

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
(Registered under the Co-operative Societies Act 1979, Singapore)  
(Unique Entity Number: S25CS0003C)

**Audited Financial Statements**  
**For the financial year ended 31 December 2025**



**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
(Registered under the Co-operative Societies Act 1979, Singapore)  
(Unique Entity Number: S25CS0003C)

**Board of Directors**

K Rajaram (PBM)	Chairman
Subramaniam s/o Chinnayya	Vice Chairman
Pasupathy s/o Muthu Suppiah	Honorary Secretary
Doreen Pang	Honorary Assistant Secretary
Mohamed Hanifah s/o Mohamed Jamal	Honorary Treasurer
Lee Choy Ling	Honorary Asst Treasurer
S Sangaran	Director
Azman Bin Mahmud	Director
Registered Office	Icon @Pasir Panjang #02-03, 218 Pasir Panjang Road, Singapore 118579.
Auditors	A2 Practice Chartered Accountants of Singapore
Bankers	DBS Bank Ltd UCO Bank

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**For the financial year ended 31 December 2025**

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**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
(Registered under the Co-operative Societies Act 1979, Singapore)  
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**STATEMENT BY BOARD OF DIRECTORS**


The Board of Directors are pleased to present their statement to the members together with the audited financial statements of Citiport Credit Co-Operative Limited. (the "Society") for the financial year ended 31 December 2025.


The Board of Directors is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Singapore Co-Operative Societies Act 1979 and Singapore Financial Reporting Standards. This responsibility includes devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair statements of profit or loss and other comprehensive income and financial position and to maintain accountability of assets.


In the opinion of the Board of Directors,

- a) the accompanying financial statements together with the notes thereon are properly drawn up in accordance with the provisions of the Co-operative Societies Act 1979, Co-operative Societies Rules and the Singapore Financial Reporting Standards so as to give true and fair view of the financial position of the Society as at 31 December 2025 and the financial performance, changes in members' interests and cash flows of the Society for the year ended on that date; and
- b) at the date of this statement, there are reasonable grounds to believe Society will be able to pay its debt as and when fall due: and
- c) the receipt, expenditure, investment of moneys and the acquisition and disposal of assets by the Society during the year have been made in accordance with the By-laws of the Society, the provisions of the Act and the Rules (made under Section 95 of the Act): and
- d) proper accounting and other records have been kept by the Society.

On behalf of the Board of Directors

  
.....  
K RAJARAM (PBM)  
CHAIRMAN

  
.....  
PASUPATHY S/O MUTHU SUPPIAH  
HONORARY SECRETARY

  
.....  
MOHAMED HANIFAH  
HONORARY TREASURER

Singapore,  
29 MAY 2026

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF**

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**

(Registered under the Co-operative Societies Act 1979, Singapore)  
(Unique Entity Number: S25CS0003C)

**Report on the Audit of the Financial Statements**

**Opinion**

We have audited the financial statements of the **CITIPOINT CREDIT CO-OPERATIVE LIMITED** (the Society), which comprise the statement of financial position as at 31 December 2025 and the statement of profit or loss and other comprehensive income, statement of appropriation, statement of changes in members' interests and statement of cash flows for the financial year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements are properly drawn up in accordance with the provisions of the Co-operative Societies Act 1979, Singapore ("the Act") and the Co-operative Societies Rules ("the Rules") and Financial Reporting Standards in Singapore ("FRS"s) so as to give a true and fair view of the financial position of the Society as at 31 December 2025 and of the financial performance, changes in members' interests and cash flows of the Society for the financial year ended on that date.

**Basis for opinion**

We conducted our audit in accordance with Singapore Standards on Auditing ("SSA"s). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Society in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Information Other than the Financial Statements and Auditor's Report Thereon**

Management is responsible for the other information. The other information (obtained prior to the date of our auditor's report) comprises the Statement by Management Committee included in the Annual report but does not include the financial statements and our auditor's report thereon.

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

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



**INDEPENDENT AUDITOR'S REPORT (Continued)**  
**TO THE MEMBERS OF**

**CITIPORT CREDIT CO-OPERATIVE LIMITED**

(Registered under the Co-operative Societies Act 1979, Singapore)  
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**Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act, Rules and FRSs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

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

The directors are responsible for overseeing the Society's financial reporting process.

**Auditor's Responsibility 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 misstatements, 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 SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism 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 Society'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 Society's ability to continue as a going concern, if we conclude that 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 Society to cease to continue as a going concern.

**INDEPENDENT AUDITOR'S REPORT (Continued)**

**TO THE MEMBERS OF**

**CITIPORT CREDIT CO-OPERATIVE LIMITED**

(Registered under the Co-operative Societies Act 1979, Singapore)

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**Auditor's Responsibility for the Audit of the Financial Statements – continued**

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

We communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**Report on Other Legal and Regulatory Requirements**

In our opinion,

- a) the receipts, expenditure and investment of moneys and the acquisition and disposal of assets by the Society during the year are, in all material respects, in accordance with the by-laws of the Society and the provisions of the Act and the Co-operative Societies Rules; and
- b) the accounting and other records required by the Act to be kept by the Society have been properly kept in accordance with the provisions of the Act.

The engagement partner on the audit resulting in this independent auditor's report is Arullingam Arunan.



**A2 PRACTICE**  
**PUBLIC ACCOUNTANTS AND**  
**CHARTERED ACCOUNTANTS**



Singapore,  
29 May 2026

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025**

	<u>NOTE</u>	<u>2025</u>	<u>2024</u> <u>Restated</u>
		S\$	S\$
<b>ASSETS</b>			
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	(3)	1,884,184	1,890,972
Investment properties	(4)	7,396,181	7,426,181
Investment at FVOCI	(5)	2,995,630	2,419,219
Loans to members	(6)	244,284	248,113
Total non-current assets		12,520,279	11,984,485
<b>CURRENT ASSETS</b>			
Loans to members	(6)	318,577	344,289
Other receivables, deposits and prepayments	(7)	161,732	224,077
Cash and cash equivalents	(8)	11,003,551	11,520,062
Total current assets		11,483,860	12,088,428
<b>TOTAL ASSETS</b>		<b>24,004,139</b>	<b>24,072,913</b>
<b>EQUITY FUNDS AND LIABILITIES</b>			
<b>FUNDS</b>			
Members' subscription capital	(9)	12,536,482	12,836,698
Reserve fund		5,729,937	6,153,870
Scholarship fund	(11)	182,595	175,045
Anniversary celebration fund	(12)	252,320	168,784
Common good fund	(13)	129,707	123,372
Fair value reserve		743,709	159,634
Revaluation reserve		2,221,591	2,221,591
Total Members' interest		21,796,341	21,838,994
Less:Members' Subscription Capital		(12,536,482)	(12,836,698)
Total equity		9,259,859	9,002,296
<b>CURRENT LIABILITIES</b>			
Members' subscription capital	(9)	12,536,482	12,836,698
Members' specific deposits	(10)	2,114,570	2,161,455
Central co-operative Fund	(14)	8,096	-
Sundry creditors and accruals	(15)	58,554	45,886
Unclaimed member balances		26,578	26,578
Total current liabilities		14,744,280	15,070,617
Total liabilities		14,744,280	15,070,617
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>24,004,139</b>	<b>24,072,913</b>

