

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Financial Statements

October 31, 2025

(Expressed in Eastern Caribbean Dollars)



# FINANCE AND DEVELOPMENT COMPANY LIMITED

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## INDEPENDENT AUDITORS' REPORT

To the Shareholders of  
FINANCE AND DEVELOPMENT COMPANY LIMITED

### Opinion

We have audited the financial statements of Finance and Development Company Limited ("the Company"), which comprise the statement of financial position at October 31, 2025, the statement of profit and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Company as of October 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards)

### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. 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 IFRSs, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Company's financial reporting process.

### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists.

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

## INDEPENDENT AUDITORS' REPORT *(cont'd)*

To the Shareholders of  
FINANCE AND DEVELOPMENT COMPANY LIMITED

### Auditors' Responsibilities for the Audit of the Financial Statements *(cont'd)*

As part of an audit in accordance with ISAs, we exercise professional judgment 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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



Chartered Accountants  
January 30, 2026

Antigua and Barbuda

FINANCE AND DEVELOPMENT COMPANY LIMITED

Statement of Financial Position

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

	<u>Notes</u>	<u>2025</u>	<u>2024</u>
<b>Assets</b>			
Cash and cash equivalents	11	\$ 6,917,257	12,485,510
Investment securities	12	92,072,064	128,460,389
Statutory deposit	13	718,474	718,474
Loans and advances, net	14	152,126,275	98,809,712
Due from related parties, net	27	6,382	12,752
Repossessed stock, net	15	563,000	157,000
Right-of-use assets	30	1,436,570	1,808,212
Property and equipment	16	2,356,198	545,346
Intangible assets	17	183,368	229,210
Income tax recoverable	20	108,471	108,471
<b>Total assets</b>		<b>\$ 256,488,059</b>	<b>243,335,076</b>
<b>Liabilities</b>			
Customers' deposits	18	\$ 227,388,155	218,075,194
Accounts payable and accruals	19	1,558,896	1,281,182
Lease liabilities	30	1,757,712	2,129,941
Due to related parties, net	27	475,625	978,742
<b>Total liabilities</b>		<b>231,180,388</b>	<b>222,465,059</b>
<b>Shareholders' equity</b>			
Stated capital	21	17,500,000	17,500,000
Statutory reserve	22	10,190,866	9,303,335
General reserve		6,647,190	6,647,190
Accumulated deficit		(9,030,385)	(12,580,508)
<b>Total shareholders' equity</b>		<b>25,307,671</b>	<b>20,870,017</b>
<b>Total liabilities and shareholders' equity</b>		<b>\$ 256,488,059</b>	<b>243,335,076</b>

Approved for issue by the Board of Directors on 30th January 2026 and signed on its behalf by:

.....  
Director

.....  
Managing Director

*The notes on pages 7 to 55 are an integral part of these financial statements.*

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

## Statement of Profit or Loss and Other Comprehensive Income

Year ended October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

	<b>Notes</b>	<b>2025</b>	<b>2024</b>
<b>Income</b>			
Interest income from loans and advances	23	\$ 11,454,940	6,665,315
Net income from deposits with other banks and investments, net	23	5,555,504	9,700,319
		17,010,444	16,365,634
<b>Interest expense</b>		<b>(7,398,301)</b>	<b>(7,242,927)</b>
<b>Net interest income/(loss)</b>		<b>9,612,143</b>	<b>9,122,707</b>
<b>Other operating income</b>	24	1,640,555	1,646,995
<b>Total income</b>		<b>11,252,698</b>	<b>10,769,702</b>
<b>Operating expenses</b>			
General and administrative expenses	26	4,572,510	4,461,319
Provision for credit losses, net	12,14	319,789	(228,860)
Directors' fees and expenses	27	1,271,615	1,188,081
Depreciation and amortisation	16,17,30	507,359	523,612
Finance costs-interest on lease liability	30	143,771	167,308
		6,815,044	6,111,460
<b>Profit/(loss) before taxation</b>		<b>4,437,654</b>	<b>4,658,242</b>
Taxation	20	-	-
<b>Profit/(loss) for the year, being total comprehensive profit/(loss) for the year</b>		<b>\$ 4,437,654</b>	<b>4,658,242</b>

*The notes on pages 7 to 55 are an integral part of these financial statements.*

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Statement of Changes in Shareholders' Equity

Year ended October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

	<u>Stated Capital</u>	<u>Statutory Reserve</u>	<u>General Reserve</u>	<u>Accumulated Deficit</u>	<u>Total</u>
<b>Balance as at October 31, 2023</b>	\$ 17,500,000	8,371,686	6,647,190	(16,307,101)	16,211,775
Profit for the year	-	-	-	4,658,242	4,658,242
Increase in reserve	-	931,649	-	(931,649)	-
<b>Balance as at October 31, 2024</b>	\$ 17,500,000	9,303,335	6,647,190	(12,580,508)	20,870,017
Profit for the year	-	-	-	4,437,654	4,437,654
Increase in reserve	-	887,531	-	(887,531)	-
<b>Balance as at October 31, 2025</b>	<u>\$ 17,500,000</u>	<u>10,190,866</u>	<u>6,647,190</u>	<u>(9,030,385)</u>	<u>25,307,671</u>

*The notes on pages 7 to 55 are an integral part of these financial statements.*

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Statement of Cash Flows

Year ended October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

	<u>Notes</u>	<u>2025</u>	<u>2024</u>
<b>Cash flows from operating activities</b>			
Profit before taxation		\$ 4,437,654	4,658,242
<b>Adjustments for:</b>			
Depreciation and amortization	16,17,30	507,359	523,612
Impairment on financial assets	12,14	319,789	(228,860)
Finance lease-interest on lease liability	30	143,771	167,308
Fair value losses/(gains) on investments		(621,130)	(3,594,482)
Loss/(gain) on disposal of property and equipment		172,323	-
Interest income		(16,389,314)	(12,771,152)
Interest expense		7,398,301	7,242,927
<b>Operating loss before changes in working capital</b>		<b>(4,031,247)</b>	<b>(4,002,405)</b>
Change in customers' deposits		9,312,960	(4,575,894)
Change in accounts payable and accruals		277,714	(622,063)
Change in loans and advances and repossessed stock		(53,722,562)	(29,774,354)
Change in income tax payable		-	-
Change in due from related parties, (net)		(6,370)	(73,929)
<b>Cash in operating activities</b>		<b>(48,169,505)</b>	<b>(39,048,645)</b>
Interest paid		(7,398,301)	(7,242,927)
Interest received		18,612,025	11,170,917
<b>Net cash used in operating activities</b>		<b>(36,955,781)</b>	<b>(35,120,655)</b>
<b>Cash flows from investing activities</b>			
Purchase of property and equipment	16	(2,073,050)	(157,958)
Proceeds from disposal of property and equipment		-	-
Net redemption/(purchase) of investment securities		33,460,578	12,985,758
<b>Net cash generated from investing activities</b>		<b>31,387,528</b>	<b>12,827,800</b>
<b>Decrease in cash and cash equivalents</b>		<b>(5,568,253)</b>	<b>(22,292,855)</b>
<b>Cash and cash equivalents, beginning of year</b>		<b>12,485,510</b>	<b>34,778,365</b>
<b>Cash and cash equivalents, end of year</b>	11	<b>\$ 6,917,257</b>	<b>12,485,510</b>

