of financial position as at December 31, 2024
- the consolidated statement of income for the year then ended
- the consolidated statement of comprehensive income for the year then ended
- the consolidated statement of changes in members' equity for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of material accounting policy information

(hereinafter referred to as the "financial statements").

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

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the Credit Union in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards, 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 Credit Union's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Credit Union or to cease operations, or have no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the 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 auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Credit Union's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Credit Union's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Credit Union to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- 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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
February 20, 2025

BEEM CREDIT UNION

Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2024, with comparative information for 2023

	Notes	2024	2023
Assets			
Cash		$ 115,030	$ 34,313
Financial investments	6	908,433	533,656
Derivative assets	7	6,710	1,067
Loans	8, 9	7,163,217	4,148,265
Asset held-for-sale	10	2,297	2,297
Premises and equipment	11	115,224	61,658
Intangible assets	11	24,701	1,965
Deferred income tax asset	12	10,848	2,504
Other assets	13	28,021	11,547
Investment in joint venture	14	30,193	-
		$ 8,404,674	$ 4,797,272
Liabilities and Members' Equity			
Deposits	15	$ 7,509,231	$ 4,356,698
Members' shares	16	8,142	6,083
Secured borrowings	17	298,891	110,255
Derivative liabilities	7	17,176	29,533
Other liabilities	18, 19	63,496	28,635
		7,896,936	4,531,204
Members' equity:			
Accumulated other comprehensive income (loss)		11,235	(18,606)
Contributed surplus	2	199,480	9,252
Retained earnings		297,023	275,422
		507,738	266,068
		$ 8,404,674	$ 4,797,272

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The accompanying notes form an integral part of these consolidated financial statements.

Approved on behalf of the Board:

Director

Director

BEEM CREDIT UNION

Consolidated Statement of Income
(Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	Notes	2024	2023
Interest income:			
Interest on loans		$ 407,218	$ 217,427
Other interest income		13,745	8,515
		420,963	225,942
Interest expense:			
Interest on deposits		245,559	140,890
Other interest expense		12,622	4,607
		258,181	145,497
Net interest income		162,782	80,445
Provision for credit losses	9	20,774	4,077
Net interest income after provision for credit losses		142,008	76,368
Other income:			
Member services income		40,344	20,645
Hedge ineffectiveness on cash flow hedges		154	229
Share of joint venture profit	14	279	-
		40,777	20,874
Net interest and non-interest income		182,785	97,242
Operating expenses:			
Salaries and employee benefits	21, 22	101,377	45,582
Depreciation		14,914	8,615
Data processing		15,155	6,923
Office and other administrative		12,910	6,993
Occupancy		7,664	4,656
Dues		3,655	2,740
Advertising and promotion		2,552	3,144
Professional and other services		8,041	3,847
Donations		180	678
		166,448	83,178
Operating income		16,337	14,064
Gain on sale of premises		18	983
Distribution to members		(1,660)	(877)
Income before income taxes		14,695	14,170
Provision for income taxes	12	2,346	2,555
Net income		$ 12,349	$ 11,615

The accompanying notes form an integral part of these consolidated financial statements.

BEEM CREDIT UNION

Consolidated Statement of Comprehensive Income
(Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Net income	$ 12,349	$ 11,615
Other comprehensive income (loss), net of income taxes:		
Items that may be reclassified to profit or loss where conditions are met:		
Net unrealized gain on effective portion of cash flow hedges net of income tax expense of $4,260 (2023 - $1,571)	20,917	7,665
Net unrealized gains from financial instruments, classified as fair value through other comprehensive income net of income tax expense of $1,437 (2023 - $1,122)	7,017	5,478
Items reclassified to profit or loss during the year:		
Accumulated recycling of cash flow hedges recognized in profit or loss	2,109	-
Items that will not be reclassified to profit or loss:		
Net actuarial gain/(loss) on defined benefit plan, net of income tax recovery of $18 (2023 - recovery of $10)	(202)	(47)
Total other comprehensive income	29,841	13,096
Total comprehensive income	$ 42,190	$ 24,711

The accompanying notes form an integral part of these consolidated financial statements.

BEEM CREDIT UNION

Consolidated Statement of Changes in Members' Equity
(Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	Accumulated other comprehensive income (loss)	Contributed surplus	Retained earnings	Members' equity
Balance, December 31, 2022	$ (31,702)	$ 10,926	$ 252,881	$ 232,105
Reclassification of contributed surplus to retained earnings	-	(10,926)	10,926	-
Defined benefit plan	(47)	-	-	(47)
Cash flow hedges	7,665	-	-	7,665
Financial instruments classified as FVOCI	5,478	-	-	5,478
Impact of business combination (note 2)	-	9,252	-	9,252
Net income	-	-	11,615	11,615
Balance, December 31, 2023	(18,606)	9,252	275,422	266,068
Reclassification of contributed surplus to retained earnings	-	(9,252)	9,252	-
Defined benefit plan	(202)	-	-	(202)
Cash flow hedges	20,917	-	-	20,917
Accumulated recycling of cash flow hedges	2,109	-	-	2,109
Financial instruments classified as FVOCI	7,017	-	-	7,017
Impact of business combination (note 2)	-	199,480	-	199,480
Net income	-	-	12,349	12,349
Balance, December 31, 2024	$ 11,235	$ 199,480	$ 297,023	$ 507,738

The accompanying notes form an integral part of these consolidated financial statements.

BEEM CREDIT UNION

Consolidated Statement of Cash Flows
(Expressed in thousands of dollars)

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Cash provided by (used in):		
Operating activities:		
Net income	$ 12,349	$ 11,615
Adjustments:		
Depreciation	14,914	4,793
Gain on disposal of premises and equipment	(18)	(983)
Provision for credit losses	20,774	4,077
Interest income	(420,963)	(225,942)
Interest expense	258,181	145,497
Deferred income tax	5,375	19
Change in derivative instruments	(2,268)	6,075
Share of joint venture profit	(279)	-
	(111,935)	(54,849)
Changes in non-cash operating working capital:		
Other assets	10,869	7,617
Accounts payable and other liabilities	13,023	552
Net increase in loans	(7,708)	(123,644)
Net increase/(decrease) in deposits	54,065	(264,610)
Interest income received on loans	362,156	221,411
Interest expense paid on deposits	(238,000)	(125,812)
Income taxes paid	(6,768)	(556)
	75,702	(339,891)
Investing activities:		
Cash acquired on business combination	31,565	37,276
Acquisition of investments	(3,331,077)	(1,084,798)
Proceeds from the sale of investments	42,140	277,428
Matured investments	3,254,509	1,144,427
Purchase of premises and equipment	(3,591)	(5,969)
Proceeds from the sale of premises and equipment	1,330	5,922
Net additions in right-of-use assets	(4,074)	(2,926)
Purchase of intangible assets	(2,579)	(969)
	(11,777)	370,391
Financing activities:		
Payment on lease liabilities	(3,687)	(2,505)
Net redemption of members' shares	(2,335)	(9,385)
Proceeds from borrowings	22,814	-
Repayment of borrowings	-	(19,183)
	16,792	(31,073)
Increase (decrease) in cash	80,717	(573)
Cash, beginning of year	34,313	34,886
Cash, end of year	$ 115,030	$ 34,313

The accompanying notes form an integral part of these consolidated financial statements.

1. Reporting entity:

Beem Credit Union (the "Credit Union"), formerly Gulf and Fraser Fishermen's Credit Union ("Gulf and Fraser), was incorporated under the British Columbia *Credit Union Incorporation Act* and is a member of Central 1 Credit Union ("Central 1"), which is the central credit union and trade services organization for British Columbia and Ontario credit unions. On January 1, 2024 ("the amalgamation date"), the Credit Union completed an amalgamation with Interior Savings Credit Union ("ISCU") resulting in the formation of Beem Credit Union. The Credit Union provides financial services to its members across British Columbia. The Credit Union's head office is located at 678 Bernard Avenue, Kelowna, British Columbia.

2. Business combinations:

Interior Savings Credit Union:

On April 14, 2023, ISCU and Gulf and Fraser submitted an application for consent to merge to the BC Financial Services Authority ("BCFSA"). The merger transaction was structured as an amalgamation. On September 29, 2023, consent was issued by BCFSA and on November 7, 2023, the members from ISCU and Gulf and Fraser Legacy voted on and approved the amalgamation.

On the amalgamation date, Gulf and Fraser and ISCU combined their respective operations building on the strengths of each credit union to recognize operational synergies and to capture economies of scale as a combined entity.

On the amalgamation date, the issued shares of Gulf and Fraser and ISCU were exchanged for shares in the Credit Union as follows:

(a) one (1) Class A Membership Equity Share of the Credit Union was exchanged for each issued Class A Membership Equity Share of Gulf and Fraser, up to a maximum of 1,000 Class A Membership Equity Shares of the Amalgamated Credit Union per Shareholder; and

(b) one (1) Class A Membership Equity Share of the Credit Union was exchanged for each issued Membership Equity Share of ISCU, up to a maximum of 1,000 Class A Membership Equity Shares of the Amalgamated Credit Union per Shareholder.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

2. Business combinations (continued):

On the amalgamation date, the fair values of the assets and liabilities of ISCU were determined on the basis set out below. The following table summarizes the estimated fair value of the assets acquired and the liabilities assumed at the acquisition date:

January 1, 2024	Valuation technique		ISCU
Cash and other financial investments	Discounted cash flow	$	109,409
Statutory Liquidity held-in-trust	Quoted market price		262,077
Loans	Discounted cash flow		2,969,639
Premises and equipment	Property appraisals		57,839
Intangible assets	Discounted cash flow		6,818
Core deposit intangible asset	Net core demand deposit valuation		17,836
Other assets	Discounted cash flow		20,365
Deferred income tax asset	Asset-liability method		13,720
Derivative financial instruments	Discounted cash flow		5,085
Investment in joint venture	Discounted cash flow		29,914
Total assets acquired		$	3,492,702
Members' deposits	Discounted cash flow	$	3,080,484
Accounts payable and accrued liabilities	Discounted cash flow		193,544
Derivative financial instruments	Discounted cash flow		19,194
Total liabilities assumed		$	3,293,222
Estimated net assets acquired		$	199,480

The following valuation methodologies were applied in determining the fair value of assets acquired and liabilities assumed:

- *Discounted cash flow:* Discount rates were derived based on average market rates by product type.
- *Quoted market price:* Fair values are based on quoted prices readily available in an active market.
- *Property appraisals*: Based on independent appraisals using both the income approach and direct comparison approach for the larger properties and BC Assessment for the remaining properties.
- *Net core demand deposit valuation*: Based on ISCU's deposits offset against the estimated cost of servicing the respective deposits.
- *Asset-liability method:* Based on the tax-effected expected reversal of temporary differences.