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

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	<u>NOTE</u>	<u>2025</u> S\$	<u>2024</u> S\$
Revenue	(16)	466,776	646,885
Other income	(17)	228,718	207,416
		<u>695,494</u>	<u>854,301</u>
Employee benefit expenses	(18)	(275,449)	(263,428)
Depreciation	(19)	(65,019)	(72,419)
Other operating expenses	(20)	(182,526)	(149,936)
Finance costs	(21)	(10,572)	(10,754)
Surplus from the operations		<u>161,928</u>	<u>357,764</u>
CCF contribution charge	(14)	(8,096)	-
Surplus from the operations after CCF contribution		<u>153,832</u>	<u>357,764</u>
Other comprehensive income			
<i>Items that will not be classified separately to profit and loss account</i>			
Fair value adjustments – investments at FVOCI		584,075	94,788
<b>Total comprehensive income</b>		<u><u>737,907</u></u>	<u><u>452,552</u></u>

The accompanying notes form an integral part of these financial statements

## CITIPOINT CREDIT CO-OPERATIVE LIMITED

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### STATEMENT OF CHANGES IN MEMBERS' INTERESTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

<u>2025</u>	<u>RESERVE FUND</u> S\$	<u>SCHOLARSHIP FUND</u> S\$	<u>ANNIVERSARY CELEBRATION FUND</u> S\$	<u>COMMON GOOD FUND</u> S\$	<u>FAIR VALUE RESERVE</u> S\$	<u>REVALUATION RESERVE</u> S\$	<u>TOTAL</u> S\$
As at 1 January 2025	6,153,870	175,045	168,784	123,372	159,634	2,221,591	9,002,296
<b>Total comprehensive income for the year</b>							
Surplus from the operations	153,832	-	-	-	-	-	153,832
Other comprehensive income	-	-	-	-	-	-	-
Net Change in fair value for- -Investments at FVOCI	-	-	-	-	584,075	-	584,075
Total comprehensive income for the year	153,832	-	-	-	584,075	-	737,907
<b>Transactions directly recorded in funds</b>							
Received in the funds	-	-	18,500	10,835	-	-	29,335
Transfer	(295,358)	10,000	265,357	20,000	-	-	(1)
Payments from the funds	-	(2,450)	(200,321)	(24,500)	-	-	(227,271)
Dividends paid (Note 24)	(282,407)	-	-	-	-	-	(282,407)
Total of transactions directly in funds	(577,765)	7,550	83,536	6,335	-	-	(480,344)
As at 31 December 2025	5,729,937	182,595	252,320	129,707	743,709	2,221,591	9,259,859

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

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**STATEMENT OF CHANGES IN MEMBERS' INTERESTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024- Restated**

<u>2024</u>	<u>RESERVE FUND</u>	<u>SCHOLARSHIP FUND</u>	<u>ANNIVERSARY CELEBRATION FUND</u>	<u>COMMON GOOD FUND</u>	<u>FAIR VALUE RESERVE</u>	<u>REVALUATION RESERVE</u>	<u>TOTAL</u>
	S\$	S\$	S\$	S\$	S\$	S\$	S\$
<u>As at 1 January 2024</u>							
Previously stated	5,640,423	180,295	224,452	151,739	444,103	2,221,591	8,862,603
Adjustment (Note A)	379,257	-	-	-	(379,257)	-	-
Restated	6,019,680	180,295	224,452	151,739	64,846	2,221,591	8,862,603
<u>Total comprehensive income for the year</u>							
Surplus from the operations	357,764	-	-	-	-	-	357,764
Other comprehensive income							
Transfer of realised profit upon sale	-	-	-	-	-	-	-
Net Change in fair value for- -Investments at FVOCI	-	-	-	-	94,788	-	94,788
Total comprehensive income for the year	357,764	-	-	-	94,788	-	452,552
Transactions directly recorded in funds							
Received in the fund	(4,949)	-	21,227	18,087	-	-	34,365
Transfer / payments from the fund	-	(5,250)	(76,895)	(46,454)	-	-	(128,599)
Honorarium	(15,840)	-	-	-	-	-	(15,840)
Dividends paid (Note 24)	(202,785)	-	-	-	-	-	(202,785)
Total of transactions directly in funds	(223,574)	(5,250)	(55,668)	(28,367)	-	-	(312,859)
As at 31 December 2024	6,153,870	175,045	168,784	123,372	159,634	2,221,591	9,002,296

**Note A:**

The previous years realised fair value reserve had been adjusted to retained earnings. This adjustment has no impact on the Society's profit or loss, total comprehensive income, or cash flows for any of the periods presented.

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

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	<u>NOTE</u>	<u>2025</u> S\$	<u>2024</u> S\$
<b>Cash flows from operating activities</b>			
Surplus from the operations		161,928	357,764
Adjustments for:			
Depreciation		35,019	34,800
Depreciation on investment properties		30,000	37,619
Allowance for impairment of doubtful debts		8,550	11,662
Dividend income		(113,265)	(118,248)
Fixed deposits interest income		(298,959)	(466,340)
Operating cash flows before working capital changes		<u>(176,727)</u>	<u>(142,743)</u>
<u>Changes in working capital:</u>			
Loans to members		20,991	50,531
Deposits and prepayments		62,345	2,117
Other payables and unclaimed balances		12,668	(3,826)
Cash used in operations		<u>(80,723)</u>	<u>(93,921)</u>
Central Co-operative Fund		-	(15,616)
Honorarium		-	(15,840)
Scholarship fund		(2,450)	(5,250)
Anniversary celebration fund		(181,821)	(60,617)
Common good fund		(13,665)	(28,367)
Net cash used in operating activities		<u>(278,659)</u>	<u>(219,611)</u>
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment		(28,231)	(5,204)
Purchase of investment property		-	(1,523,800)
Proceeds from capital reduction		7,664	-
Dividend income received		113,265	118,248
Fixed deposits interest received		373,425	488,517
Net movement in fixed deposits		536,533	2,583,221
Net cash generated from investing activities		<u>1,002,656</u>	<u>1,660,982</u>
<b>Cash flows from financing activities</b>			
Members' subscriptions capital		(300,216)	(1,148,450)
Members' specific deposit		(46,885)	(148,440)
Dividend paid		(282,407)	(202,785)
Net cash used in financing activities		<u>(629,508)</u>	<u>(1,499,675)</u>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>94,489</b>	<b>(58,304)</b>
<b>Cash and cash equivalents at beginning of financial year</b>		<b>728,893</b>	<b>787,197</b>
<b>Cash and cash equivalents at end of financial year</b>	(8)	<b>823,382</b>	<b>728,893</b>

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

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2025**

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

The financial statements of the CITIPOINT CREDIT CO-OPERATIVE LIMITED ("the Society") for the financial year ended 31 December 2025 were authorised for issue by the Committee of Management on the date of the Statement by Committee of Management ("COM").