*The notes on pages 7 to 55 are an integral part of these financial statements.*

## FINANCE AND DEVELOPMENT COMPANY LIMITED

### Notes to Financial Statements

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

#### 1. Reporting entity:

Finance and Development Company Limited (“the Company”) is a company incorporated as a private limited company under the laws of Antigua and Barbuda on December 19, 1984 under the provisions of the Companies Act, Caption 358.

The Company is licensed to do business as a financial institution in Antigua and Barbuda and is regulated by the Eastern Caribbean Central Bank (ECCB) in accordance with the Antigua and Barbuda Banking Act, No.10 of 2015 and the ECCB Prudential Guidelines No. 10 of 1983.

The Company provides primarily term financing secured by bills of sale on specific vehicles, loans to both the public and private sector and accepts deposits from a limited number of depositors.

The Company's registered office is located at Old Parham Road, St. John's, Antigua.

#### 2. Basis of accounting preparation:

##### a) Statement of Compliance

The financial statements of the Company are prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

They were approved and authorized for issue by the Board of Directors on January 30, 2026.

These financial statements have been prepared on the basis of accounting principles applicable to a going concern which assumes that the Company will continue in operation for the foreseeable future and will be able to realise its assets and discharge its liabilities in the normal course of operations.

These financial statements do not reflect adjustments that would be necessary if the going concern assumption were not appropriate. If the going concern assumption were not appropriate, then adjustments would be necessary to the carrying values of assets and liabilities, the reported revenues and expenses, and the statement of financial position classifications used.

The Company realised a net profit of \$4,437,654 (2024: \$4,658,242) and had an accumulated deficit of (\$9,030,384) (2024: (\$12,580,508)) as of the year ended October 31, 2025. The Company is in the process of revising its credit risk policies aimed at reducing the expected credit losses on loans and improving interest revenue. The Company also plans to review the nature and details of all expenses with the aim of reducing indirect costs. In addition, the shareholders have committed to continue their support of the Company.

Management therefore believes that the going concern basis is appropriate in the preparation of these financial statements.

##### b) Basis of Measurement:

These financial statements have been prepared on the historical cost basis, modified by the revaluation of assets held at fair value.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 3. Functional and presentation currency:

These financial statements are presented in Eastern Caribbean dollars, which is the Company's functional currency. All amounts have been rounded to the nearest dollar.

### 4. Use of judgements and estimates:

In preparing the financial statements in accordance with IFRS, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

A synopsis of significant judgements, assumptions and estimation uncertainties are as follows:

#### a) Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements are as follows:

- (i) classification of financial assets: assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial assets are solely payments of principal and interest (SPPI) on the principal amount outstanding.
- (ii) establishing the criteria for determining whether credit risk on the financial asset has increased significantly since initial recognition, determining methodology for incorporating forward-looking information into measurement of ECL and selection and approval of models used to measure ECL.

#### b) Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ended October 31, 2025 are as follows:

- (i) impairment of financial instruments: determining inputs into the ECL measurement model, including incorporation of forward-looking information.
- (ii) determination of the fair value of financial instruments with significant unobservable inputs.
- (iii) recognition and measurement of contingencies: key assumptions about the likelihood and magnitude of an outflow of resources.
- (iv) impairment of financial instruments: key assumptions used in estimating recoverable cash flows.

### Significant management judgement in applying accounting policies and estimation uncertainty

When preparing financial statements, management makes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 4. Use of judgements and estimates: (cont'd)

#### Significant management judgement in applying accounting policies and estimation uncertainty (cont'd)

More detailed information on judgements made by management in the application of IFRS and information about estimates and assumptions that have the most significant effect on the recognition and measurement of assets, liabilities, income and expenses, and estimation uncertainties that have a significant risk of resulting in a material adjustment in these financial statements is provided below. Actual results may be substantially different.

##### (a) Impairment losses on loans and advances

The measurement of the expected credit loss allowance for financial assets measured at amortised cost is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. the likelihood of customers defaulting and the resulting losses).

A number of significant judgements are also required in applying the accounting requirements for measuring ECL, such as:

- The Company's criteria for determining if there has been a significant increase in credit risk and hence whether impairment allowances for financial assets should be measured on a lifetime expected credit loss (ECL) basis;
- Choosing appropriate models and assumptions for the measurement of expected credit losses;
- Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs;
- Establishing the number and relative weightings of forward-looking macroeconomic scenarios for each type of product or market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

##### (b) Classification of financial assets

Assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial asset are SPPI on the principal amount outstanding.

##### (c) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal is based on available data from binding sales transactions, conducted at arm's length for similar assets or observable market prices less incremental costs of disposing of the asset. The value in use calculation is based on a discounted cash flow (DCF) model. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the future cash inflows.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 4. Use of judgements and estimates: (*cont'd*)

**Significant management judgement in applying accounting policies and estimation uncertainty**  
(*cont'd*)

(d) Fair value of financial instruments

Financial instruments where recorded current market transactions or observable market data are not available, are recorded at fair value using valuation techniques. Fair value is determined using a valuation model that has been tested against prices or inputs to actual market transactions and using the Company's best estimates of the most appropriate model assumptions.

(e) Current and deferred taxes

Significant judgment is required in determining the provision for income taxes including any liabilities for tax audit issues. There are some transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. In calculating the deferred tax asset, management uses judgment to determine the possibility that future taxable profits will be available to facilitate utilization of temporary tax differences which may arise.