The estimated net assets acquired of $199,480 from ISCU comprise the balance of contributed surplus as of January 1, 2024 on the Consolidated Statement of Changes in Members' Equity.

The business combination was accounted for using the acquisition method under IFRS 3, *Business Combinations* ("IFRS 3"), with Gulf and Fraser acquiring 100% of the net assets of ISCU. Management judgment was required in the determination of the acquirer in accordance with IFRS 3 and IFRS 10, *Consolidated Financial Statements* ("IFRS 10").

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

2. Business combinations (continued):

The fair value of the net assets acquired were subsequently measured in accordance with the accounting policies disclosed in note 4.

During the year ended December 31, 2024, the Credit Union commenced various integration activities including the business combination accounting and integrated financial reporting. As a result of these integration efforts, the reporting of segregated results in the Consolidated Statement of Comprehensive Income for the year is considered impracticable. The amounts of revenue and net income reported in the Consolidated Statement of Income for the year ended December 31, 2024 reflect the combined credit union after the merger date.

In 2024, the Credit Union incurred $790 related to the acquisition and ongoing integration efforts for all mergers (2023 - $1,857). These costs were recognized under professional and other services in the consolidated statement of income.

Grand Forks Credit Union ("Legacy GFCU"):

On July 5, 2022, the Credit Union and Legacy GFCU submitted an application for consent to merge the respective credit unions, to the BC Financial Services Authority ("BCFSA"). The merger transaction was structured as an asset transfer under Section 16 of the *Credit Union Incorporation Act* ("ACT"), whereby the Credit Union would acquire all of the assets and assume all of the liabilities of Legacy GFCU. On October 5, 2022, consent was issued by BCFSA and on December 5, 2022, the members from Legacy GFCU voted on and approved the Asset Transfer Agreement.

On January 1, 2023 (the "acquisition date"), the Credit Union and Legacy GFCU combined their respective operations building on the strengths of each credit union to recognize operational synergies and to capture economies of scale as a combined entity.

On the acquisition date, one (1) class A membership equity share of the Credit Union was exchanged for each fully paid class A membership equity share of Legacy GFCU. Following the merger, each member is required to have five (5) Class A member equity shares.

On the acquisition date, the fair values of the assets and liabilities of Legacy GFCU were determined on the basis set out below. The following table summarizes the estimated fair value of the assets acquired and the liabilities assumed at the acquisition date:

January 1, 2023	Valuation technique		GFCU
Cash and financial investments	Discounted cash flow	$	114,322
Loans	Discounted cash flow		181,326
Premises and equipment	Property appraisals		2,637
Other Assets	Discounted cash flow		378
Deferred income tax asset	Asset-liability method		1,306
Total assets acquired		$	299,969
Members' deposits	Discounted cash flow	$	286,950
Accounts payable and accrued liabilities	Discounted cash flow		1,147
Derivative financial instruments	Discounted cash flow		2,620
Total liabilities assumed		$	290,717
Estimated net assets acquired		$	9,252

2. Business combinations (continued):

Valuation methodologies were consistent to the above disclosures on ISCU amalgamation.

The estimated net assets acquired of $9,252 from Legacy GFCU comprise the balance of contributed surplus as of January 1, 2024 on the Consolidated Statement of Changes in Members' Equity.

The business combination was accounted for using the acquisition method under IFRS 3, with the Credit Union acquiring 100% of the net assets of Legacy GFCU. Management judgment was required in the determination of the acquirer in accordance with IFRS 3 and IFRS 10. The fair value of the net assets acquired were subsequently measured in accordance with the accounting policies disclosed in note 4.

3. Basis of preparation:

(a) Statement of compliance:

These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards.

These consolidated financial statements have been authorized for issue by the Board of Directors on February 20, 2025.

(b) Basis of measurement:

These consolidated financial statements were prepared using the historical cost basis, except for financial investments and derivative assets and liabilities, which are measured at fair value.

(c) Basis of consolidation:

These consolidated financial statements include the accounts of the Credit Union and its wholly-owned subsidiaries, Gulf and Fraser Insurance Services Ltd. and Interior Savings Estate Planning Inc. These consolidated financial statements also include a 50% equity interest in 12000089 B.C. Ltd., a joint venture that owns Interior Savings Insurance Services Inc. and Coastal Community Insurance Services (2007) Ltd. These consolidated financial statements have been prepared using uniform accounting policies.

(d) Functional and presentation currency:

The Credit Union's functional and presentation currency is the Canadian dollar. These consolidated financial statements are presented in thousands of Canadian dollars.

(e) Use of estimates and judgments:

The preparation of consolidated financial statements in compliance with IFRS Accounting Standards requires management to make certain critical accounting estimates. It also requires management to exercise judgment in applying the Credit Union's accounting policies.

3. Basis of preparation (continued):

(e) Use of estimates and judgments (continued):

The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to these consolidated financial statements are disclosed in note 5.

4. Material accounting policy information:

(a) Business combinations:

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which the Credit Union obtained control of the acquiree. The Credit Union controls an acquiree when it is exposed, or has rights, to variable returns from its involvement with the acquiree and has the ability to affect those returns through its power over the acquiree. In assessing control, the Credit Union considers factors primarily related to control such as relative size of the organizations, voting rights, and composition of the Board of Directors and senior management.

The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Goodwill, if any, is measured as the excess of the consideration transferred, including any amount of non-controlling interest in the acquiree, over the net of the recognized amounts of the identifiable assets acquired and liabilities assumed. Transaction costs are expensed as incurred.

(b) Financial instruments:

(*i*) Recognition, classification and measurement:

All financial assets are initially recorded at fair value and subsequently classified 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”) on the principal amount outstanding.

4. Material accounting policy information (continued):

(b) Financial instruments (continued):

(*i*) Recognition, classification and measurement (continued):

A debt security 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 solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity instrument that is not held-for-trading, the Credit Union may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment-by-investment basis. All other financial assets are classified as measured at FVTPL.

All financial liabilities are initially recorded at fair value and subsequently classified as measured at amortized cost or FVTPL. On initial recognition, the Credit Union may irrevocably designate a financial liability at FVTPL when doing so results in more relevant information, because either:

- the designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognizing the gains and losses on them on different bases; or
- a group of financial assets and financial liabilities is managed with its performance evaluated on a fair value basis, in accordance with a documented risk management or investment strategy, and information about the group is provided internally on that basis to key management personnel.

For financial assets classified as measured at FVTPL or designated at FVTPL, changes in fair value are recognized in the Consolidated Statement of Income. For financial assets classified as measured at FVOCI for which an irrevocable election has been made, changes in fair value are recognized in the Consolidated Statement of Income.

For financial assets and other financial liabilities measured at amortized cost, interest income and interest expense are calculated using the effective interest method and is recognized in the Consolidated Statement of Income.

Business model assessment:

The Credit Union 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 asset is managed, and information is provided to management.

4. Material accounting policy information (continued):

(b) Financial instruments (continued):

(i) Recognition, classification and measurement (continued):

Business model assessment (continued):

The information considered includes:

- how the performance of the portfolio is evaluated and reported to management;
- how managers of the business are compensated;
- whether the assets are held-for-trading purposes;
- the risks that affect the performance of the financial assets held within the business model and how those risks are managed; and
- the frequency, volume and timing of sales in prior periods, the reasons for such sales and its expectations about future sale activity.

Contractual cash flow characteristics assessment:

In assessing whether the contractual cash flows are solely payments of principal and interest, ‘principal’ is defined as the fair value of the financial asset on initial recognition and ‘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, as well as a profit margin.

The Credit Union considers the contractual terms of the financial asset and whether the asset contains contractual terms that could change the timing or amount of cash flows such that it would not meet the condition of principal and interest. Contractual terms considered in this assessment include contingent events that would change the amount and timing of cash flows, leverage features, prepayment and extension terms, terms that limit the claim to cash flows from specified assets, and features that modify the consideration from time value of money.

(ii) Reclassification of financial assets:

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

4. Material accounting policy information (continued):

(b) Financial instruments (continued):

(*iii*) Impairment:

An impairment model applies to amortized cost financial assets, debt investments at FVOCI, off-balance sheet loan commitments, and financial guarantee contracts.

Loss allowances are measured on either of the following bases utilizing an expected credit loss ("ECL") model.

- 12-month ECL: these are losses that result from possible default events within the 12-months after the reporting date; and
- lifetime ECL: these are losses that result from all possible default events over the expected life of a financial instrument.

The ECL model requires the recognition of credit losses based on up to 12-months of expected losses of performing loans ("Stage 1") and the recognition of lifetime expected losses on performing loans that have experienced a significant increase in credit risk since origination ("Stage 2") and credit impaired assets ("Stage 3").

Assessment of significant increase in credit risk:

The assessment of significant increase in credit risk considers information about past events and current conditions, as well as reasonable and supportable forecasts of future events and economic conditions. Factors considered in the assessment include macroeconomic outlook, management judgment, and delinquency and monitoring. The importance and relevance of each specific macroeconomic factor depends on the portfolio, characteristics of the financial instruments, and the borrower. Quantitative models may not always be able to capture all reasonable and supportable information that may indicate a significant increase in credit risk. Qualitative factors may be assessed to supplement the gap.

For certain instruments with low credit risk as at the reporting date, it is presumed that credit risk has not increased significantly relative to initial recognition. Credit risk is considered to be low if the instrument has a low risk of default and the borrower has the ability to fulfill their contractual obligations both in the short- and long-term, including periods of adverse changes in the economic or business environment.

Measurement of ECL:

ECL is a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls, which is the difference between the cash flows due in accordance with the contract and the cash flows expected to be received. The measurement of ECL is based primarily on the product of the following variables: probability of default ("PD"); loss given default ("LGD"); and exposure at default ("EAD").