**1. SOCIETY INFORMATION**

CITIPOINT CREDIT CO-OPERATIVE LIMITED is a co-operative society, which is registered under the Co-operatives Societies Act 1979. The address of its registered office and principal place of business is:

#02-03 Icon @Pasir Panjang  
218 Pasir Panjang Road,  
Singapore 118579.

The principal activities of the Co-operative are to promote co-operation and self-help, encourage thrift, and improving economic interest among its members who are employees of the PSA Corporation, its subsidiaries and marine related companies.

There have been no significant changes in the nature of these activities during the financial year.

**2. BASIS OF PREPARATION**

**a) Statement of compliance**

The financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (SFRS) and with the provisions of Co-operative Societies Act 1997.

**b) Basis of measurement**

The financial statements have been prepared on the historical cost basis except as otherwise described in the accounting policy notes that follow.

**c) Functional and presentation currency**

These financial statements are presented in Singapore Dollars (S\$) which is the Society's functional and presentation currency.

**CITIPORT CREDIT CO-OPERATIVE LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**2. BASIS OF PREPARATION - continued**

**d) Use of estimates and judgment**

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

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

*Judgement made in applying accounting policies*

The Management Committee has not made any judgement in the process of applying the Society's accounting policies that have the most significant effect on the amounts recognised in the financial statements.

*Key estimates*

The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date, that have significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

*Expected credit loss (ECL) allowance for loans to members, other receivables and deposits*

The carrying values of loans to members, other receivables and deposits are disclosed in Note 6 and 7. The Society classify the loans to members into three categories based on their credit risk to determine expected credit loss. The summary of the assumptions underpinning the Society's expected credit loss model for loan to members is as follows:

<b>Category</b>	<b>Society's definition of category</b>	<b>Basis for recognition of expected credit loss provision</b>
Performing	Members have a low risk of default and a strong capacity to meet contractual cash flows	12 month expected losses.
Credit risk significantly increased	Loans for which there is a significant increase in credit risk; as significant is presumed if interest and/or principal repayments are 90-360 days past due.	Lifetime expected losses.
Credit impaired	A significant portion of the interest and/or principal repayments are more than 12 months past due	Lifetime expected losses.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**2. BASIS OF PREPARATION - continued**

**d) Use of estimates and judgment - continued**

*Key estimates – continued*

*Expected credit loss (ECL) allowance for loans to members, other receivables and deposits – continued*

In respect of non-credit impaired exposures, significant judgment and assumptions are required in areas including:

- Development of ECL model parameters, including the probability of default (PD), loss given default (LGD) and exposure at default (EAD) for each portfolio.
- Selection of criteria to determine whether a credit exposure has exhibited “significant increase in credit risk” thus requiring lifetime ECL allowance.
- Determination of relevant macroeconomic factors to incorporate into the models.

In respect of credit-impaired exposures management judgement and estimation are applied in (i) identifying impaired exposures; (ii) estimating the related recoverable amounts; and (iii) where applicable, determining collateral values and timing of expected cash flows. The details of the expected credit loss allowances are disclosed in Note 6.

*Equity investment at fair value through other comprehensive income*

A considerable amount of judgment is required in assessing the fair value of these investments. The carrying value of the investments as at 31 December 2025 is disclosed in Note 5.

**e) Adoption of new and revised standards**

The accounting policies adopted are consistent with those of the previous financial year. The Society has adopted the amendments and improvements which are relevant to the Society and are effective for annual financial periods beginning on or after 1 January 2025.

The adoption of above standards and amendments did not have any material effect on the financial performance or position of the Society.

**CITIPOINT CREDIT CO-OPERATIVE LIMITED**  
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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**3. PROPERTY, PLANT AND EQUIPMENT**

<u>2025</u>	Freehold property	Office equipment, furniture and fittings	Renovation	Computers	Software	Total
	\$	\$	\$	\$	\$	\$
Cost						
At 01.01.2025	1,870,525	53,878	142,815	9,159	43,500	2,119,877
Additions	-	3,161	-	-	25,070	28,231
At 31.12.2025	1,870,525	57,039	142,815	9,159	68,570	2,148,108
Accumulated depreciation						
At 01.01.2025	56,115	34,805	93,775	5,060	39,150	228,905
Charge for the financial year	18,705	3,307	7,993	455	4,559	35,019
At 31.12.2025	74,820	38,112	101,768	5,515	43,709	263,924
Net carrying amount						
At 31.12.2025	1,795,705	18,927	41,047	3,644	24,861	1,884,184

<u>2024</u>	Freehold property	Office equipment, furniture and fittings	Renovation	Computers	Software	Total
	\$	\$	\$	\$	\$	\$
Cost						
At 01.01.2024	1,870,525	53,228	142,815	4,605	43,500	2,114,673
Additions	-	650	-	4,554	-	5,204
At 31.12.2024	1,870,525	53,878	142,815	9,159	43,500	2,119,877
Accumulated depreciation						
At 01.01.2024	37,410	31,508	85,782	4,605	34,800	194,105
Charge for the financial year	18,705	3,297	7,993	455	4,350	34,800
At 31.12.2024	56,115	34,805	93,775	5,060	39,150	228,905
Net carrying amount						
At 31.12.2024	1,814,410	19,073	49,040	4,099	4,350	1,890,972

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**4. INVESTMENT PROPERTIES**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
<u>Cost / Valuation</u>		
As at beginning of financial year	7,523,800	6,000,000
Addition during the year	-	1,523,800
<b>As at end of financial year</b>	<b>7,523,800</b>	<b>7,523,800</b>
<u>Accumulated depreciation</u>		
As at beginning of financial year	97,619	60,000
Charge for the financial year	30,000	37,619
<b>As at end of financial year</b>	<b>127,619</b>	<b>97,619</b>
<u>Carrying value</u>		
<b>As at end of financial year</b>	<b>7,396,181</b>	<b>7,426,181</b>

The investment properties are freehold, located at 83/83A Kampong Bahru Road Singapore 169379 and 711 Geylang Road #03-03 Singapore 389626 that are leased to third parties. The fair value of the investments properties are \$7.8 million (2024: \$7.8 million) and \$1.48 million (2024: \$1.48 million) respectively as at 31 December 2025.