### 5. Changes in accounting policies:

(a) *New Standards, Interpretations and Amendments adopted from 1 January 2024:*

*The following amendments are effective for the period beginning 1 January 2024:*

- *Supplier Finance Arrangements (Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures)*
- *Lease Liability in a Sale and Leaseback (Amendments to IFRS 16 Leases);*
- *Classification of Liabilities as Current or Non-Current (Amendments to IAS 1 Presentation of Financial Statements); and*
- *Non-current Liabilities with Covenants (Amendments to IAS 1 Presentation of Financial Statements)*

These amendments to the various IFRS Accounting Standards are mandatorily effective for reporting periods beginning on or after 1 January 2024.

*Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7)*

On 25 May 2023, the IASB issues Supplier Finance Arrangements, which amended IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures.

The amendments require providing certain specific disclosures (qualitative and quantitative) related to supplier finance arrangements. The amendments provide guidance on characteristics of supplier finance arrangements.

*Lease Liability in a Sale and Leaseback (Amendments to IFRS 16)*

On 22 September 2022, the IASB issues amendments to IFRS 16 - Lease Liability in a Sale and Leaseback (the Amendments)

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 5. Changes in accounting policies: (*cont'd*)

#### (a) *New Standards, Interpretations and Amendments adopted from 1 January 2024: (cont'd)*

##### *Lease Liability in a Sale and Leaseback (Amendments to IFRS 16) (cont'd)*

Prior to the Amendments, IFRS 16 did not contain specific measurement requirements for lease liabilities that may contain variable lease payments arising in a sale and leaseback transaction. In applying the subsequent measurement requirements of lease liabilities to a sale and leaseback transaction, the Amendments require a seller-lessee to determine 'lease payments' or 'revised lease payments' in a way that the seller-lessee would not recognise any amount of the gain or loss that relates to the right of use retained by the seller-lessee.

These amendments had no effect on the Company's financial statements.

##### *Classification of Liabilities as Current or Non-Current and Non-current Liabilities with Covenants (Amendments to IAS 1)*

The IASB issued amendments to IAS 1 in January 2020 - Classification of Liabilities as Current or Non-current and subsequently, in October 2022 - Non-current Liabilities with Covenants.

The amendments clarify the following:

- An entity's right to defer settlement of a liability for at least twelve months after the reporting period must have substance and must exist at the end of the reporting period.
- If an entity's right to defer settlement of a liability is subject to covenants, such covenants affect whether that rights exists at the end of the reporting period only if the entity is required to comply with the covenant on or before the end of the reporting period.
- The classification of a liability as current or non-current is unaffected by the likelihood that the entity will exercise its right to defer settlement.
- In case of a liability that can be settled, at the option of the counterparty, by the transfer of the entity's own equity instruments, such settlement terms do not affect the classification of the liability as current or non-current only if the option is classified as an equity instrument.

These amendments have had no effect on the measurement of any items in the financial statements of the Company. However, the classification of certain borrowings has changed from non-current to current as result of the application of the amendments for the current financial year as well as the comparative period.

#### (b) **New Standards and interpretations of amendments to existing standards issued but not yet effective during the year:**

There are a number of standards, amendments to standards, and interpretations which have been issued by the IASB that are effective in future accounting periods that the Company has decided not to adopt early

The following amendments are effective for the period beginning 1 January 2025:

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 5. Changes in accounting policies: (*cont'd*)

#### (b) New standards and interpretations of amendments to existing standards issued but not yet effective during the year: (*cont'd*)

- *Lack of Exchangeability (Amendment to IAS 21 The Effects of Changes in Foreign Exchange Rates)*

The following amendments are effective for the period beginning 1 January 2026:

- *Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 Financial Instruments and IFRS 7)*
- *Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7)*

The following amendments are effective for the period beginning 1 January 2027:

- *IFRS 18 Presentation and Disclosure in Financial Statements*
- *IFRS 19 Subsidiaries without Public Accountability: Disclosures*

The Company is currently assessing the impact of these new accounting standards and amendments.

### 6. Summary of material accounting policies:

#### (a) Overall considerations:

The financial statements have been prepared using the significant accounting policies and measurement bases summarised below.

#### (b) Cash and cash equivalents:

Cash and cash equivalents comprise cash on hand, demand deposits at banks and other short-term highly liquid instruments with a maturity within 90 days from the date of acquisition that are readily convertible into known amounts of cash and which are subject to an insignificant risk of change in value.

#### (c) Financial instruments:

##### **Recognition, initial measurement and derecognition**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially 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. Subsequent measurement of financial assets and financial liabilities is described below.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

6. **Summary of material accounting policies:** *(cont'd)*

(c) **Financial instruments:** *(cont'd)*

**Recognition, initial measurement and derecognition** *(cont'd)*

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all risks and rewards are transferred, or when the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control, over the transferred asset. Any interest in such derecognized financial assets that is created or retained by the Company is recognized as a separate asset or liability.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognized) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognized in other comprehensive income (OCI) is recognized in profit or loss.

A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

On initial recognition, a financial asset is classified as measured at: amortised cost, FVOCI or FVTPL.

**Classification and subsequent measurement of financial assets**

Financial assets are measured at initial recognition at fair value and are classified and subsequently measured at amortised cost if it meets both of the following conditions and is not designated as at 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 on the principal amount outstanding.

A debt instrument is measured at initial recognition at fair value and is classified and subsequently measured at FVOCI only if it meets both of the following conditions and is not designated as at 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 investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment-by-investment basis. All other equity investments are classified as measured at FVTPL. In addition, on initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Classification and subsequent measurement of financial assets (cont'd)

- A financial asset is classified into one of these categories on initial recognition. However, for financial assets held at initial application, the business model assessment is based on facts and circumstances at that date. Also, IFRS 9 permits new elective designations at FVTPL or FVOCI to be made on the date of initial application and permits or requires revocation of previous FVTPL elections at the date of initial application depending on the facts and circumstances at that date.

##### *Business model assessment*

IFRS 9 requires that financial assets are classified on the basis of the Company's business model for managing such assets unless it makes an irrevocable election to designate the asset at fair value through profit or loss. The business model refers to how financial assets are managed in order to generate cash flows. The Company determines its business model at the level that best reflects how it manages its portfolios of financial assets to achieve its business objectives. Judgment is used in determining the Company's business models that is supported by relevant, objective evidence including:

- The stated policies and objectives for the portfolio and the operation of those policies in practice;
- How performance of the business model and the financial assets held within the model are evaluated and reported to key management personnel;
- 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);
- The frequency and significance of past sales activity, the reason for those sales as well as expectations about future sales; and
- The significant risks affecting the performance of the business model for example, market risk and credit risk and the activities undertaken to manage those risks.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL because they are neither held to collect contractual cash flows nor held both to collect contractual cash flows and to sell financial assets.