4. Material accounting policy information (continued):

(b) Financial instruments (continued):

(*iii*) Impairment (continued):

Measurement of ECL (continued):

The PD is an estimate of the likelihood that a loan will not be repaid and will go into default in either a 12-month or lifetime horizon. The LGD is an estimate of the amount that may not be recovered in the event of default. The EAD is an estimate of the outstanding amount of credit exposure at the time a default may occur. These estimates are modelled based on historic data, current market conditions, and reasonable and supportable information about future economic conditions, where appropriate.

Credit-impaired and restructured financial assets:

At each reporting date, the Credit Union assesses whether financial assets measured at amortized cost or FVOCI are credit impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

If the terms of a financial asset are renegotiated or modified, or a 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 how ECL is measured. 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 of the existing asset at the time of its derecognition.

Presentation of impairment:

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt securities measured at FVOCI, the loss allowance is recognized in OCI instead of reducing the carrying amount of the asset.

Write-off:

Loan and debt securities are written off (either partially or full) when there is no probable prospect of recovery.

4. Material accounting policy information (continued):

(b) Financial instruments (continued):

(*iv*) Derecognition of financial instruments:

A financial asset is derecognized when:

- The rights to receive cash flows from the asset have expired;
- The Credit Union has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement and either:
  - The Credit Union has transferred substantially all the risks and rewards of the asset; or
  - The Credit Union has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Credit Union has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement; and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Credit Union's continuing involvement in the asset. In that case the Credit Union also recognizes an associated liability.

The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Credit Union has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Credit Union could be required to repay.

(c) Expected credit loss allowance:

The ECL model requires the recognition of credit losses based on 12-months of expected losses for performing loans ("Stage 1") and recognition of lifetime losses on performing loans that have experienced a significant increase in credit risk since origination ("Stage 2"). Credit impaired assets require lifetime losses to be estimated ("Stage 3"). The determination of a significant increase in credit risk takes into account many different factors and varies by product and risk segment, which requires experienced credit judgment.

In determining whether there has been a significant increase in credit risk and in calculating the amount of the ECL, the Credit Union must rely on estimates and exercise judgment regarding matters for which the ultimate outcome is unknown. These judgments include changes in circumstances that may cause future assessments of credit risk to be materially different from current assessments, which could require an increase or decrease in the ECL allowance.

4. Material accounting policy information (continued):

(c) Expected credit loss allowance (continued):

The calculation of ECL includes explicit incorporation of forecasted economic conditions. The Credit Union has developed models incorporating specific macroeconomic variables that are relevant to each specific portfolio. Experienced credit judgment is required to incorporate multiple probability-weighted forward-looking scenarios in the determination of the ECL allowance. The allowance is sensitive to changes in economic forecasts and the probability-weight assigned to each forward-looking scenario.

(d) Derivative financial instruments and hedging:

Derivative financial instruments are financial contracts whose value is derived from interest rates, foreign exchange rates or other financial indices. The notional contract amounts related to derivatives are not included on the Consolidated Statement of Financial Position. In the ordinary course of business, the Credit Union enters into interest rate swaps and equity index-linked option contracts. The Credit Union enters into such contracts primarily to manage its exposure to fluctuations in interest rates and other financial indices as part of the Credit Union's asset/liability management program.

Derivatives are carried at fair value and are recorded as assets when they have a net positive fair value and liabilities when they have a net negative fair value.

Non-hedging derivative instruments:

Derivatives that are not designated as hedging instruments are classified as held-for-trading.

Upon initial recognition, the Credit Union's derivatives related to equity index-linked option contracts are classified as held-for-trading in order to avoid an accounting mismatch in relation to changes in fair value between the option contract and the underlying equity index-linked member deposit.

Non-hedging derivatives are measured at fair value, both initially and subsequently. The related transaction costs are expensed. Gains and losses arising from changes in fair value of these instruments are recognized in net income.

Hedging derivative instruments:

Derivatives can be designated for accounting purposes as either cash flow hedging instruments or fair value hedging instruments. The Credit Union has only entered into interest rate swap contracts as cash flow hedges at this time. Cash flow hedges modify exposure to variability in cash flows for variable interest-bearing instruments. The Credit Union's cash flow hedges comprise hedges of variable rate mortgages and deposits.

Each hedge undertaken by the Credit Union is documented at inception detailing the particular risk management objective and the strategy for undertaking the hedge transaction.

4. Material accounting policy information (continued):

(d) Derivative financial instruments and hedging (continued):

Hedging derivative instruments (continued):

The documentation identifies the group of assets or liabilities being hedged, the risk that is being hedged, the type of derivative used and how effectiveness will be measured. The Credit Union formally assesses prospectively and retrospectively at the hedge's inception and on an ongoing basis whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values of cash flows attributed to hedged risks.

In a cash flow hedging relationship, gains and losses resulting from changes in the fair value of the effective portion of the derivative instrument are recognized in other comprehensive income. The ineffective portion is immediately recognized in net income. The amounts recognized in accumulated other comprehensive income are reclassified to net income in the same period that the hedged cash flows affect net income.

When a hedging instrument expires or is sold, or when the hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in accumulated other comprehensive income at that time either remains in accumulated other comprehensive income and is amortized into net income over the remaining term of the original hedge or immediately when the hedged item is derecognized.

(e) Securitization:

The Credit Union periodically enters into asset transfer agreements with Central 1 and other third parties which include securitization of residential mortgages into special purpose entities which issue bonds to third party investors at specified interest rates.

The Credit Union reviews transfer agreements in order to determine whether the transfer of financial assets should result in all or a portion of the transferred mortgages being derecognized from its Consolidated Statement of Financial Position. The derecognition requirements include an assessment of whether the Credit Union's rights to contractual cash flows have expired or transferred or whether an obligation has been undertaken by the Credit Union to pay the cash flows collected on the underlying transferred assets over to a third-party. An assessment is also made to determine whether substantially all the risks and rewards of ownership have been transferred.

Monies raised from securitization transactions whereby the Credit Union did not transfer substantially all of the risks and rewards of ownership of the mortgages in the securitization are accounted for as a secured borrowing.

(f) Investment in joint venture:

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to net assets of the arrangement.

4. Material accounting policy information (continued):

(f) Investment in joint venture (continued):

The Credit Union reports its interests in joint ventures over which it has joint control using the equity method. Under the equity method, investments in the joint ventures are initially accounted for at cost, and thereafter adjusted for post-acquisition changes in the Credit Union's share of the net assets of the joint venture, less any impairment in the value of an individual investment. Where losses of a joint venture exceed the Credit Union's interest in that joint venture, the excess is recognized only to the extent that the Credit Union has incurred legal or constructive obligations on behalf of the joint venture.

The Credit Union's earnings include its share of the joint venture's earnings. Distributions received from a joint venture reduce the carrying amount of the investment. All other net asset changes are recognized in equity. The financial statements of the joint venture are prepared for the same reporting period as the Credit Union.

After application of the equity method, the Credit Union determines whether it is necessary to recognize an impairment loss on its investment in joint venture. At each reporting date, the Credit Union determines whether there is objective evidence that the investment in joint venture is impaired. If there is such evidence, the Credit Union calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognizes the loss within "share of joint venture profit" in the Consolidated Statement of Income.

(g) Premises and equipment:

Premises and equipment are initially recorded at cost and subsequently measured at cost less accumulated depreciation and any accumulated impairment losses, with the exception of land which is not depreciated. Depreciation is recognized in net income and is provided on a straight-line basis over the estimated useful life of the assets as follows:

Asset	Useful life
Buildings	5 - 50 years
Furniture and equipment	2 - 10 years
Leasehold improvements	5 - 15 years

Depreciation methods, useful lives, and residual values are reviewed annually and adjusted if necessary.

Gains or losses on disposal of an item of premises and equipment are determined by comparing the proceeds from disposal with the carrying amount of the item of premises and equipment and are recognized net within net income.

4. Material accounting policy information (continued):

(h) Leased assets:

At inception of a contract, the Credit Union assesses whether a contract is or contains a lease based on the definition of 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.

The Credit Union recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use assets are initially measured at the amount of the lease liability plus any initial direct costs incurred by the lessee. Adjustments may also be required for lease incentives, payments at or prior to commencement and restoration obligations.

The assets are depreciated to the earlier of the end of the useful life of the right-of-use asset or the lease term using the straight-line method as this most closely reflects the expected pattern of consumption of the future economic benefits.

The lease liability is initially measured at the present value of the lease payments payable over the lease term, discounted at the rate implicit in the lease, or, if that rate cannot be readily determined, the Credit Union's incremental borrowing rate. The lease liability is subsequently measured at amortized cost using the effective interest rate method. It is remeasured when there are changes in the following: (*i*) in the lease term; (*ii*) the Credit Union's assessment of whether it will exercise a purchase option; (*iii*) a change in an index or a change in the rate used to determine the payments; and (*iv*) amounts expected to be payable under residual value guarantees.

(i) Intangible assets:

Intangible assets consist of computer software that is not integral to the computer hardware owned by the Credit Union and core deposit assets acquired through business combinations. Intangible assets are initially recorded at cost and subsequently measured at cost less accumulated depreciation and any accumulated impairment losses. Software is depreciated on a straight-line basis over its estimated useful life of 2- to 10-years. The core deposit intangible asset is depreciated on a straight-line basis over its estimated useful life of 5- to 8-years.

(j) Impairment of non-financial assets:

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount, which is the higher of value in use and fair value less costs to sell, the asset is written down accordingly. Impairment charges are included in net income.

4. Material accounting policy information (continued):

(k) Employee benefits:

The Credit Union provides defined retirement benefits to certain employees through a multiemployer plan governed and administered by an independent Board of Trustees. Each member credit union is exposed to the actuarial risks of the other employers with the result that, in the Credit Union's opinion, there is no reasonable way to allocate any defined benefit obligations, as defined benefit information on a discrete employer basis is not available. Accordingly, the Credit Union's participation in the Plan is accounted for as a defined contribution plan with contributions recorded on an accrual basis. The Credit Union has provided additional disclosure on the overall funding status of the multi-employer plan and future contribution levels in note 21.