The fair value of investment properties was determined by an external, independent valuer based on comparable market transactions that consider the sales of similar properties that have been transacted in the open market.

**5. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME**

*Fair value movement:*

<b>Quoted investments</b>	<u>2025</u>	<u>2024</u>
	S\$	S\$
<b>Cost</b>		Reclassified
Beginning of the financial year	1,677,914	1,677,914
Capital reduction	(7,664)	-
End of the financial year	<b>1,670,250</b>	1,677,914
<b>Fair value movement</b>		
Beginning of the financial year	159,634	64,846
Fair value adjustment	584,075	94,788
At end of financial year	<b>743,709</b>	159,634
Fair value of quoted investments	<b>2,413,959</b>	1,837,548
Investment in the shares of other Co-operative Societies	105,236	105,236
Investment in unquoted equity shares (51,265 shares in Income Insurance Limited)	476,435	476,435
	<b>2,995,630</b>	<b>2,419,219</b>

The classification difference of S\$20,435 between investment in shares of other cooperative societies and investment in unquoted equity shares for the year ended 31 December 2024 has been reclassified, and the comparative figures have been restated accordingly. This reclassification has no impact on the reserve funds or total assets of the Society.

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**5. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME-continued**

Quoted equity securities are initially recognised at cost and subsequently measured at fair value. The fair value is determined using the current bid price. Unrealised gain / (loss) arising for the changes in the fair value of investments are recognised in the statement of profit or loss and other comprehensive income.

The investment in shares of other Co-operative society is not held for trading and which the Society had irrevocably elected at initial recognition to recognise in this category. This is long term investment and the Society considers this classification to be more relevant. There is no active market for the investments in co-operative societies. As the Society will receive the carrying value on resignation as member from the investee Co-operative, the carrying value is approximate to the fair value.

The investment in unquoted equity shares is initially recognised at cost and subsequently measured at fair value through other comprehensive income. The Society holds 51,265 shares, representing a minority equity interest in the investee. As there is no active market for these shares, fair value is not directly observable and is therefore determined using valuation techniques based on unobservable inputs (Level 3). The audited net asset value (“NAV”) of the investee as at 31 December 2025 is S\$32.66 per share (2024: S\$32.04), implying a proportionate value of approximately S\$1.67 million (2024: S\$1.64 million) for the Society’s holding before valuation adjustments. In estimating fair value, appropriate adjustments would be required to reflect the characteristics of the investment, including discounts for lack of control and lack of marketability arising from its minority and unquoted nature. The investee declared a dividend of 20.8 cents per share and a special dividend of 20.8 cents per share for the year ended 31 December 2024. For the year ended 31 December 2025, a dividend of 60.0 cents per share and a special dividend of 46.3 cents per share have been proposed. Based on the available information, the fair value could fall within a wide range, which may be below or above the carrying cost after considering the necessary valuation adjustments. Accordingly, the investment continues to be carried at cost, which is considered to approximate its fair value.

**6. LOANS TO MEMBERS**

Loans to member bear interest rate of 6% (2024: 6%) and are calculated based on the original loan amount. Loans to member are receivable within 5 years. All the loans are secured on the members' subscription balance.

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	592,402	654,595
Add: loans granted to members	486,848	514,832
Less:	1,079,250	1,169,427
Loans repayments	(417,598)	(422,669)
Set-off against subscriptions capital	(90,241)	(142,694)
Allowance for credit losses	(8,550)	(11,662)
At end of financial year	<u>562,861</u>	<u>592,402</u>
Receivable within one year	318,577	344,289
Receivable within 2-5 years	244,284	248,113
	<u>562,861</u>	<u>592,402</u>

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**6. LOANS TO MEMBERS– continued**

**Allowance for credit losses**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	11,662	14,076
Addition	8,550	11,662
Written off	(11,662)	(14,076)
At end of financial year	<u>8,550</u>	<u>11,662</u>

**7. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Deposits	3,840	3,910
Other receivable	19,413	6,950
Interest receivable on fixed deposits	129,850	204,316
	<u>153,103</u>	<u>215,176</u>
Prepayments	8,629	8,901
	<u>161,732</u>	<u>224,077</u>

**8. CASH AND CASH EQUIVALENTS**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Fixed deposits	10,180,170	10,791,169
Cash and bank balances	823,381	728,893
Cash and cash equivalent as per statement of financial position	11,003,551	11,520,062
Less: Fixed deposits	(10,180,170)	(10,791,169)
Cash and cash equivalent as per Statement of Cash Flows	<u>823,381</u>	<u>728,893</u>

The fixed deposits have maturity periods on varying dates from 6 months to 12 months and earn interest at 1.20% – 2.80% p.a. (2024: 3.60% – 3.9%)

**9. MEMBERS' SUBSCRIPTION CAPITAL**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	12,836,698	13,985,148
Subscriptions received	2,007,168	2,007,483
Withdrawals during the year	(1,844,949)	(1,979,543)
Offset against loans to members	(90,241)	(142,694)
Advance contribution	-	101
Unclaimed balances transferred	-	-
Refund	(372,194)	(1,033,797)
At end of financial year	<u>12,536,482</u>	<u>12,836,698</u>

In accordance with By-laws 2.1(m), subscription capital is a regular obligatory savings deposit made by members which is intended to serve as guarantee capital for loans taken or guaranteed by a member and which may not be withdrawn except for such specific purposes and under such conditions as are laid down in the By-laws or except on a termination of membership.