The business model assessment is forward looking in that if cash flows are realized in a manner that is different from expectations the classification of the remaining assets in the business model is not changed but instead that information is used to assess new instruments acquired.

##### *Business models - Applicability to the Company*

The Company's business models fall into two main categories, which are indicative of the key strategies used to generate returns as follows:

- Hold to collect contractual cash flows (HTC) - the objective of this business model is to hold assets in order to collect contractual cash flows. Under this model, the Company holds loans and investment securities to collect contractual principal and interest cash flows. Sales are expected to be insignificant or infrequent; and

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Classification and subsequent measurement of financial assets (cont'd)

###### *Business models - Applicability to the Company (cont'd)*

The Company's business models fall into two main categories, which are indicative of the key strategies used to generate returns as follows: (cont'd)

- Other business model - the objective of this business model is neither to hold assets in order to collect contractual cash flows, nor both collect contractual cash flows and to sell. Under this model collecting contractual cash flows is incidental to the objective of the model and sales may be significant in value and frequent. The Company holds certain debt and equity investments under this model.

###### *Assessment of whether contractual cash flows are solely payments of principal and interest - SPPI assessment*

For classification purposes the Company first reviews the terms of the instruments to determine whether they give rise on specified dates to cash flows that meet the SPPI test.

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

In assessing whether the contractual cash flows are SPPI, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

###### *Reclassifications*

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

###### **Debt instruments measured at amortised cost**

Debt instruments are measured at amortised cost if they are held within a business model whose objective is to hold for collection of contractual cash flows where those cash flows represent solely payments of principal and interest. After initial measurement, debt instruments in this category are carried at amortised cost. Interest income on these instruments is recognized in interest income using the effective interest rate method.

The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. Amortised cost is calculated by taking into account any discount or premium on acquisition, transaction costs and fees that are an integral part of the effective interest rate.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Classification and subsequent measurement of financial assets (cont'd)

###### Debt instruments measured at amortised cost (cont'd)

Impairment on debt instruments measured at amortised cost is calculated using the expected credit loss approach. The Company has loans and certain debt securities in this category, which are measured at amortised cost. These are presented net of the allowance for expected credit losses in the statement of financial position.

###### Debt instruments measured at Fair Value through Other Comprehensive Income

Investments in debt instruments are measured at fair value through other comprehensive income where they meet the following two conditions and they have not been designated at FVTPL:

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

These debt instruments are initially recognised at fair value plus directly attributable transaction costs and subsequently measured at fair value. Gains and losses arising from changes in fair value are included in other comprehensive income within a separate component of equity. Impairment losses or reversals, interest revenue and foreign exchange gains and losses are recognised in profit or loss. Upon disposal, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss.

Impairment on debt instruments measured at FVOCI is calculated using the expected credit loss (ECL) approach. The ECL on debt instruments measured at FVOCI does not reduce the carrying amount of the asset in the statement of financial position, which remains at its fair value.

The Company does not have any financial assets in this category.

Debt instruments are measured at FVTPL if assets:

- i) Are held for trading purposes;
- ii) Are held as part of a portfolio managed on a fair value basis; or
- iii) Whose cash flows do not represent payments that are solely payments of principal and interest.

These instruments are measured at fair value in the statement of financial position, with transaction costs recognized immediately in profit or loss. Realized and unrealized gains and losses are recognized in profit or loss.

The Company has certain investments in this category.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Equity instruments measured at FVTPL

Equity instruments are measured at FVTPL, unless an election is made to designate them at FVOCI upon purchase, with transaction costs recognized immediately in profit or loss. Subsequent to initial recognition the changes in fair value are recognized in profit or loss. Equity instruments at FVTPL are primarily assets held for trading.

The Company has certain investments in this category.

##### Equity instruments measured at FVOCI (designated)

At initial recognition, there is an irrevocable option for the Company to classify non-trading equity instruments at FVOCI. This election is used for certain equity investments for strategic or longer-term investment purposes. This election is made on an instrument-by-instrument basis and is not available to equity instruments that are held for trading purposes.

Gains and losses on these instruments including when derecognized/sold are recorded in OCI and are not subsequently reclassified to profit or loss. As such, there is no specific impairment requirement. Dividends received are recorded in profit or loss. Any transaction costs incurred upon purchase of the security are added to the cost basis of the security and are not reclassified to profit or loss on sale of the security.

The Company does not have any investments in this category.

##### Impairment of financial assets

The Company recognizes loss allowances for expected credit losses (ECL) on the following financial instruments that are not measured at FVTPL:

- Financial assets that are debt instruments;
- Lease receivables;
- Financial guarantee contracts issued; and
- Loan commitments issued.

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

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

Twelve (12) month ECL are the portion of ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Financial instruments for which a 12-month ECL is recognized are referred to as 'Stage 1' financial instruments. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Impairment of financial assets (cont'd)

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

##### **Credit impaired financial assets**

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI are credit-impaired (referred to as 'Stage 3 financial assets'). 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, including an inability to satisfy the debt because of decreased or no cash flow (negative debt service ratio), inability to work or where the customer is unemployed in excess of 6 months;
- A breach of contract such as a default or past due event, including a history of chronic arrears;
- The restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise, or if a loan has been restructured more than three times in five years;
- Measurable decrease in the estimated future cash flows from the underlying assets that secure the loan;
- Default or delinquency in interest or principal payments;
- It is becoming probable that the borrower will enter bankruptcy or other financial reorganization; or
- The disappearance of an active market for a security because of financial difficulties.

A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment. In addition, the Company considers that default has occurred and classifies a retail loan as credit impaired when it is more than 90 days past due.

Loans classified as 'doubtful' or 'loss' based on the regulatory definition and those placed on a watch list are also considered to be in default and hence are classified as credit impaired.

##### **Significant increase in credit risk**

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers both quantitative and qualitative information and analysis based on the Company's historical experience and credit risk assessment.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Significant increase in credit risk (cont'd)

The determination of whether there has been a significant increase in credit risk is critical to the staging process. Factors to consider include:

- Changes in market or general economic conditions;
- Expectation of potential breaches;
- Expected delays in payment;
- Deterioration in credit ratings; or
- Significant changes in operating results or financial position of the borrower.