(l) Income taxes:

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognized in net income except to the extent that it relates to a business combination, or items recognized directly in equity or in other comprehensive income.

Current income taxes are recognized for the estimated income taxes payable or receivable on taxable income or loss for the current year and any adjustment to income taxes payable in respect of previous years. Current income taxes are measured at the amount expected to be recovered from or paid to the taxation authorities. This amount is determined using tax rates and tax laws that have been enacted or substantively enacted by the year-end date.

Deferred tax assets and liabilities are recognized where the carrying amount of an asset or liability differs from its tax base, except for taxable temporary differences arising on the initial recognition of goodwill and temporary differences arising on the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction affects neither accounting or taxable profit or loss.

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

The amount of the deferred tax asset or liability is measured at the amount expected to be recovered from or paid to the taxation authorities. This amount is determined using tax rates and tax laws that have been enacted or substantively enacted by the year-end date and are expected to apply when the assets/liabilities are recovered/settled.

The Credit Union considers contingent tax liabilities and uncertain tax treatments, as well as interest and penalties in arriving at income tax expense.

4. Material accounting policy information (continued):

(m) Foreign currency translation:

Transactions in foreign currencies are translated into the functional currency of the Credit Union at the spot exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars at prevailing exchange rates at the reporting date. Non-monetary assets and liabilities are translated into Canadian dollars at historical rates. Realized and unrealized gains and losses arising from translation are included in the Consolidated Statement of Comprehensive Income.

(n) Revenue recognition:

Interest income is recognized on an effective interest basis over the term of the underlying financial instrument. Other income from the provision of services to members is recognized when earned, specifically when amounts are fixed or can be determined and the ability to collect is reasonably assured.

(o) Provisions:

Provisions are recognized for liabilities of uncertain timing or amount that have arisen as a result of past transactions, including legal or constructive obligations. The provision is measured at the best estimate of the expenditure required to settle the obligation at the reporting date.

(p) Interest rate benchmark reform:

Interbank Offered Rates (“IBOR”) are being reformed and replaced by Alternative Benchmark Rates (“ABR”) in a two-stage transition. Since the end of the first stage on June 30, 2023, all new derivative contracts and securities use the Canadian Overnight Repo Rate Average (“CORRA”), with limited exceptions. All remaining Canadian Dollar Offered Rate (“CDOR”) exposures should be transitioned to CORRA by June 28, 2024, marking the end of the second stage. As a result, all exposures of the Credit Union including credit facilities, subordinated debt and derivative financial instruments transitioned to CORRA in June 2024 with no material impact.

(q) New accounting standards:

The IASB issued IFRS 18 Presentation and Disclosure in Financial Statements on April 9, 2024, to replace IAS 1, *Presentation of Financial Statements* and is effective for annual periods beginning on or after January 1, 2027. IFRS 18 introduces a defined structure for the presentation of the Consolidated Statement of Income, including required totals and subtotals, as well as aggregating and disaggregating principles to categorize financial information. The standard also requires all Management-defined performance measures to be disclosed in the notes to the financial statements. IFRS 18 will be effective for the Credit Union on January 1, 2027, with early adoption permitted. Management is currently assessing the impact of this new standard on these consolidated financial statements.

5. Critical accounting estimates and judgments:

In preparing these consolidated financial statements, management has made judgments and estimates that affect the application of the Credit Union's accounting policies and the reported amounts of assets, liabilities, income and expenses.

(a) Significant judgments:

The critical judgments that management has made in the process of applying the Credit Union's accounting policies, apart from those involving estimations, that have the most significant effect on the amounts recognized in the consolidated financial statements are as follows:

Classification and measurement of financial assets:

Determining the appropriate classification and measurement of the Credit Union's financial assets requires management to make judgments as to the objectives of the business models that the financial assets are held within and whether the contractual cash flows of the financial assets represent solely payments of principal and interest on the principal amount outstanding on initial recognition. In assessing the Credit Union's business models, management considers all relevant evidence available at the date of assessment, including but not limited to:

- how the performance of the business model and the financial assets held within that business model are evaluated and reported to key management personnel;
- the risks that affect the performance of the business model and the financial assets held within it and the way in which those risks are managed;
- how managers of the business model are compensated; and
- the frequency, value and timing of sales in prior periods, the reasons for those sales and expectations about future sales activity.

(b) Assumptions and estimates:

The preparation of these consolidated financial statements requires that management make assumptions and estimates of effects of uncertain future events on the carrying amounts of the Credit Union's assets and liabilities at the end of the reporting period. Actual results may differ from these estimates as the estimation process is inherently uncertain. Estimates and underlying assumptions are reviewed on an ongoing basis and are based on historical experience and other facts and circumstances. Revisions to estimates and the resulting effects on the carrying amounts of the Credit Union's assets and liabilities are accounted for prospectively.

5. Critical accounting estimates and judgments (continued):

(b) Assumptions and estimates (continued):

The significant assumptions about the future and other major sources of estimation uncertainty at the end of the reporting period are as follows:

Loss allowance for expected credit losses on financial assets:

In determining the amount recognized as a loss allowance for ECLs on financial assets measured at amortized cost, management first assesses whether there has been a significant increase in credit risk for its financial assets. This assessment reflects management's view of the risk of default occurring in future periods for the respective financial assets. Actual occurrence of default may differ from these estimates.

The calculation of 12-month ECLs for Stage 1 financial assets and lifetime ECLs for Stage 2 financial assets and Stage 3 credit-impaired financial assets requires management to make estimates of the probabilities of default, current collateral values and resulting loss given default, exposure at default, impacts of forward-looking information and forecasts of macroeconomic conditions to the Credit Union's ECLs and expected remaining lives of the financial assets. Changes in any one of the inputs to the ECL calculation can significantly affect the amount of loss allowance recognized in the Credit Union's consolidated financial statements.

A higher level of uncertainty with respect to future economic outlook has resulted in an increased reliance on management's judgement to determine the data and assumptions used in the ECL model. With the significant shift in economic climate, the forward-looking macroeconomic information used in the Credit Union's ECL model have changed considerably and will continue to evolve.

Management overlays to loss allowance for ECL are adjustments which are used in circumstances where management determines that existing inputs, assumptions and model techniques do not capture all relevant risk factors. The emergence of new macroeconomic or political factors, along with expected changes to data that are not incorporated in current inputs or forward-looking information are examples of such circumstances.

Fair value of financial instruments:

The Credit Union determines the fair value of financial instruments that are not quoted in an active market, using valuation techniques. Those techniques are significantly affected by the assumptions used, including discount rates and estimates of future cash flows. In that regard, the derived fair value estimates cannot always be substantiated by comparison with independent markets and, in many cases, may not be capable of being realized immediately.

The methods and assumptions applied, and the valuation techniques used, for financial instruments that are not quoted in an active market are disclosed in notes 6, 7, 8, 15, 17 and 23.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

6. Financial investments:

The following tables provide information on the investments by type of security and issuer. The maximum exposure to credit risk is the carrying value as detailed below.

	2024	2023
Measured at amortized cost:		
Central 1 term deposits	$ 123,917	$ 109,338
Accrued interest on term deposits	831	305
Portfolio investments	12,624	15,885
Other financial institution deposits	21,433	1,200
Measured at FVOCI:		
Statutory Liquidity held-in-trust	700,452	397,867
Measured at FVTPL:		
Central 1 - Class A shares	2,197	1,390
Central 1 – Class E shares	5	1
Other investments	46,974	7,670
	$ 908,433	$ 533,656

As mandated by the Credit Union’s regulator, BCFSA, the Credit Union maintains its statutory liquidity requirement by investing directly in marketable securities that qualify as high-quality liquid assets (“HQLA”). The Credit Union must maintain liquidity reserves of at least 8% of total members’ deposits, non-equity shares and borrowing by investing in HQLA that are held in a trust, with the Credit Union as the beneficiary, Central 1 as the trustee, and Credential Qtrade Securities Inc. as the investment manager.

The Credit Union also invests excess liquidity with Central 1. The fair value of term deposits with Central 1 is $124,259 at December 31, 2024 (2023 - $109,148).

Portfolio investments include fixed income securities that are held to collect contractual cash flows.

Other financial institution deposits represent interest bearing deposit notes held at other financial institutions.

The shares in Central 1 are required as a condition of membership and are redeemable upon withdrawal of membership or at the discretion of the Board of Directors of Central 1. In addition, the member credit unions are subject to additional capital calls at the discretion of the Board of Directors of Central 1.

Central 1 shares and other investments, which are comprised of shares of credit union system entities, are measured at fair value, the determination of which is based on the par value of the underlying share classes. Dividends on these shares are at the discretion of the Board of Directors of Central 1.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

7. Derivatives:

	Notional amounts maturities of derivatives				Fair value	
	Within 1 year	1 to 3 years	3 to 5 years	2024	2024	2023
Derivatives used to manage interest rate risks:						
Receive fixed interest rate swaps	$ 180,500	$ 736,500	$ 2,500	$ 919,500	$ (16,798)	$ (29,533)
Forward rate interest rate swaps	-	50,000	-	50,000	(378)	-
Other derivatives:						
Index-linked option contracts	12,136	30,992	2,364	45,492	6,710	1,067
Total derivative contracts	$ 192,636	$ 817,492	$ 4,864	$ 1,014,992	$ (10,466)	$ (28,466)

8. Loans:

The following table provides information on loans by type. The maximum exposure to credit risk would be the carrying values as detailed below:

	2024	2023
Residential mortgages and personal loans	$ 5,421,667	$ 2,968,138
Commercial lending	1,752,801	1,181,289
	7,174,468	4,149,427
Accrued interest receivable	24,422	14,604
	7,198,890	4,164,031
Allowance for credit losses (note 9)	(35,673)	(15,766)
Net loans to members	$ 7,163,217	$ 4,148,265

At December 31, 2024, $5,220,302 (2023 - $2,897,917) of loans are expected to be settled more than 12-months after the reporting date.

(a) Terms and conditions:

Loans can have either a variable or fixed rate of interest and mature within 6 years.

Variable rate loans are based on a “prime rate” formula. The rate is determined by the type of security offered and the members’ creditworthiness. The Credit Union’s prime rate at December 31, 2024 was 5.45% (2023 - 7.2%).