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**10. MEMBERS' SPECIFIC DEPOSITS**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	2,161,455	2,309,895
Deposits received	902,965	956,767
Interest credited	-	10,754
Withdrawals during the year	(949,850)	(1,115,961)
At end of financial year	<u>2,114,570</u>	<u>2,161,455</u>

**11. SCHOLARSHIP FUND**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	175,045	180,295
Transfer fund from reserve fund	10,000	-
Paid - scholarship awards	(2,450)	(5,250)
At end of financial year	<u>182,595</u>	<u>175,045</u>

**12. ANNIVERSARY CELEBRATION FUND**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	168,784	224,452
Transfer fund from reserve fund	265,357	4,949
Receipt during financial year	18,500	16,278
Centenary celebration expenses	(140,206)	(17,863)
Paid during the financial year	(60,115)	(59,032)
At end of financial year	<u>252,320</u>	<u>168,784</u>

**13. COMMON GOOD FUND**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
At beginning of financial year	123,372	151,739
Contributions from members	10,835	18,087
Transfer from appropriation profit	20,000	-
Utilisation during the financial year	(24,500)	(46,454)
At end of financial year	<u>129,707</u>	<u>123,372</u>

**14. CENTRAL CO-OPERATIVE FUND**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Contribution for the year @ 5%	<u>8,096</u>	<u>-</u>

Section 71(1) of the Co-operative Societies Act 1979 requires every society to contribute 5% of the first S\$ 500,000 and 20% thereafter of the surplus resulting from operations of the Society each year to the Central Co-operative Fund ('CCF').

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**15. SUNDRY CREDITORS AND ACCRUALS**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Deposit received	20,600	25,600
Accruals	37,954	20,286
	<u>58,554</u>	<u>45,886</u>

**16. REVENUE**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Interest income from loans	54,552	62,297
Interest income from fixed deposit	298,959	466,340
Dividend from investments	113,265	118,248
	<u>466,776</u>	<u>646,885</u>

**17. OTHER INCOME**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Bad debts recovered	5,504	9,265
Government grants	34,891	35,589
Rental income	177,600	151,345
Sundry income	10,723	11,217
	<u>228,718</u>	<u>207,416</u>

**18. EMPLOYEE BENEFIT EXPENSES**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Staff salaries	220,277	206,620
Staff bonus	17,228	21,039
Staff CPF contribution	36,771	33,638
Skills development levy	280	454
Staff welfare and recreation	565	1,065
Staff medical expenses	328	612
	<u>275,449</u>	<u>263,428</u>

**19. DEPRECIATION**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Depreciation	65,019	72,419

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**20. OTHER OPERATING EXPENSES**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Affiliation fee	367	294
Annual general meeting expenses	15,181	15,788
Audit fee	17,000	18,000
Audit fee (over provision 2024)	(1,000)	-
Bank charge	5,759	5,302
Conference expenses	21,249	6,720
Co-operative activities	11,353	1,832
Credit bureau searches	1,505	1,423
Electricity and water	339	2,994
Equipment lease rental	3,505	3,506
Impairment allowance for doubtful loans	8,550	11,662
Insurance premium	6,046	6,051
Legal fee	-	2,300
Management allowance	34,960	27,560
Miscellaneous expenses	3,408	3,045
Office cleaning	2,400	2,400
Postage	341	526
Telephone	2,155	2,126
Printing and stationery	1,782	3,508
Professional charges	300	850
Property Maintenance expenses	16,811	10,641
Property tax	20,380	17,691
Servicing expenses	10,040	5,438
Transport charges	95	279
	<u>182,526</u>	<u>149,936</u>

**21. FINANCIAL COSTS**

	<u>2025</u>	<u>2024</u>
	S\$	S\$
Interest on specific deposit	<u>10,572</u>	<u>10,754</u>

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**22. RELATED PARTY TRANSACTIONS**

Other than disclosed elsewhere in the financial statements, the following transactions and balances were carried out between the Society and the management committee members and their close family members during the financial year:

<b>Related party balances and transactions shown in the accounts as</b>	<b>Type of relationship between the Society and the related party</b>	<b>2025</b>	<b>2024</b>
		<b>S\$</b>	<b>S\$</b>
Specific deposits	Board of directors	<b>74,460</b>	57,660
Subscription capital	Board of directors	<b>218,507</b>	200,702

**Key Management Compensation:**

Board member's allowance	<b>34,960</b>	27,560
Honorarium	-	15,840
Key management - salary, bonus and CPF	<b>107,012</b>	89,778

**23. INCOME TAX**

The Co-operative Society is exempted from income tax under Section 13(1) (f) (ii) of the Singapore Income Tax Act 1947.

**24. DIVIDENDS**

In accordance with the By-Laws of the Society, dividends to members are calculated based on subscription capital as at the previous 31<sup>st</sup> December.

A dividend of **2.20%** (2024: 1.45%) was declared for the previous financial year was paid after approval at the AGM held on 27 June 2025. The dividend declared of S\$ 282,407/- (2024: S\$202,785/-) was accounted for in the appropriation account during the financial year.

The management committee propose a dividend of 2.20% for the financial year ended 31 December 2025 which will be paid once members' approval is obtained at the Annual General Meeting (AGM). The financial statements do not reflect the dividend payable of S\$ 275,803/-, which will be accounted for in the appropriation account in the financial year ending 31 December 2026.

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES**

**Financial risk management objectives and policies**

The main risks arising from the Society's financial instrument are credit, interest rate and liquidity risks. The Management Committee conducts regular reviews and agrees policies for managing each of these risks to minimise the potential adverse impact of these exposures.

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES - continued**

**Financial risk management objectives and policies - continued**

**Accounting classifications and fair values**

*Fair values versus carrying amounts*

	<u>Note</u>	<u>Cash</u>	<u>Financial Assets at amortised cost</u>	<u>Other financial liabilities</u>	<u>Total carrying amount</u>	<u>Fair value</u>
<u>2025</u>		<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>
Loans to members	(6)	-	562,861	-	562,861	562,861
Other receivables and deposits	(7)	-	153,103	-	153,103	153,103
Cash and cash equivalents	(8)	407	11,003,144	-	11,003,551	11,003,551
		407	11,719,108	-	11,719,515	11,719,515
Members' subscription capital	(9)	-	-	12,536,482	12,536,482	12,536,482
Members' specific deposits	(10)	-	-	2,114,570	2,114,570	2,114,570
Central co-operative Fund	(14)	-	-	8,096	8,096	8,096
Sundry creditors and accruals	(15)	-	-	58,554	58,554	58,554
Unclaimed balances		-	-	26,578	26,578	26,578
		-	-	14,744,280	14,744,280	14,744,280
<u>2024</u>		<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>
Loans to members	(6)	-	592,402	-	592,402	592,402
Other receivables and deposits	(7)	-	215,176	-	215,176	215,176
Cash and cash equivalents	(8)	83	11,519,979	-	11,520,062	11,520,062
		83	12,327,557	-	12,327,640	12,327,640
Members' subscription capital	(9)	-	-	12,836,698	12,836,698	12,836,698
Members' specific deposits	(10)	-	-	2,161,455	2,161,455	2,161,455
Sundry creditors and accruals	(15)	-	-	45,886	45,886	45,886
Unclaimed balances		-	-	26,578	26,578	26,578
		-	-	15,070,617	15,070,617	15,070,617

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES- continued**

**Financial risk management objectives and policies- continued**

**Credit risk**

Credit risk is the risk of financial loss to the Society if a member or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Society's loans to members and other receivables. For other financial assets, including cash, the Society minimises credit risk by dealing exclusively with high credit rating counterparties.