The Company considers as a backstop that significant increase in credit risk occurs when an asset is more than 30 days past due and also maintains a loan watch list to assist in the assessment.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the provision for doubtful debts reverts from lifetime ECL to 12-months.

##### Measurement of ECL

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

- *Financial assets that are not credit-impaired at the reporting date:* as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive);
- *Financial assets that are credit-impaired at the reporting date:* as the difference between the gross carrying amount and the present value of estimated future cash flows;
- *Undrawn loan commitments:* as the present value of the difference between the contractual cash flows that are due to the Company if the commitment is drawn down and the cash flows that the Company expects to receive; and
- *Financial guarantee contracts:* the expected payments to reimburse the holder less any amounts that the Company expects to recover.

The inputs used to estimate the expected credit losses are as follows:

- PD - The probability of default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the remaining estimated life, if the facility has not been previously derecognized and is still in the portfolio.
- EAD - The exposure at default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

### 6. Summary of material accounting policies: *(cont'd)*

#### (c) *Financial instruments (cont'd)*

##### Measurement of ECL *(cont'd)*

- LGD - The loss given default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realization of any collateral. It is usually expressed as a percentage of the EAD.
- Forward looking information - The standard requires the incorporation of forward-looking information in the estimation of expected credit losses for each stage and the assessment of significant increases in credit risk consider information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions. The estimation and application of forward-looking information requires significant judgement.
- Discount rate - The standard requires the ECL to be discounted using the effective interest rate (EIR).

The above five parameters are modelled and estimated independently and combined to obtain the ECL of loans.

##### Restructured financial assets

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

- If the expected restructuring will not result in derecognition of the existing asset, then the expected cash flows arising from the modified financial asset are included in calculating the cash shortfalls from the existing asset.
- If the expected restructuring will result in derecognition of the existing asset, then the expected fair value of the new asset is treated as the final cash flow from the existing financial asset at the time of its derecognition. This amount is included in calculating the cash shortfalls from the existing financial asset that are discounted from the expected date of derecognition to the reporting date using the original effective interest rate of the existing financial asset.

In assessing whether the modified terms are “substantially” different from the original terms, the following factors are considered:

- Introduction of significant new terms
- Significant change in loan’s interest rate
- Significant extension in loan’s term
- Significant change in credit risk from inclusion of collateral or other credit enhancements.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (c) Financial instruments (cont'd)

##### Expected life

For instruments in Stage 2 or Stage 3, loss allowances reflect expected credit losses over the expected remaining lifetime of the instrument. For most instruments, the expected life is limited to the remaining contractual life. For certain revolving facilities such as credit cards and overdrafts, the expected credit life is estimated based on the period over which the Company's exposure to credit losses is not mitigated by normal credit risk management actions.

##### Presentation of allowance for ECL

Loss allowances for ECL are presented in the statement of financial position as follows:

- *Financial assets measured at amortised cost*: as a deduction from the gross carrying amount of the assets;
- *Loan commitments and financial guarantee contracts*: generally, as a provision;
- *Where a financial instrument includes both a drawn and an undrawn component, and the Company cannot identify the ECL on the loan commitment component separately from those on the drawn component*: the Company presents a combined loss allowance for both components. The combined amount is presented as a deduction from the gross carrying amount of the drawn component. Any excess of the loss allowance over the gross amount of the drawn component is presented as a provision; and
- *Debt instruments measured at FVOCI*: no loss allowance is recognized in the statement of financial position because the carrying amount of these assets is their fair value. However, the loss allowance is disclosed and is recognized in the fair value reserve.

##### Write-off

Loans and debt securities are written off (either partially or in full) when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. This assessment is carried out at the individual asset level.

Recoveries of amounts previously written off are included in 'impairment losses on financial instruments' in the statement of profit or loss and OCI.

#### (d) Classification and subsequent measurement of financial liabilities

The Company's financial liabilities include customers' deposits and other liabilities and accrued expenses. Financial liabilities are measured subsequently at amortised cost using the effective interest method. All interest-related charges are included within "interest expense" in the statement of comprehensive income or loss.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (cont'd)

#### (e) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when, and only when, there is a current legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under IFRS or for gains and losses arising from a group of similar transactions such as in the Company's trading activity.

#### (f) Provisions, contingent assets and contingent liabilities

Provisions for legal disputes or other claims are recognised when the Company has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Company and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

A provision for bank levies is recognised when the condition that triggers the payment of the levy is met. If a levy obligation is subject to a minimum activity threshold so that the obligating event is reaching a minimum activity, then a provision is recognised when that minimum activity threshold is reached.

Provisions are not recognised for future operating losses. Provisions are measured at the estimated expenditure required to settle the present obligation, based on the most reliable evidence available at the reporting date, including the risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

Any reimbursement that the Company is virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision. In those cases where the possible outflow of economic resources as a result of present obligations is considered improbable or remote, no liability is recognised. Such situations are disclosed as contingent liabilities unless the outflow of resource is remote.

#### (g) Property and equipment and depreciation

Property and equipment are stated at historical cost or revalued amount, less accumulated depreciation and accumulated impairment losses, if any. Depreciation is calculated on the reducing balance basis at rates estimated to write down the cost or valuation of such assets to their residual values over their estimated useful lives, as follows:

Motor vehicles	20%
Office equipment	15%
Computers	20%
Security system	10%-20%
Storage facility	5%
Computer software	20%
Leasehold Improvements	10%

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

### 6. Summary of material accounting policies: *(cont'd)*

#### *(g)* Property and equipment and depreciation *(cont'd)*

Subsequent costs are included in the asset's carrying amount or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. Repairs and maintenance are charged to profit or loss when the expenditure is incurred.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date. Property and equipment are periodically reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use.

Gains or losses arising on the disposal of property and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised within "other operating income" in profit or loss.

#### *(h)* Impairment of non-financial assets

At each reporting date, the Company reviews the carrying amounts of its non-financial assets (other than deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount, which is the higher of fair value less costs of disposal and value-in-use. To determine the value-in-use, management estimates expected future cash flows from each cash-generating unit and determines a suitable discount rate in order to calculate the present value of those cash flows. Discount factors are determined individually for each cash-generating unit and reflect management's assessment of respective risk profiles, such as market and asset-specific risk factors. Impairment losses are recognised in profit or loss.