The interest rate offered on fixed rate loans being advanced to a member varies with the type of security offered and the member’s credit worthiness.

8. Loans (continued):

(a) Terms and conditions (continued):

Residential mortgages are loans secured by residential property and generally receive monthly blended payments of principal and interest or interest only. Personal loans consist of term loans and lines of credit with various repayment terms.

Commercial lending consists of term loans, operating lines of credit and mortgages to individuals, partnerships and corporations, and have various repayment terms. They are secured by various types of collateral, including mortgages on real property, general security agreements, and charges on specific equipment, investments, and personal guarantees.

(b) Fair value:

The fair value of loans at December 31, 2024 was $7,167,692 (2023 - $4,048,601).

The estimated fair value of the variable rate loans is assumed to be equal to book value as the interest rates on these loans re-price to market on a periodic basis. The estimated fair value of fixed rate loans is determined by discounting the expected future cash flows at current market rates for products with similar terms and credit risks.

(c) Securitized loans:

As part of its program of liquidity, capital, and interest rate risk management, the Credit Union enters into arrangements to fund mortgage growth by securitizing loans to Central 1 or unrelated third parties. The Credit Union reviews these securitization arrangements in order to determine whether they should result in all or a portion of the transferred mortgages being derecognized from the consolidated statement of financial position.

The amounts of residential mortgages that were transferred but which were not derecognized at December 31, 2024 was $296,655 (2023 - $110,235). The Credit Union has also recognized $298,891 (2023 - $110,255) of secured borrowings (note 17) relating to the securitization transactions, as the Credit Union did not transfer substantially all of the risks and rewards of ownership, principally because it did not transfer prepayment, interest and credit risk of the mortgages in the securitization. The residential mortgages are categorized as loans and they are held as security for this secured borrowing. The weighted average interest rate on the secured borrowing is 3.92% (2023 - 3.02%) and it matures over the same term as the underlying mortgages.

As a result of the transactions, the Credit Union receives the net differential between the monthly interest receipts of the mortgages and the interest expense on the borrowings.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

8. Loans (continued):

(d) Credit quality of loans:

A breakdown of the security held on a portfolio basis is as follows:

	2024	2023
Loans - insured by government	$ 768,881	$ 207,512
Loans - real estate secured	6,307,307	3,906,484
Loans - otherwise secured	40,584	14,358
Loans - unsecured	57,696	21,073
	$ 7,174,468	$ 4,149,427

9. Allowance for credit losses:

(a) Reconciliation of allowance for credit losses:

The following tables show reconciliations from the opening balance to the closing balance of the Credit Union's ECL allowance on loans, by class of financial asset and loss allowance category.

2024	Stage 1	Stage 2	Stage 3	Total
Commercial lending:				
Balance, January 1	$ 4,953	$ 4,099	$ 3,016	$12,068
Provision for credit losses:				
Transfers to Stage 1	604	(604)	-	-
Transfers to Stage 2	(736)	836	(100)	-
Transfers to Stage 3	(307)	(214)	521	-
Originations	3,519	3,406	2,444	9,369
Maturities	(537)	(1,726)	(1,070)	(3,333)
Remeasurements	2,312	6,109	3,281	11,702
Net write-offs	-	-	(45)	(45)
Balance, December 31	$ 9,808	$ 11,906	$ 8,047	$ 29,761
Residential mortgages and personal loans:				
Balance, January 1	$ 1,969	$ 1,480	$ 249	$3,698
Provision for credit losses:				
Transfers to Stage 1	64	(64)	-	-
Transfers to Stage 2	(94)	94	-	-
Transfers to Stage 3	(4)	(44)	48	-
Originations	991	819	1,040	2,850
Maturities	(186)	(203)	(212)	(601)
Remeasurements	93	306	388	787
Net write-offs	-	-	(822)	(822)
Balance, December 31	$ 2,833	$ 2,388	$ 691	$ 5,912

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

9. Allowance for credit losses (continued):

(a) Reconciliation of allowance for credit losses (continued):

2024	Stage 1	Stage 2	Stage 3	Total
Total loans:				
Balance, January 1	$ 6,922	$ 5,579	$3,265	$15,766
Provision for credit losses:				
Transfers to Stage 1	668	(668)	-	-
Transfers to Stage 2	(830)	930	(100)	-
Transfers to Stage 3	(311)	(258)	569	-
Originations	4,510	4,225	3,484	12,219
Maturities	(723)	(1,929)	(1,282)	(3,934)
Remeasurements	2,405	6,415	3,669	12,489
Net write-offs	-	-	(867)	(867)
Balance, December 31	$ 12,641	$ 14,294	$ 8,738	$ 35,673

2023	Stage 1	Stage 2	Stage 3	Total
Commercial lending:				
Balance, January 1	$ 7,115	$ 837	$ 18	$ 7,970
Provision for credit losses:				
Transfers to Stage 1	13	(13)	-	-
Transfers to Stage 2	(2,029)	2,029	-	-
Transfers to Stage 3	(370)	(106)	476	-
Originations	2,946	247	100	3,293
Maturities	(2,470)	(345)	-	(2,815)
Remeasurements	(252)	1,450	2,422	3,620
Net write-offs	-	-	-	-
Balance, December 31	$ 4,953	$ 4,099	$ 3,016	$ 12,068
Residential mortgages and personal loans:				
Balance, January 1	$ 2,179	$ 1,504	$ 164	$ 3,847
Provision for credit losses:				
Transfers to Stage 1	80	(75)	(5)	-
Transfers to Stage 2	(202)	202	-	-
Transfers to Stage 3	(4)	(2)	6	-
Originations	526	93	27	646
Maturities	(214)	(405)	(110)	(729)
Remeasurements	(396)	163	295	62
Net write-offs	-	-	(128)	(128)
Balance, December 31	$ 1,969	$ 1,480	$ 249	$ 3,698

2023	Stage 1	Stage 2	Stage 3	Total
Total loans:				
Balance, January 1	$ 9,294	$ 2,341	$ 182	$ 11,817
Provision for credit losses:				
Transfers to Stage 1	93	(88)	(5)	-
Transfers to Stage 2	(2,231)	2,231	-	-
Transfers to Stage 3	(374)	(108)	482	-
Originations	3,472	340	127	3,939
Maturities	(2,684)	(750)	(110)	(3,544)
Remeasurements	(648)	1,613	2,717	3,682
Net write-offs	-	-	(128)	(128)
Balance, December 31	$ 6,922	$ 5,579	$ 3,265	$ 15,766

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

9. Allowance for credit losses (continued):

(b) Loans past due but not impaired:

Loans that are past due but not impaired as at December 31, 2024 and 2023 are as follows:

2024	Residential mortgages and personal loans	Commercial lending	Total
31 to 90 days	$ 2,114	$ 3,268	$ 5,382
Over 90 days	-	-	-
Balance, December 31, 2024	$ 2,114	$ 3,268	$ 5,382

2023	Residential mortgages and personal loans	Commercial lending	Total
31 to 90 days	$ 233	$ 3,704	$ 3,937
Over 90 days	-	-	-
Balance, December 31, 2023	$ 233	$ 3,704	$ 3,937

Forward-looking information is incorporated into both the assessment of whether a loan has experienced a significant increase in credit risk since its initial recognition and the estimation of ECL. The models used to estimate ECL consider macroeconomic factors that are most closely correlated with credit risk in the relevant portfolios. The primary macroeconomic variables impacting ECL are 3 month BA rate, 3 month Government of Canada bond rate, BC unemployment rates, BC House Price Index (“HPI”), and Canadian Gross Domestic Product (“GDP”).

(c) Forecasting forward-looking information:

ECL is sensitive to changes in the base scenario as well as the other more optimistic and more pessimistic scenarios. The Credit Union continues to assess its modeled ECL to reflect expert credit judgements to its estimation of ECL. Hindsight cannot be used, so while these evolving assumptions may result in future forecasts that differ from those used in the ECL estimation as at December 31, 2024, those changes will be reflected in future quarters.

10. Asset held-for-sale:

The Credit Union has classified the site of its previous corporate office at 7375 Kingsway, Burnaby, British Columbia, and two adjacent properties as assets held-for-sale. The properties are available for immediate sale and it is management’s intention to sell the properties. As such, the carrying value will be recovered principally through a sale transaction.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

11. Premises and equipment and intangible assets:

	Premises and equipment						Intangible assets		
	Land	Building	Leasehold improvement	Furniture and equipment	Right-of-use assets / building	Total	Core deposit asset	Computer software	Total
Cost:									
Balance, December 31, 2022	$ 10,769	$ 34,225	$ 15,975	$ 13,618	$ 18,889	$ 93,476	$ 1,449	$ 9,516	$ 10,965
Impact of business combination (note 2)	444	1,491	-	353	-	2,288	-	349	349
Additions	-	261	4,631	1,057	2,926	8,875	-	969	969
Disposals	(2,450)	(2,861)	(337)	(401)	-	(6,049)	-	(1,331)	(1,331)
Balance, December 31, 2023	8,763	33,116	20,269	14,627	21,815	98,590	1,449	9,503	10,952
Impact of business combination (note 2)	28,079	14,972	2,897	2,570	9,321	57,839	17,836	6,818	24,654
Additions	-	69	2,419	1,103	4,074	7,665	-	2,579	2,579
Disposals	(414)	(504)	(12)	(7,233)	(390)	(8,553)	-	(7,645)	(7,645)
Reallocations	-	141	146	(445)	-	(158)	-	165	165
Balance, December 31, 2024	$ 36,428	$ 47,794	$ 25,719	$ 10,622	$ 34,820	$ 155,383	$ 19,285	$ 11,420	$ 30,705
Accumulated depreciation:									
Balance, December 31, 2022	$ -	$ 2,965	$ 10,526	$ 10,105	$ 7,613	$ 31,209	$ 411	7,852	$ 8,263
Depreciation expense	-	1,206	1,728	1,350	2,575	6,859	290	1,464	1,754
Disposals	-	(387)	(335)	(414)	-	(1,136)	-	(1,030)	(1,030)
Balance, December 31, 2023	-	3,784	11,919	11,041	10,188	36,932	701	8,286	8,987
Depreciation expense	-	2,114	2,374	1,957	4,072	10,517	2,519	1,878	4,397
Disposals	-	(103)	(7)	(7,131)	-	(7,241)	-	(7,425)	(7,425)
Reallocations	-	127	64	(240)	-	(49)	-	45	45
Balance, December 31, 2024	$ -	$ 5,922	$ 14,350	$ 5,627	$ 14,260	$ 40,159	$ 3,220	$ 2,784	$ 6,004
Net book value:									
As at December 31, 2023	$ 8,763	$ 29,332	$ 8,350	$ 3,586	$ 11,627	$ 61,658	$ 748	$ 1,217	$ 1,965
As at December 31, 2024	36,428	41,872	11,369	4,995	20,560	115,224	16,065	8,636	24,701

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

12. Provision for income taxes:

		2024		2023
Current income taxes expense (recovery):				
Current year	$	(3,029)	$	2,536
Deferred income taxes:				
Origination and reversal of temporary differences		5,375		19
	$	2,346	$	2,555

At December 31, 2024, a deferred income tax liability for temporary differences of $7,475 (2023 - $2,861) related to investments in subsidiaries was not recognized because the Credit Union controls whether the liability will be incurred and it is satisfied that it will not be incurred in the foreseeable future.