Cash at bank is placed with licensed banks in Singapore.

The Society provides unsecured loans and secured loans to its members as per its loan management policies and procedures. The unsecured loans are generally covered by sureties / guarantors. The Society performs ongoing evaluation of its loans to members.

The Society considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period.

The Society has determined the default event on a financial asset to be when internal and/or external information indicates that the financial asset is unlikely to be received, which could include default of contractual payments due for more than 90 days.

To minimise credit risk, the Society has developed and maintained the Society's credit risk gradings to categorise exposures according to their degree of risk of default. The credit rating information is supplied by publicly available financial information and the Society's own records to rate its major members. The Society considers available reasonable and supportive forward-looking information which includes the following indicators:

- Internal credit rating
- External credit rating
- Actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the debtor's ability to meet its obligations
- Actual or expected significant changes in the earning capacity of the debtor.
- Significant changes in the expected performance and behavior of the debtor, including changes in the payment status of debtors in the Society and changes in the earning of the debtor.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 90 days past due in making contractual payment.

The Society determined that its financial assets are credit-impaired when:

- There is significant difficulty of the debtor and the guarantors
- A breach of contract, such as a default or past due event
- It is becoming probable that the debtor will enter bankruptcy or other financial reorganisation

The Society categorises a receivable for potential write-off when a debtor fails to make contractual payments more than 365 days past due. Financial assets are written off when there is evidence indicating that the debtor is in severe financial difficulty and the debtor has no realistic prospect of recovery.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES – continued**

**Financial risk management objectives and policies – continued**

**Credit risk– continued**

The Society's current credit risk grading framework comprises the following categories:

<u>Category</u>	<u>Definition of category</u>	<u>Basis for recognising expected credit loss (ECL)</u>
I	Counterparty has a low risk of default and does not have any past-due interest and principal repayment amounts.	12 Month ECL
II	Interest and principal payments less than 90 days past due or there has been a significant increase in credit risk since initial recognition.	Lifetime ECL – not credit-impaired
III	Interest and principal payments more than 90 days past due or there is evidence indicating the asset is credit-impaired (in default).	Lifetime ECL – credit risk significantly impaired / credit - impaired
IV	There is evidence indicating that the debtor and the guarantors are in severe financial difficulty and the debtor has no realistic prospect of recovery.	Amount is written off

The table below details the credit quality of the Society's financial assets, as well as maximum exposure to credit risk by credit risk rating categories:

<u>2025</u>	<u>Note</u>	<u>Category</u>	<u>12-month and /or lifetime ECL</u>	<u>Gross carrying amount</u>	<u>Loss allowance</u>	<u>Net carrying amount</u>
				<u>S\$</u>	<u>S\$</u>	<u>S\$</u>
Loan to members	Note A		12 month and Lifetime ECL	571,411	(8,550)	562,861
Deposits and Other receivables	I		12 month ECL	153,103	-	153,103
					<u>(8,550)</u>	
<u>2024</u>	<u>Note</u>	<u>Category</u>	<u>12-month and /or lifetime ECL</u>	<u>Gross carrying amount</u>	<u>Loss allowance</u>	<u>Net carrying amount</u>
				<u>S\$</u>	<u>S\$</u>	<u>S\$</u>
Loan to members	Note A		12 month and Lifetime ECL	668,671	(14,076)	654,595
Deposits and Other receivables	I		12 month ECL	240,319	-	240,319
					<u>(14,076)</u>	

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES – continued**

**Financial risk management objectives and policies – continued**

**Credit risk – continued**

Loan to members (Note A)

For loan to members, the Society has applied the general approach in FRS 109 to measure the loss allowance at lifetime ECL. The expected credit loss allowances are measured on each reporting date according to a three – stage expected credit loss impairment model as described above and the details of the expected loss allowance have been disclosed in Note 6.

Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Society’s performance to developments affecting a particular industry.

Exposure to credit risk

The Society has no significant concentration of credit risk. The Society has credit policies and procedures in place to minimise and mitigate its credit risk exposure.

Other receivables (Note B)

The Society assessed the latest performance and financial position of the counterparties, adjusted for the future outlook of the industry in which the counterparties operate in, and concluded that there has been no significant increase in the credit risk since the initial recognition of the financial assets. Accordingly, the Society measured the impairment loss allowance using 12-month ECL and determined that the ECL is insignificant.

**Interest risk**

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

The table below set out the Society’s exposure to interest rate risks. Included in the tables are the assets and liabilities at carrying amounts, categorised by the earlier of contractual re-pricing or maturity dates.

	<u>Variable Rates</u>		<u>Fixed Rates</u>		<u>Total</u>
	<u>Less than 1 year</u>	<u>2 to 5 years</u>	<u>Less than 1 year</u>	<u>2 to 5 years</u>	
	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>	<u>S\$</u>
<u>2025</u>					
<u>Assets</u>					
Loan to members	-	-	318,577	244,284	562,861
Fixed deposits with banks	-	-	10,180,170	-	10,180,170
	-	-	10,498,747	244,284	10,743,031
<u>Liabilities</u>					
Members’ specific deposits	-	-	2,114,570	-	2,114,570

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES – continued**

**Financial risk management objectives and policies – continued**

**Interest risk – continued**

2024

Assets

Loan to members	-	-	344,289	248,113	592,402
Fixed deposits with banks	-	-	10,791,169	-	10,791,169
	-	-	11,135,458	248,113	11,383,571

Liabilities

Members' specific deposits	-	-	2,161,455	-	2,161,455
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The Society does not use derivative financial instruments to hedge its debt obligations.

**Liquidity risk**

Liquidity risk refers to the risk that the Society is unable to meet obligations as and when they fell due. The Society monitors its cash flow and collections on a regular basis as a mean of managing liquidity risk. The Members have committed to provide continuing financial support to the Society as and when required.