All assets are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

#### *(i)* Dividends on ordinary shares and dividend income

Dividends on ordinary shares are recognised in equity in the period in which they are approved by shareholders. Dividends for the year which are approved after the reporting date are disclosed as a subsequent event.

Dividend income is recognised in "other operating income" in profit or loss when the entity's right to receive payment is established.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (*cont'd*)

#### (j) Interest income and expense and revenue recognition

Interest income and expense for all interest-bearing financial instruments are recognised within “interest income” and “interest expense” in the statement of comprehensive income using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period.

The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Company estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses. The calculation includes all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

Once a financial asset or a group of similar financial assets has been written down as a result of an impairment loss, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss.

#### (k) Fee and commission income and revenue recognition

Fees and commissions are generally recognised on the accrual basis when the service has been provided. Loan origination fees are deferred (together with related direct costs) and recognised as an adjustment to the effective yield on the loan.

Commissions and fees arising from negotiating or participating in the negotiation of a transaction for a third party, such as the acquisition of shares or other securities, are recognised on completion of the underlying transaction.

#### (l) Foreign currency translation

##### *Functional and presentation currency*

The financial statements are presented in Eastern Caribbean Dollars, which is also the functional currency of the Company.

##### *Foreign currency transactions and balances*

Foreign currency transactions are translated into Eastern Caribbean Dollars using the closing rates of exchange prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the re-measurement of monetary items denominated in foreign currency at year-end exchange rates are recognised in the statement of income.

Non-monetary items are not retranslated at year-end and are measured at historical cost (translated using the exchange rates at the transaction date), except for non-monetary items measured at fair value which are translated using the exchange rates at the date when fair value was determined.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (*cont'd*)

#### (m) Leases

The Company has implemented the IFRS 16 which replaces the dual accounting model for lessees. As such, the Company has accounted for leases which substantial in nature and are for a period greater than twelve (12) months in duration by recording the leases as right to use assets with the corresponding liability also recognized on the statement of financial position. For other leases where future operations are doubtful or have a duration of less than twelve (12) months the Company has elected to continue to expense these lease payments.

#### (n) Current and deferred income taxes

Tax expense recognised in profit or loss comprises the sum of deferred tax and current tax not recognised in other comprehensive income or directly in equity.

##### *Current tax*

Current income tax assets and/or liabilities comprise those obligations to, or claims from, fiscal authorities relating to the current or prior reporting periods, that are unpaid at the reporting date. Current tax is payable on taxable profit, which differs from profit or loss in the financial statements. The calculation of current tax is based on tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period in Antigua and Barbuda.

##### *Deferred tax*

Deferred income taxes are calculated on temporary differences between the carrying amounts of assets and liabilities and their tax bases.

Deferred tax assets and liabilities are calculated, without discounting, at tax rates that are expected to apply to their respective period of realisation, provided those rates are enacted or substantively enacted by the end of the reporting period.

Deferred tax assets are recognised to the extent that it is probable that the underlying tax loss or deductible temporary difference will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit.

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 realised.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax assets and liabilities are offset only when the Company has a right and intention to set off current tax assets and liabilities from the same taxation authority.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 6. Summary of material accounting policies: (*cont'd*)

#### (o) Other liabilities

Other liabilities are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Other liabilities are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Other liabilities are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

#### (p) Operating expenses

Operating expenses are recognised in profit or loss upon utilisation of the service or as incurred.

### 7. Financial instrument risk:

The Board provides guidance for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk and credit risk. In addition, Internal Audit is responsible for the independent review of risk management and the control environment. The risks arising from financial instruments to which the Company is exposed are:

- Credit risk
- Liquidity risk
- Market risk
- Operational risk

#### *Risk management framework*

The Board of Directors has overall responsibility for the determination of the Company's risk management objectives and policies and, whilst retaining ultimate responsibility for them it has delegated the authority for designing and operating processes that ensure effective implementation of the objectives and policies to the Company's finance function.

The Board provides guidance for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk and credit risk. In addition, Internal Audit is responsible for the independent review of risk management and the control environment. The risks arising from financial instruments to which the Company is exposed are credit risk, liquidity risk, market risk (which are discussed below) and other operational risk.

#### *Risk management policies*

The Company's risk management processes are essentially those mandated by the Board of Directors and are structured to facilitate identification of risks in its various business activities and to formulate risk management strategies, policies and procedures. Risks are maintained within established limits. The Company's risk management policies entail diversification of risk in its portfolios, the establishment of risk rating indicators for individual customers and lines of credit and continuous review of risk profiles for its customers and portfolios. Risk limits are also set in relation to groups of borrowers and industry and geographical segments. The policies also include review, analysis and evaluation of all risk-taking activities.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 7. Financial instrument risk: (*cont'd*)

#### 7.1 Credit risk

Credit risk is the risk of suffering financial loss, should any of the Company's customers, clients or market counterparties fail to fulfil their contractual obligations to the Company. Credit risk arises mainly from commercial and consumer loans and advances, and loan commitments arising from such lending activities. The Company is also exposed to other credit risks arising from investments in debt securities.

Credit risk is the single largest risk for the Company's business; management therefore carefully manages its exposure to credit risk.

##### 7.1.1 Credit risk management

a) *Loans and advances and other assets*

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the country in which customers operate, has less of an influence on credit risk. Geographically there is concentration of credit risk as most customers are in Antigua and Barbuda.

Credit risk on loans and advances is limited as these are shown net of an allowance for credit losses and most of the loans and advances are generally secured by bills of sale or legal charges over property and other assets.

b) *Debt securities and other bills*

The Company's portfolio of debt securities and other bills consists of holdings with the Government of Antigua and Barbuda and other local financial institutions. The risk of default is assessed by continuous monitoring of the performance of these instruments through published financial information, and other data gleaned from various sources.

c) *Cash and cash equivalents*

Cash and cash equivalents are held with established and reputable financial institutions, which in management's view represents minimum risk of default.

##### 7.1.2 Risk limit control and mitigation policies

The Company takes on exposure to credit risk which is the risk that a counterparty will be unable to pay amounts in full when due. The Company manages, limits and controls concentrations of credit risk wherever they are identified, in particular to individual counterparties and groups, and to industries.

The Company structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to one borrower, or groups of borrowers.