During the year ended December 31, 2024, income tax expense differs from the amount that would be computed by applying the federal and provincial statutory income tax rates of 27% (2023 - 27%) to income before income taxes. The reasons for the differences are as follows:

		2024			2023	
Combined basic federal and provincial statutory income tax	$	3,968	27.0%	$	3,826	27.0%
Decrease in tax due to:						
Preferred rate deduction available to credit unions		(1,353)	(10.0)%		(1,366)	(10.0)%
Non-taxable portion of capital gain		25	0.2%		313	2.2%
Non-deductible and other items		(294)	(1.2)%		(218)	(1.2)%
Total income taxes	$	2,346	16.0%	$	2,555	18.0%

The components of deferred income taxes are as follows:

		2024		2023
Deferred income tax asset:				
Allowance for impaired loans	$	15,432	$	3,275
Deposits		-		65
Leases		194		154
Other		2,658		716
		18,284		4,210
Deferred income tax liability:				
Prepaid expense		(13)		(119)
Premises and equipment		(6,701)		(1,587)
Deposits		(722)		-
		(7,436)		(1,706)
Net deferred tax asset	$	10,848	$	2,504

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

13. Other assets:

		2024		2023
Prepaid expenses	$	10,143	$	5,041
Accounts receivable		1,155		537
Income tax receivable		5,002		888
Other assets		11,721		5,081
	$	28,021	$	11,547

14. Investment in joint venture:

The Credit Union holds a 50% interest in 1200089 B.C. Ltd. with another credit union. 1200089 B.C. Ltd. has the following wholly owned subsidiaries:

- Interior Savings Insurance Services Inc.
- Coastal Community Insurance Services (2007) Ltd.

The following table illustrates summarized financial information representing the Credit Union's interest in 1200089 B.C. Ltd.:

		2024		2023
Opening interest in joint venture	$	-	$	-
Impact of business combination (note 2)		29,914		-
Credit union's share of profit and total comprehensive income		279		-
Carrying value of interest in joint venture	$	30,193	$	-

Share of 1200089 B.C. Ltd.'s statement of financial position		2024		2023
Cash and investments	$	7,049	$	-
Other current assets		2,913		-
Non- current assets		16,487		-
Current liabilities		(1,822)		-
Non- current liabilities		(2,093)		-
Equity	$	22,534	$	-

Share of 1200089 B.C. Ltd.'s revenue and profit		2024		2023
Revenue	$	14,252	$	-

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

15. Deposits:

	2024	2023
Demand deposits	$ 2,686,013	$ 1,140,460
Term deposits	3,294,260	2,499,790
Registered Retirement Savings Plans	360,446	191,463
Registered Retirement Income Funds	257,287	136,901
Registered Education Savings Plans	18,122	8,888
Tax Free Savings Accounts	789,819	316,003
First Home Savings Accounts	2,490	682
	7,408,437	4,294,187
Accrued interest payable	100,794	62,511
	$ 7,509,231	$ 4,356,698

At December 31, 2024, $1,056,785 (2023 - $754,659) of deposits are expected to be settled more than 12-months after the reporting date.

(a) Terms and conditions:

Demand deposits primarily consist of chequing and savings accounts. Interest rates and account fees are specific to each type of deposit account.

Term deposits bear fixed or variable rates of interest for terms of up to 5-years. Interest can be paid annually, monthly or upon maturity.

The Registered Retirement Savings Plans ("RRSP") accounts can be fixed or variable rate. The fixed rate RRSPs have terms and rates similar to the term deposit accounts described above.

Registered Retirement Income Funds ("RRIF") consist of both fixed and variable rate products with terms and conditions similar to those of the RRSPs described above. Members may make withdrawals from a RRIF account on a monthly or annual basis. The regular withdrawal amounts vary according to individual needs and statutory requirements.

The Registered Education Savings Plans ("RESP") consist of both fixed and variable rate products with terms and conditions similar to those of the RRSPs described above.

The Tax-Free Savings Accounts ("TFSA") can be fixed or variable rate with terms and conditions similar to those of the RRSPs described above.

The First Home Savings Accounts ("FHSA") is a registered account consisting of both fixed and variable rate products with terms and conditions similar to the RRSPs described above.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

15. Deposits (continued):

(b) Fair value:

The fair value of deposits at December 31, 2024 was $7,541,253 (2023 - $4,362,572).

The estimated fair value of the demand deposits and variable rate deposits are assumed to be equal to book value as the interest rates on these deposits re-price to market on a periodic basis. The estimated fair value of fixed rate deposits is determined by discounting the expected future cash flows of these deposits at current market rates for products with similar terms and credit risks.

16. Members' shares:

The members' shares of the Credit Union are divided into four classes of shares being membership shares, investment equity shares, patronage shares and non-equity shares. All of the Credit Union's member shares are classified as financial liabilities as each class of shares is redeemable at the option of the member. The member shares are initially recognized at fair value net of any transaction costs directly attributable to the issuance of the instrument and subsequently carried at amortized cost using the effective interest rate method.

(a) Terms and conditions of membership shares:

As a condition of membership, which is required to use the services of the Credit Union, each member is required to hold five dollars in membership shares. These membership shares are redeemable at par (one dollar) when withdrawn. Dividends are at the discretion of the Board of Directors. All issued shares are fully paid.

Funds invested by members in membership shares are not insured by the Credit Union Deposit Insurance Corporation ("CUDIC"). The withdrawal of membership shares is subject to the restriction that the Credit Union shall not be required in any calendar year to redeem or purchase equity shares of any class in excess of 10% of the aggregate amount of that class issued and outstanding as at the previous financial year.

(b) Number of shares outstanding:

As at December 31, 2024 there were 8,142 shares outstanding (2023 - 6,083).

17. Secured borrowings and other credit facilities:

	2024	2023
Central 1 - secured loan (note 8(c))	$ 298,891	$ 110,255

The fair value of secured borrowings as at December 31, 2024 was $304,547 (2023 - $109,662).

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

17. Secured borrowings and other credit facilities (continued):

In addition to the Central 1 secured loan noted above, the Credit Union has an authorized operating line and term loan facility of $307,694 (2023 - $227,891) with Central 1, bearing interest that varies with the bankers' acceptance rate. This facility is secured by an assignment of book accounts.

The Credit Union also has credit facility agreements with Fédérations des caisses Desjardins du Québec and Canadian Imperial Bank of Commerce authorized up to $190,000 (2023 - $70,000) and is secured by a first charge against eligible residential mortgages. The credit facilities bears interest that varies with the bankers' acceptance rate.

As of December 31, 2024, no amounts (2023 - nil) were drawn against the Central 1, Desjardins du Québec and Canadian Imperial Bank of Commerce credit facilities.

18. Other liabilities:

	2024	2023
Accounts payable and accrued liabilities	$ 41,432	$ 15,848
Deferred revenue	361	252
Lease liability (note 19)	21,703	12,535
	$ 63,496	$ 28,635

19. Lease liability:

The following table presents the contractual undiscounted cash flows for lease obligations as at December 31, 2024 and 2023:

	2024	2023
Less than one year	$ 4,675	$ 2,801
Between one and five years	14,067	8,459
More than five years	7,251	2,684
Total undiscounted lease obligations	25,993	13,944
Impact of discounting	(4,290)	(1,409)
	$ 21,703	$ 12,535

	2024	2023
Lease liabilities included in statement of financial position:		
Current	$ 3,721	$ 2,430
Non-current	17,982	10,105
	$ 21,703	$ 12,535

19. Lease liability (continued):

The Credit Union has used a weighted average incremental borrowing rate of 4.39% (2023 - 2.77%) to discount its lease obligations.

20. Commitments:

In the normal course of business, the Credit Union issues letters of credit on behalf of its members. Letters of credit are not reflected in the consolidated statement of financial position. At December 31, 2024, the Credit Union has outstanding letters of credit on behalf of members in the amount of $27,865 (2023 - $8,628).

21. Employee benefits:

As a result of the business combinations that took effect on August 1, 2021, January 1, 2022, January 1, 2023, and January 1, 2024 (note 2), the Credit Union assumed responsibility for a defined retirement benefit plan that serves a number of active and retired employees but is closed to new entrants.

The Credit Union is one of several employers participating in the 1.75% Defined Benefit Division of the BC Credit Union Employees' Pension Plan. The BC Credit Union Employees' Pension Plan is a contributory, multiemployer, multidivisional registered pension plan governed by a Board of Trustees which is responsible for overseeing the management of the Plan, including the investment of the assets and administration of the benefits. Based on the fourth quarter's information for 2024, this Plan Division covers about 3,200 active members, 2,000 inactive members, and approximately 1,700 retired plan members for a total membership count of 6,900, with reported assets estimated at $1.25 billion (as of November 2024).

At least once every three years, an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of the funding levels. The most recent actuarial valuation of the 1.75% Division of the Plan, as at December 31, 2021, indicated a going concern surplus of $112.5 million and a solvency deficiency of $10.4 million. The next scheduled actuarial valuation date will be as at December 31, 2024. The results of the 2024 valuation are expected to be finalized by the end of September 2025.