The following are the expected contractual undiscounted cash outflows of financial liabilities, including interest payments and excluding the impact of netting agreements:

	Carrying Amount	Contractual Cash flows	Within 1 year	Between 2 and 5 years	Total
<u>2025</u>	S\$	S\$	S\$	S\$	S\$
<b>Financial liabilities</b>					
Members' subscription capital	12,536,482	12,536,482	12,536,482	-	12,536,482
Members' specific deposits	2,114,570	2,114,570	2,114,570	-	2,114,570
Sundry creditors and accruals	58,554	58,554	58,554	-	58,554
Unclaimed Balances	26,578	26,578	26,578	-	26,578
	<u>14,744,280</u>	<u>14,744,280</u>	<u>14,744,280</u>	<u>-</u>	<u>14,744,280</u>

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**25. FINANCIAL ASSETS AND FINANCIAL LIABILITIES – continued**

**Financial risk management objectives and policies – continued**

**Liquidity risk – continued**

<u>2024</u>	Carrying Amount S\$	Contractual Cash flows S\$	Within 1 year S\$	Between 2 and 5 years S\$	Total S\$
<b>Financial liabilities</b>					
Members' subscription capital	12,836,698	12,836,698	12,836,698	-	12,836,698
Members' specific deposits	2,161,455	2,161,455	2,161,455	-	2,161,455
Sundry creditors and accruals	45,886	45,886	45,886	-	45,886
Unclaimed Balances	26,578	26,578	26,578	-	26,578
	<u>15,070,617</u>	<u>15,070,617</u>	<u>15,070,617</u>	<u>-</u>	<u>15,070,617</u>

**26. FAIR VALUES OF ASSETS AND LIABILITIES**

**Fair value hierarchy**

The Society measures fair value measurement using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy have the following levels:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. As price) or indirectly (i.e. derived from prices), and
- Level 3 – Inputs for the asset or liability that are not based on observable market rate (unobservable inputs)

**a) Investments**

The fair value of the investment in quoted shares are measured using the level 1 fair value hierarchy. Other investments are measured using Level 3 inputs as disclosed in Note 5.

**b) Cash and Cash Equivalents, Other Receivables Deposits and Other Payables**

The carrying amounts of these items approximate fair value due to their short-term nature.

**c) Members' Subscription Capital, Members' Specific Deposits and Members' Fixed Deposits**

The carrying amounts of members' specific deposits and members' fixed deposits approximate fair value as the interest payable for the outstanding values are approximate to the market interest and computed on the outstanding principal amounts. Non-interest bearing members' subscription are payable at the expiry of the 12 months' notice of the member, therefore the carrying value is the fair value.

**d) Loan to Members**

The members' loans are interest bearing and the carrying value is the fair value.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**27. CAPITAL MANAGEMENT**

The management manages the capital to ensure the Co-Operative will be able to continue as a going concern while maximising the return to members through optimisation of capital. The management balances its capital structure through payment of dividends.

The management’s overall strategy remains unchanged from the end of last financial year.

Institutional capital of the Co-Operative comprises of reserve fund. Capital adequacy ratio is Co-Operative’s institutional capital expressed as a percentage of its total assets.

The Co-Operative has to hold the minimum liquid assets (“MLA”) of at least 15% of its members’ deposits.

<b>Capital Adequacy Ratio (CAR)</b>	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>S\$</b>	<b>S\$</b>
Institutional capital		
Reserve fund	<b>5,729,937</b>	6,153,870
Total assets	<b><u>24,004,139</u></b>	<u>24,072,913</u>
Capital adequacy ratio (CAR)	<b><u>23.87%</u></b>	<u>25.56%</u>
<b>Minimum Liquid Assets Ratio (MLA)</b>	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>S\$</b>	<b>S\$</b>
Total liquid assets – Cash and cash equivalents	<b>11,003,551</b>	11,520,062
Members’ subscription capital	<b>12,536,482</b>	12,836,698
Members’ specific deposits	<b>2,114,570</b>	2,161,455
	<b>14,651,052</b>	<b>14,998,153</b>
Minimum liquid assets ratio (MLA)	<b><u>75.10%</u></b>	<u>76.81%</u>

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**28. MATERIAL ACCOUNTING POLICY INFORMATION**

**a) Property, Plant and Equipment**

Plant and equipment are stated at cost less accumulated depreciation and accumulated impairment loss.

Cost includes expenditure that is directly attributable to the acquisition of the asset.

Depreciation is provided on a straight line basis to write off the cost of the assets over their estimated useful lives as follows: -

Building on freehold property	50 years
Office equipment, furniture and fittings	10 years
Renovation	10 years
Computers	10 years
Software	10 years

The residual values and useful lives of property, plant and equipment are reviewed and adjusted as appropriate at each reporting date.

On disposal of an item of property, plant and equipment, the difference between the net disposal proceeds and its carrying amount is taken to the profit or loss. Any amount in revaluation reserve relating to that asset is transferred to retained earnings.

Fully depreciated plant and equipment are retained in the financial statements until they are no longer in use.

**b) Investment properties**

Investment properties are properties held either to earn rental income or for capital appreciation or both. The investment properties are accounted for cost/ valuation less accumulated depreciation.

Depreciation is provided on a straight line basis to write off the depreciable amount of the assets over 50 years.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in the profit or loss in the year of retirement or disposal.

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**c) Financial assets and financial liabilities**

**(i) Recognition and initial measurement**

***Non-derivative financial assets and financial liabilities***

Receivables and debt investments issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Society becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at Fair Value Through Profit or Loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

**(ii) Classification and subsequent measurement**

***Non-derivative financial assets***

On initial recognition, a financial asset is classified as measured at: amortised cost; Fair Value Through Other Comprehensive Income (FVOCI) – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Society changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

***Financial assets at amortised cost***

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

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Society's financial assets at amortised cost are loan to members and other receivables and cash at banks.

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**c) Financial assets and financial liabilities - continued**

**(ii) Classification and subsequent measurement - continued**

**Debt investments at FVOCI**

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

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Society has no debt investments at FVOCI as at the financial year end.

**Equity investments at FVOCI**

On initial recognition of an equity investment that is not held-for-trading, the Society may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

The Society's investment in another co-operative societies and unquoted investments are classified as equity investment at FVOCI.

**Financial assets at FVTPL**

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Society may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

The Society has no financial assets at FVTPL.

**Financial assets: Business model assessment**

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

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

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**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**c) Financial assets and financial liabilities - continued**

**(ii) Classification and subsequent measurement - continued**

**Financial assets: Business model assessment – continued**

- how the performance of the portfolio is evaluated and reported to the Society's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Society's continuing recognition of the assets.

Financial assets that are held-for-trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

**Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest**

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Society considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Society considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Society's claim to cash flows from specified assets (e.g. non-recourse features)

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED**

c) **Financial assets and financial liabilities - continued**

(ii) ***Classification and subsequent measurement - continued***

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with criterion if the fair value of the prepayment feature is insignificant at initial recognition.

***Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest -continued***

***Non-derivative financial assets: Subsequent measurement and gains and losses***

*Financial assets at FVTPL*

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

*Financial assets at amortised cost*

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

*Debt investments at FVOCI*

These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

*Equity investments at FVOCI*

These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**d) Impairment**

*i) Non-financial assets*

The carrying amounts of non-financial assets, are reviewed at each reporting date to determine whether there is any indication that these assets may be impaired. If any such indication exists, the recoverable amount of the asset is estimated to determine the amount of impairment loss. For the purpose of impairment testing of these assets, the recoverable amount is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of the cash-generating-unit to which the asset belongs.

If the recoverable amount of an asset (or cash-generating-unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating-unit) is reduced to its recoverable amount. The impairment loss is recognised in profit or loss unless the asset is carried at revalued amount, in which case, such impairment loss is treated as a revaluation decrease in equity.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating-unit) is increased to the revised estimate of its recoverable amount, so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of impairment loss for an asset is recognised in profit or loss, unless the asset is carried at revalued amount, in which case, such reversal is treated as a revaluation increase in equity.

*ii) Non-derivative Financial Assets*

The Society has the following financial assets subject to the Expected Credit Losses (ECLs) impairment model under FRS 109:

- Cash and bank deposits;
- Other receivables and deposit
- Loan to members

**Loss allowances of the Society are measured on the following basis:**

***General approach***

The Society applies the general approach to provide for ECLs on loan to members. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Society assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

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**28. MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED**

**d) Impairment – continued**

*ii) Non-derivative financial assets - continued*

**Loss allowances of the Society are measured on the following basis:  
continued**

***General approach - continued***

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

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

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

- the borrower is unlikely to pay its credit obligations to the Society in full, without recourse by the Society to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Society is exposed to credit risk.

While cash and cash equivalents are also subject to impairment requirements of FRS 109, the identified impairment loss was immaterial.

**Measurement of ECLs**

ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Society expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - CONTINUED**

**d) Impairment - continued**

**ii) *Non-derivative financial assets - continued***

***Credit-impaired financial assets -***

At each reporting date, the Society assesses whether financial assets carried at amortised cost 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.

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

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 12 months past due;
- the restructuring of a loan or advance by the Society on terms that the Society would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

***Presentation of allowance for ECLs in the statement of financial position***

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of these assets.

For debt investments at FVOCI, loss allowances are charged to profit or loss and recognised in OCI.

***Write-off***

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Society determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Society's procedures for recovery of amounts due.

**e) Revenue**

Revenue is measured based on the consideration specified in a contract with members. Revenue is recognized when the Society satisfies its performance obligations under contract with members. A performance obligation may be satisfied at a point in time or over time. The following specific recognition criteria must also be met before revenue is recognised.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION - CONTINUED**

**e) Revenue - continued**

*Interest on Loans Granted*

Interest on loans granted to members of the Society is measured using the basis specified on the contracts.

*Interest on Fixed Deposits*

Interest income is recognised on a time-proportion basis using the effective interest method.

*Dividends*

Dividends from investments are recognised on due and receivable basis.

*Administrative and Loan Processing Income*

This is recognised when the services have been performed and rendered.

*Rental income*

Rental income is recognised on a straight-line basis over the lease term.

**f) Grants**

Cash grants received from the government are recognised as income upon receipt.

Grant relating to an asset presented in the balance sheet by deducting the grant at the carrying amount of the assets. The net amount of the asset is depreciated over the useful life of the asset.

**g) Employee benefits**

*Defined contribution plan*

As required by law, the Society makes contribution to the state pension scheme, central provident fund ("CPF"). CPF contributions are recognised as compensation expense in the same period as the employment that gives rise to the contribution.

*Short-term employee benefits*

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term employee benefits if the Society has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

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**28. MATERIAL ACCOUNTING POLICY INFORMATION - continued**

**g) Employee benefits -continued**

*Employee leave entitlement*

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made when the estimated liability for annual leave is incurred as a result of services rendered by employees up to the reporting date.

**h) Finance costs**

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions and contingent consideration, losses on disposal of available-for-sale financial assets, dividends on preference shares classified as liabilities, fair value losses on financial assets at fair value through profit or loss, impairment losses recognised on financial assets (other than trade receivables), and losses on hedging instruments that are recognised in profit or loss.

**i) Dividends to Society's members**

Dividends to the Society's members are recognised when the dividends are approved for payment.

**j) Provisions**

Provisions are recognised when the Society has a present obligation as a result of a past event where it is probable that it will result in an outflow of economic benefits that can be reasonably estimated. Provisions are measured at the management's best estimate of the expenditure required to settle the obligation at the reporting date, and are discounted to present value where the effect is material.

**k) Related parties**

A related party is defined as follows:

(a) A person or a close member of that person's family is related to the Society if that person:

- i) Has control or joint control over the Society;
- ii) Has significant influence over the Society; or
- iii) Is a member of the key management personnel of the Society or of a parent of the Society.

(b) An entity is related to the Society if any of the following conditions applies:

- i) The entity and the Society are members of the same Society (which means that each parent, subsidiary is related to others).
- ii) One entity is an associate or joint venture of the other entity (or and associate or joint venture of a member of a Society of which the other entity is a member).

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION – continued**

**k) Related parties – continued**

- iii) Both entities are joint ventures of the same third party.
- iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- v) The entity is a post-employment benefit for the benefit of employees of either the Society or an entity related to the Society. If the Society is itself such a plan, the sponsoring employers are also related to the Society.
- vi) The entity is controlled or jointly is controlled by a person identified in (a);
- vii) A person identified in (a) (i) has significant influence over the entity or is a member of the key management personal of the entity (or of parent of the entity).

**l) Leases**

The Society assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

*As lessor*

At inception or on modification of a contract that contains a lease component, the Society allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Society acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Society makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Society considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When the Society is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Society applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, then the Society applies FRS 115 to allocate the consideration in the contract.

The Society applies the derecognition and impairment requirements in FRS 109 to the net investment in the lease. The Society further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

The Society recognises lease payments received from investment property under operating leases as income on a straight-line basis over the lease term as part of 'other income'. Rental income from sub-leased property is recognised as 'other income'.

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**NOTES TO THE FINANCIAL STATEMENTS – CONTINUED**

**28. MATERIAL ACCOUNTING POLICY INFORMATION – continued**

**m) New standards and interpretations not yet adopted**

A number of new standards, amendments to standards and interpretations are issued but effective for annual periods beginning after 31 December 2025 and have not been applied in preparing these financial statements. The Society does not plan to early adopt these standards.

The management expects that the adoption of the standards above will have no material impact on the financial statements in the period of initial application.