Exposure to credit risk is also managed through regular analysis of the ability of borrowers and potential borrowers to meet interest and capital repayment obligations and by changing these lending limits where appropriate. Exposure to credit risk is also managed in part by obtaining collateral and corporate and personal guarantees.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

### 7. Financial instrument risk: (cont'd)

#### 7.1.2 Risk limit control and mitigation policies (cont'd)

The following specific control and mitigation measures are also utilized:

##### (a) Collateral

The Company employs a range of policies and practices to mitigate credit risk. The most traditional of these is the taking of security for funds advanced, which is common practice. The Company implements guidelines on the acceptability of specific classes of collateral or credit risk mitigation.

The principal collateral types for loans and advances are:

- I. Bills of sales
- II. Charges over real properties

The Company's credit risk management policies include requirements relating to collateral valuation and management, including verification requirements and legal certainty.

Valuations are updated periodically depending upon the nature of the collateral. Management monitors the market value of collateral and requests additional collateral in accordance with the underlying agreement during its periodic review of loan accounts in arrears.

##### (b) Repossessed Collateral

In certain circumstances property is repossessed following the foreclosure on loans that are in default. Repossessed properties are sold as soon as practicable, and the proceeds used to reduce the outstanding indebtedness. When collateral is repossessed, its value is not recorded in the statement of financial position to replace the existing loan receivable balance.

#### 7.1.3 Maximum exposure to credit risk before collateral held or other credit enhancements

Credit risk exposures relating to on-balance sheet assets	Maximum Exposure	
	2025	2024
Cash and cash equivalents	\$ 6,917,257	12,485,510
<i>Loans and advances</i>		
Consumer loans	71,148,976	65,143,708
Loans and advances to government entities	85,952,607	40,759,370
Loans and advances - other	245,643	376,646
Due from related parties	6,382	12,752
Investment securities	64,450,503	93,652,124
<b>Credit risk exposures relating to off-balance sheet assets</b>		
Loan commitments and other credit related obligations	5,355,822	30,576,930
<b>At October 31</b>	<b>\$ 234,077,190</b>	<b>243,007,040</b>

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

### 7. Financial instrument risk: *(cont'd)*

#### 7.1.3 Maximum exposure to credit risk before collateral held or other credit enhancements *(cont'd)*

The above table represents a worst-case scenario of credit risk exposure to the Company at October 31, 2025 and 2024, without taking account of any collateral held or other credit enhancements attached. For on-balance sheet assets, the exposures set out above are based on net carrying amounts as reported in the statement of financial position.

### 7.2 Liquidity risk

Liquidity risk is the risk that the Company is unable to meet its obligations associated with its financial liabilities when they fall due as a result of customer deposits being withdrawn, cash requirements from contractual commitments, or other cash outflows. Such outflows would deplete available cash resources for client lending, trading activities and investments. In extreme circumstances, lack of liquidity could result in reductions in the statement of financial position and sales of assets, or potentially an inability to fulfil lending commitments. The risk that the Company will be unable to do so is inherent in all financing operations and can be affected by a range of institution-specific and market-wide events including, but not limited to, credit events, merger and acquisition activity, systemic shocks and natural disasters.

The Company is exposed to calls on its available cash resources from maturing deposits.

The maturities of assets and liabilities and the ability to replace, at an acceptable cost, interest-bearing liabilities as they mature are important factors in assessing the liquidity of the Company and its exposure to changes in interest rates.

#### **Liquidity risk management process**

The Company's liquidity risk management processes are carried out by the Company's senior management and include the following:

- Monitoring the liquidity ratios of the statement of financial position against internal and regulatory requirements; and
- Managing the concentration and profile of debt maturities.

Monitoring and reporting takes the form of cash flow measurement and projections on an on-going basis, as this is key for liquidity management. The starting point for this projection is an analysis of the contractual maturity of the financial liabilities and the expected collection date of the financial assets.

#### **Funding approach**

Sources of liquidity are regularly reviewed by management and the Board of Directors in order to maintain a wide diversification of products and terms.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

**7. Financial instrument risk: *(cont'd)***

**7.2 Liquidity risk *(cont'd)***

**Assets held for managing liquidity risk**

The Company holds a diversified portfolio of cash and high-quality highly-liquid securities to support payment obligations and contingent funding in a stressed market environment. The Company's assets held for managing liquidity risk comprise:

- Un-restricted cash in bank
- Certificates of deposit
- Unimpaired loans

FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

7. Financial instrument risk (cont'd)

7.2 Liquidity risk (cont'd)

(a) Residual contractual maturities of financial liabilities including interest contractually payable are as follows:

	<u>Carrying amount</u>	<u>Up to 1 month</u>	<u>1-3 months</u>	<u>3-12 months</u>	<u>1-5 years</u>	<u>Total</u>
As at October 31, 2025						
<b>Liabilities</b>						
Customer deposits	\$ 227,388,155	11,564,999	16,021,397	199,801,759	-	227,388,155
Other liabilities	<u>3,792,233</u>	<u>475,393</u>	<u>1,466,431</u>	<u>92,697</u>	<u>1,757,712</u>	<u>3,792,233</u>
	<u>\$ 231,180,388</u>	<u>12,040,392</u>	<u>17,487,828</u>	<u>199,894,456</u>	<u>1,757,712</u>	<u>231,180,388</u>
As at October 31, 2024						
<b>Liabilities</b>						
Customer deposits	\$ 218,075,194	16,459,995	8,616,335	192,998,864	-	218,075,194
Other liabilities	<u>4,389,865</u>	<u>978,742</u>	<u>1,071,482</u>	<u>209,700</u>	<u>2,129,941</u>	<u>4,389,865</u>
	<u>\$ 222,465,059</u>	<u>17,438,737</u>	<u>9,687,817</u>	<u>193,208,564</u>	<u>2,129,941</u>	<u>222,465,059</u>

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (*cont'd*)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 7 Financial instrument risk (*cont'd*)

#### 7.3 Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the value of the Company's assets, the amount of its liabilities and/or income. Market risk arises from fluctuations in the value of liabilities and the value of investments held. The Company is exposed to market risk on certain of its financial assets.

(i) *Currency risk*

Currency risk is the risk that the value of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company does not face any such risk since its transactions are substantially in Eastern Caribbean Dollars, which is its functional currency. The United States Dollar, in which the Company also transacts business, is fixed in relation to the Eastern Caribbean Dollar.

(ii) *Price risk*

Price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or its issuer, or factors affecting all instruments traded in the market. The Company has price risk on its listed assets that are carried at fair value through profit or loss.