Employer contributions to the Plan are established by the Trustees upon advice from the Plan's actuaries, including amounts to finance any solvency deficiencies over time. The employer contribution rate schedule as determined under the 2021 valuation will continue to remain the same in 2025 as it was in 2024. The Credit Union paid $4.7 million in employer contributions to the plan in fiscal year 2024 (2023 - $1.0 million).

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

22. Related party transactions:

The Credit Union entered into the following transactions with key management personnel, which includes those persons having authority and responsibility for planning, directing and controlling the activities of the Credit Union.

	2024	2023
Compensation:		
Salaries and employee benefits	$ 6,215	$ 5,331
Post-employment benefits	201	524
	$ 6,416	$ 5,855
Transactions with key management personnel:		
Loans outstanding	$ 3,628	$ 4,386
Term and savings deposits	4,494	3,382
	$ 8,122	$ 7,768

The Credit Union's policy for lending to, and for receiving deposits from, key management personnel is that the loans are approved, and deposits accepted on the same terms and conditions which apply to members for each class of loan or deposit. The employees of the Credit Union are eligible for reduced interest rates on personal loans, lines of credit and mortgages. Directors are not eligible for these benefits.

During the year ended December 31, 2024, the Credit Union's Board of Directors received aggregate remuneration of $749 (2023 - $408) which is included in compensation to key management personnel above.

23. Financial instrument classification and fair value:

(a) Financial instrument classification:

The following table represents the carrying amount by classification.

	Measured at amortized cost	Measured at FVTPL	Measured at FVOCI	Total
December 31, 2024:				
Cash	$ 115,030	$ -	$ -	$ 115,030
Financial investments	158,805	49,176	700,452	908,433
Derivative assets	-	-	6,710	6,710
Loans	7,163,217	-	-	7,163,217
Accounts receivable	1,155	-	-	1,155
Deposits	(7,509,231)	-	-	(7,509,231)
Members' shares	(8,142)	-	-	(8,142)
Secured borrowings	(298,891)	-	-	(298,891)
Derivative liabilities	-	-	(17,176)	(17,176)
Accounts payable	(41,432)	-	-	(41,432)
Lease liability	(21,703)	-	-	(21,703)
	$ (441,192)	$ 49,176	$ 689,986	$ 297,970

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

23. Financial instrument classification and fair value (continued):

(a) Financial instrument classification (continued):

	Measured at amortized cost	Measured at FVTPL	Measured at FVOCI	Total
December 31, 2023:				
Cash	$ 34,313	$ -	$ -	$ 34,313
Financial investments	126,728	9,061	397,867	533,656
Derivative assets	-	-	1,067	1,067
Loans	4,148,265	-	-	4,148,265
Accounts receivable	537	-	-	537
Deposits	(4,356,698)	-	-	(4,356,698)
Members' shares	(6,083)	-	-	(6,083)
Secured borrowings	(110,255)	-	-	(110,255)
Derivative liabilities	-	-	(29,533)	(29,533)
Accounts payable	(15,848)	-	-	(15,848)
Lease liability	(12,535)	-	-	(12,535)
	$ (191,576)	$ 9,061	$ 369,401	$ 186,886

(b) Financial instruments measured at fair value:

The following table provides an analysis of investments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 - fair value measurements based on unadjusted quoted prices in active markets for identical assets and liabilities;
- Level 2 - fair value measurements based on inputs other than quoted prices that are observable for the asset or liability either directly or indirectly; and
- Level 3 - fair value measurements based on inputs that are not based on observable market data.

The level in the fair value hierarchy within which the financial asset or financial liability is categorized is determined on the basis of the lowest level of input that is significant to the fair value measurement.

Financial assets and financial liabilities are classified in their entirety into only one of three levels:

	Level 1	Level 2	Level 3	Total
December 31, 2024:				
Statutory Liquidity	$ 588,567	$ 111,885	$ -	$ 700,452
Central 1 - Class A shares	-	2,197	-	2,197
Central 1 - Class E shares	-	5	-	5
Derivative assets	-	6,710	-	6,710
Other investments	-	46,974	-	46,974
Derivative liabilities	-	(17,176)	-	(17,176)
	$ 588,567	$ 150,595	$ -	$ 739,162

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

23. Financial instrument classification and fair value (continued):

(b) Financial instruments measured at fair value:

Financial assets and financial liabilities are classified in their entirety into only one of three levels (continued):

	Level 1	Level 2	Level 3	Total
December 31, 2023:				
Statutory Liquidity	$ 397,867	$ -	$ -	$ 397,867
Central 1 - Class A shares	-	1,390	-	1,390
Central 1 – Class E shares	-	1	-	1
Derivative assets	-	1,067	-	1,067
Other investments	-	7,670	-	7,670
Derivative liabilities	-	(29,533)	-	(29,533)
	$ 397,867	$ (19,405)	$ -	$ 378,462

The fair value of derivative financial instruments has been determined through present value techniques. The fair value of the other financial instruments in the table above is described in note 6.

There were no transfers between any of the levels in the fair value hierarchy in 2024 or 2023.

There were no Level 3 investments held as at December 31, 2024 and 2023.

(c) Financial instruments not measured at fair value:

The fair value of the Credit Union's cash, accounts receivable, members' shares and accounts payable approximates carrying value due to their short-term nature or ability to be settled on demand. These financial instruments are classified as Level 2 in the fair value hierarchy because while settlement amounts or prices are available, there is no active market for these instruments.

The fair value of: loans disclosed in note 8, deposits disclosed in note 15 and secured borrowings in note 17 has been determined using present value techniques, which include inputs based on market observable data. Accordingly, these financial instruments are classified as Level 3 in the fair value hierarchy.

24. Financial instrument risk management:

The Credit Union is exposed to credit risk, liquidity risk and market risk as a result of holding financial instruments. Below is a description of those risks and how the Credit Union manages its exposure.

(a) Credit risk:

Credit risk is the risk that the Credit Union will incur a loss because a member fails to meet an obligation. The Credit Union's exposure to credit risk is concentrated primarily in its loans. Risk management policies are implemented by management and the Board.

24. Financial instrument risk management (continued):

(a) Credit risk (continued):

These policies include evaluating the member's ability to repay the loan when it is originally granted and subsequently renewed and regularly monitoring member information such as delinquent and over limit amounts.

Notes 8 and 9 provide further discussion over the Credit Union's loan balances and exposure to credit risk. Concentrations of credit risk arise when members are engaged in similar economic activities or in similar geographic areas. The Credit Union's market service spans the province of British Columbia but most specifically the Greater Vancouver, Fraser Valley, Interior, Northline and Boundary Areas of British Columbia and as a result, repayment by members is dependent in part upon the general economic conditions of this geographic region.

Credit risk rating systems are designed to assess and quantify the risk inherent in credit activities in an accurate and consistent manner. To assess credit risk, the Credit Union takes into consideration the member's character, ability to pay, and value of collateral available to secure the loan. The Credit Union's credit risk management principles are guided by its overall risk management principles. The Board of Directors ensures that management has a framework, and policies, processes and procedures in place to manage credit risks and that the overall credit risk policies are complied with at the business and transaction level.

The Credit Union's credit risk policies set out the minimum requirements for management of credit risk in a variety of transactional and portfolio management contexts. With respect to credit risk, the Board of Directors receives quarterly reports summarizing new loans, delinquent loans, overdraft utilization, bad debts analysis and allowance for impaired loans.

(b) Credit risk exposure:

The following information represents the maximum exposure to credit risk before taking into consideration any collateral or credit enhancements. For financial assets recognized on the consolidated statement of financial position, the exposure to credit risk is their stated carrying amount. For loan commitments, the maximum exposure is the full amount of the undrawn facilities.

	2024	2023
On-balance sheet exposures	$ 7,163,217	$ 4,148,265
Off-balance sheet exposures	1,157,311	561,541
	$ 8,320,528	$ 4,709,806

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

24. Financial instrument risk management (continued):

(b) Credit risk exposure (continued):

The following tables set out information about the credit quality of the Credit Union's loans measured at amortized cost, inclusive of accrued interest, by category of loss allowance at December 31, 2024. The amounts in the table represent the carrying amounts of loans.

December 31, 2024	Stage 1	Stage 2	Stage 3	Total
Residential mortgages and personal loans:				
Beacon score > 750 (excellent)	$ 3,510,474	$ 2,615	$ 336	$ 3,513,425
Beacon score 650 - 749 (good)	1,472,036	36,547	5,413	1,513,996
Beacon score 600 - 649 (satisfactory)	178,362	83,378	3,369	265,109
Beacon score < 600 (poor)	39,461	72,769	16,907	129,137
Accrued interest	7,481	348	506	8,335
Loss allowance	(2,833)	(2,388)	(691)	(5,912)
	$ 5,204,981	$ 193,269	$ 25,840	$ 5,424,090

December 31, 2023	Stage 1	Stage 2	Stage 3	Total
Residential mortgages and personal loans:				
Beacon score > 750 (excellent)	$ 1,856,684	$ 3,770	$ 277	$ 1,860,731
Beacon score 650 - 749 (good)	861,565	18,418	1,886	881,869
Beacon score 600 - 649 (satisfactory)	93,057	57,496	1,418	151,971
Beacon score < 600 (poor)	13,091	57,084	3,392	73,567
Accrued interest	4,628	341	300	5,269
Loss allowance	(1,969)	(1,480)	(249)	(3,698)
	$ 2,827,056	$ 135,629	$ 7,024	$ 2,969,709

December 31, 2024	Stage 1	Stage 2	Stage 3	Total
Commercial lending:				
R1 Excellent	$ 5,536	$ -	$ -	$ 5,536
R2 Good	694,993	-	-	694,993
R3 - R5 Satisfactory	224,671	2,654	-	227,325
R6 - R7 Satisfactory with higher risk	420,477	39,078	-	459,555
R8 Less than satisfactory	34,931	219,248	-	254,179
R9 - R10 Credit Impaired	-	-	111,213	111,213
Accrued interest	6,556	1,398	8,133	16,087
Loss allowance	(9,808)	(11,906)	(8,047)	(29,761)
	$ 1,377,356	$ 250,472	$ 111,299	$ 1,739,127

December 31, 2023	Stage 1	Stage 2	Stage 3	Total
Commercial lending:				
R1 Excellent	$ 3,635	$ -	$ -	$ 3,635
R2 Good	563,325	-	-	563,325
R3 - R5 Satisfactory	201,824	2,538	-	204,362
R6 - R7 Satisfactory with higher risk	176,512	31,091	-	207,603
R8 Less than satisfactory	350	141,133	-	141,483
R9 - R10 Credit Impaired	-	-	60,881	60,881
Accrued interest	4,893	1,281	3,161	9,335
Loss allowance	(4,953)	(4,099)	(3,016)	(12,068)
	$ 945,586	$ 171,944	$ 61,026	$ 1,178,556

24. Financial instrument risk management (continued):

(c) Liquidity risk:

Liquidity risk is the risk that the Credit Union will encounter difficulty in raising funds to meet its obligations to members. The Credit Union mitigates this risk by monitoring cash activities and expected outflows so as to meet all cash outflow obligations as they fall due. Cash flows payable under financial liabilities by their remaining contractual maturities are included in the interest rate sensitivity analysis included in note 24(d).

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

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

The Board of Directors receives monthly liquidity reports as well as information regarding cash balances in order for it to monitor the Credit Union's liquidity framework. The Credit Union is required to maintain, in the form of cash and term deposits, a minimum of 8% liquidity at all times, based on total members' deposits and non-equity shares, and borrowings. The Credit Union was in compliance with the liquidity requirements throughout the fiscal year.

(d) Market risk:

Market risk refers to the risk of loss resulting from changes in interest rates, foreign exchange rates and other market prices. The level of market risk to which the Credit Union is exposed varies depending on market conditions and the composition of the Credit Union's investment, lending, and deposit portfolios.

The Credit Union's business is predominantly conducted in Canadian currency. However, some of the Credit Union's deposits are denominated in US funds. The Credit Union economically hedges its exposure to negative impacts from US currency fluctuations by maintaining US dollar denominated investments in amounts which approximate its US deposits. Therefore, exposures to foreign currency fluctuations are managed to immaterial levels on an ongoing basis.

Interest rate risk is the potential impact on the Credit Union's earnings and economic value due to changes in interest rates. The Credit Union continuously monitors its exposure to interest rate changes and their potential effects on financial margin by modeling its assets, liabilities, and equity against the impact of various possible rate increases or decreases.

The Credit Union has formal internal policies that establish acceptable levels of interest rate risk. These policies are directed at ensuring that expected net interest income has a high probability of falling within an acceptable range.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

24. Financial instrument risk management (continued):

(d) Market risk (continued):

There are further policies designed to ensure that the market value of equity is not eroded by interest rate changes beyond an acceptable range. The Credit Union also consults with independent experts with regards to both the quality and interpretation of its internal interest rate risk management programs.

Interest sensitive assets and liabilities cannot normally be perfectly matched by amount and term to maturity. The Credit Union utilizes interest rate swaps to assist in managing interest rate risk.

The following schedule shows the Credit Union's sensitivity to interest rate changes. Amounts with floating rates or due or payable on demand are classified as maturing within one year, regardless of maturity. A significant amount of loans and deposits can be settled before maturity on payment of a penalty, but no adjustment has been made for repayments that may occur prior to maturity. There are no maturities for the non-interest sensitive financial liabilities as the amounts are payable on demand. All financial liabilities classified as within one year have a contractual maturity of less than one year.

December 31, 2024	Weighted average rate	Within 1 year	1 to 2 years	2 to 3 years	3 to 4 years	Over 4 years	Non-interest sensitive	Total
Assets								
Cash and financial investments	3.33%	$ 478,512	$ 165,138	$ 165,764	$ 138,130	$ 24,357	$ 51,562	$ 1,023,463
Loans	5.15%	3,390,413	1,699,067	1,324,009	524,814	297,306	(72,392)	7,163,217
Others		-	-	-	-	-	217,994	217,994
		$ 3,868,925	$ 1,864,205	$ 1,489,773	$ 662,944	$ 321,663	$ 197,164	$ 8,404,674
Liabilities and Members' Equity								
Deposits and members' shares	2.8%	$ 3,862,846	$ 782,902	$ 126,377	$ 96,874	$ 50,631	$ 2,597,743	$ 7,517,373
Other	3.33%	65,952	117,917	51,625	60,130	2,062	81,877	379,563
Members' equity		-	-	-	-	-	507,738	507,738
		$ 3,928,798	$ 900,819	$ 178,002	$ 157,004	$ 52,693	$ 3,187,358	$ 8,404,674
Swaps		$ (721,000)	$ 300,000	$ 423,500	$ -	$ (2,500)	$ -	$ -
Interest sensitivity position		$ (780,873)	$ 1,263,386	$ 1,735,271	$ 505,940	$ 266,470	$ (2,990,194)	$ -

December 31, 2023	Weighted average rate	Within 1 year	1 to 2 years	2 to 3 years	3 to 4 years	Over 4 years	Non-interest sensitive	Total
Assets								
Cash and financial investments	3.82%	$ 300,294	$ 73,924	$ 119,731	$ 46,719	$ 4,597	$ 22,704	$ 567,969
Loans	5.79%	2,151,067	644,215	839,871	410,563	115,266	(12,717)	4,148,265
Others		-	-	-	-	-	81,038	81,038
		$ 2,451,361	$ 718,139	$ 959,602	$ 457,282	$ 119,863	$ 91,025	$ 4,797,272
Liabilities and Members' Equity								
Deposits and members' shares	3.88%	$ 2,591,709	$ 557,669	$ 124,282	$ 34,024	$ 38,683	$ 1,016,414	$ 4,362,781
Other	2.13%	10,973	25,888	62,377	11,042	-	58,143	168,423
Members' equity		-	-	-	-	-	266,068	266,068
		$ 2,602,682	$ 583,557	$ 186,659	$ 45,066	$ 38,683	$ 1,340,625	$ 4,797,272
Swaps		$ (600,000)	$ 25,000	$ 145,000	$ 430,000	$ -	$ -	$ -
Interest sensitivity position		$ (751,321)	$ 159,582	$ 917,943	$ 842,216	$ 81,180	$ (1,249,600)	$ -

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

24. Financial instrument risk management (continued):

(d) Market risk (continued):

The following table summarizes the pre-tax impact of an immediate and sustained parallel 1% increase or decrease shift in interest rates over the next 12-months on net interest income, assuming that no further hedging is undertaken. These measures are based upon assumptions made by management.

All interest rate risk measures are based upon interest rate exposures at a specific time and continuously change as a result of business activities and the risk management initiatives.

	2024		2023	
Impact of	Amount	Percentage of base forecast	Amount	Percentage of base forecast
100 bp increase in interest rates	$ (723)	-0.51%	$ (68)	-0.11%
100 bp decrease in interest rates	(429)	-0.3%	690	1.15%

25. Capital management:

The Credit Union's objectives with respect to capital management are to maintain a capital base that is structured to exceed regulatory requirements and to best utilize capital allocations. To ensure processes are in place to meet its objectives, the Credit Union follows policies approved by the Board of Directors. Management monitors capital levels on a regular basis. The capital plan is updated annually and provides a forecast of capital requirements over a 3-year period.

The *Financial Institutions Act* of British Columbia requires the Credit Union to maintain a prescribed capital base at all times. This base consists primarily of equity shares and retained earnings. The level of capital required is based on a percentage of the total value of risk-weighted assets. Each asset of the Credit Union is assigned a risk factor based on the probability that a loss may occur on the ultimate realization of that asset. The *Financial Institutions Act* of British Columbia prescribes a minimum capital ratio of 8%, to avoid certain operating restrictions.

The Internal Capital Target guideline issued by the British Columbia Financial Services Authority sets a Supervisory level for credit unions of 10% for internal capital targets.

To manage the Credit Union's capital, the Credit Union reviews the ratio monthly and monitors major movements in the risk-weighted asset levels. At December 31, 2024 and 2023, the Credit Union's estimated capital ratio exceeded the required capital ratio.

(Tabular amount expressed in thousands of dollars, except for indicated otherwise)

26. Funds under administration:

Funds under administration by the Credit Union comprise loans that have been syndicated and administered in the capacity as an agent, including loans issued by the Credit Union under the Canada Emergency Business Account ("CEBA") program. It also includes investment portfolios and mutual fund accounts that are managed on behalf of members. Funds under administration are kept separate from Credit Union assets and therefore are not reflected in the Consolidated Statement of Financial Position.

	2024	2023
Syndicated loans	$ 67,931	$ 50,527
CEBA loans	7,423	16,815
Investment portfolios and mutual funds at market value	1,831,360	650,000
	$ 1,906,714	$ 717,342

27. Subsequent events

On January 1, 2025, the Credit Union implemented an Asset Transfer Agreement with BlueShore Financial Credit Union("BlueShore"). The Agreement was approved by the BCFSA pursuant to Section 16(3) of the *Credit Union Incorporation Act* on October 16, 2024, with the assets, liabilities and operations of BlueShore transferring to the Credit Union effective January 1, 2025.

On January 1, 2025, the issued shares of BlueShore were exchanged for shares in the Credit Union on the basis that one (1) Membership Equity Share of the Credit Union was issued in exchange for each issued Class "A" Membership Equity Share of BlueShore as at January 1, 2025.

As part of the Agreement, the respective operations of BlueShore and the Credit Union were combined by way of the acquisition method and assumption by the Credit Union of all or substantially all of the assets and liabilities of BlueShore. The assets and liabilities of BlueShore constitutes a business and will be accounted for using the acquisition method of accounting. The Credit Union has been identified as the acquirer and the results of the acquired business will be included in the consolidated financial statements from January 1, 2025.

Consideration is measured at the aggregate of the fair values of identifiable assets and liabilities assumed, and equity instruments issued in exchange for control of the acquiree at January 1, 2025.

The merger is anticipated to bring increased resources, operational synergies and economies of scale to the Credit Union to facilitate the advancement of a jointly developed vision and strategy, intended to enhance the value proposition for the benefit of the respective members of the credit unions.

The final assessment of fair value of identifiable assets acquired and liabilities assumed at January 1, 2025 is in progress as of the date of these consolidated financial statements.