(iii) *Interest rate risk*

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. Interest rate risk is affected where there is a mismatch between interest earning assets and interest-bearing liabilities, which are subject to interest rate adjustments within a specified period.

The Company actively manages its interest rate exposures with the objective of enhancing net interest income within established risk tolerances. Interest rate risk arising from the Company's funding and investment activities is managed in accordance with Board-approved policies.

The Company advances loans and receives deposits as a part of its normal course of business from both related and third parties. The interest rates on loans generally reflect interest based on market rates. Investment securities and customer deposits generally attract fixed interest rates. The table below analyses the effective interest rates of each class of financial asset and financial liability:

	2025	2024
<b>Loans and advances:</b>		
Government loans	7.50-10.00%	8.50-10.00%
Other loans	8.00-12.00%	9.00-12.00%
<b>Investment securities:</b>		
Government bonds	6.50%	6.50%
Other securities	2.75%-3.25%	2.25%-3.25%
<b>Deposits due to customers</b>	<b>2025</b>	<b>2024</b>
Personal deposits	2.00%-3.50%	2.00%-3.50%
Corporate deposits	2.00%-3.50%	2.75%-3.50%

FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

7. Financial instrument risk (cont'd)

7.3 Market risk (cont'd)

(iii) Interest rate risk (cont'd)

	Interest rate	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Non-interest bearing	Total
As at October 31, 2025								
<b>Assets</b>								
Cash and cash equivalents	0.01%-0.80%			6,536,488			380,769	6,917,257
Investments	2.25%-6.50%			52,728,793	38,184,836		1,158,435	92,072,064
Loans and advances	0.00%-12.00%	4,337,527	902,289	1,117,510	46,590,153	103,751,274	648,473	157,347,226
<b>Total financial assets</b>		<b>4,337,527</b>	<b>902,289</b>	<b>60,382,791</b>	<b>84,774,989</b>	<b>103,751,274</b>	<b>2,187,677</b>	<b>256,336,547</b>
<b>Liabilities</b>								
Customer deposits	2.00%-3.50%	11,564,999	16,021,397	199,801,759				227,388,155
Lease Liability	6.75%					1,757,712		1,757,712
Other liabilities	0.00%						2,034,521	2,034,521
<b>Total financial liabilities</b>		<b>11,564,999</b>	<b>16,021,397</b>	<b>199,801,759</b>		<b>1,757,712</b>	<b>2,034,521</b>	<b>231,180,388</b>
<b>Total interest sensitivity gap</b>		<b>(7,227,472)</b>	<b>(15,119,108)</b>	<b>(139,418,969)</b>	<b>84,774,989</b>	<b>101,993,562</b>	<b>153,156</b>	<b>25,156,159</b>

FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

7. Financial instrument risk (cont'd)

7.3 Market risk (cont'd)

(iii) Interest rate risk (cont'd)

	Interest rate	Up to 1 month	1-3 months	3-12 months	1-5 years	Over 5 years	Non-interest bearing	Total
As at October 31, 2024								
<b>Assets</b>								
Cash and cash equivalents	0.01%-0.80%	-	-	12,205,741	-	-	279,769	12,485,510
Investments	2.25%-6.50%	-	-	64,863,012	62,438,940	-	1,158,437	128,460,389
Loans and advances	0.00%-12.00%	6,962,225	312,119	7,224,546	31,209,640	60,194,548	376,646	106,279,724
<b>Total financial assets</b>		<b>6,962,225</b>	<b>312,119</b>	<b>84,293,299</b>	<b>93,648,580</b>	<b>60,194,548</b>	<b>1,814,852</b>	<b>247,225,623</b>
<b>Liabilities</b>								
Customer deposits	2.00%-3.50%	16,459,995	8,616,335	192,998,864	-	-	-	218,075,194
Lease Liability	6.75%	-	-	-	-	2,129,941	-	2,129,941
Other liabilities	0.00%	-	-	-	-	-	2,259,924	2,259,924
<b>Total financial liabilities</b>		<b>16,459,995</b>	<b>8,616,335</b>	<b>192,998,864</b>	<b>-</b>	<b>2,129,941</b>	<b>2,259,924</b>	<b>222,465,059</b>
<b>Total interest sensitivity gap</b>		<b>(9,497,770)</b>	<b>(8,304,216)</b>	<b>(108,705,565)</b>	<b>93,648,580</b>	<b>58,064,607</b>	<b>(445,072)</b>	<b>24,760,564</b>

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

### 7. Financial instrument risk *(cont'd)*

#### 7.3 Market risk *(cont'd)*

##### 7.3.1 Price risk

The Company's investment portfolio includes securities that are quoted on the Eastern Caribbean Securities Exchange and the US Stock Exchange. The Company is exposed to equities price risk because of investments held and classified on the statement of financial position as at fair value through profit or loss. To manage this price risk arising from investments in equity securities, the Company diversifies its portfolio.

##### 7.3.2 Foreign exchange risk

The Company takes on exposure to the effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows.

Substantially all of the Company's transactions and assets and liabilities are denominated in Eastern Caribbean dollars or United States dollars. Therefore, the Company's exposure to currency risk is considered minimal.

The exchange rate of the Eastern Caribbean dollar (EC\$) to the United States dollar (US\$) has been formally pegged at EC\$2.7 = US\$1.00 since 1974.

Because all significant assets and liabilities are denominated either in United States dollars or in Eastern Caribbean dollars, which is pegged to the US dollar, there would have been no impact on equity, if at October 31, 2025, the Eastern Caribbean Dollar had weakened against other currencies.

### 7.4 Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's involvement with financial instruments, including processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behavior.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for development and implementation of controls to address operational risk is assigned to management within the Company. This responsibility is supported by the development of overall standards for the management of operational risk that establish requirements for:

- appropriate segregation of duties, including the independent authorization of transactions;
- the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

### 7. Financial instrument risk *(cont'd)*

#### 7.4 Operational risk *(cont'd)*

- documentation of controls and procedures;
- the periodic assessment of operational risks faced, and the adequacy of controls and procedures to address the risks identified;
- the reporting of operational losses and proposed remedial action;
- development of contingency plans;
- training and professional development;
- ethical and business standards; and
- risk mitigation, including insurance where this is effective.

### 8. Financial instruments measured at fair value:

#### **Fair value hierarchy**

IFRS 7 specifies a hierarchy of valuation techniques based on whether the inputs to those valuation techniques are observable or unobservable. Observable inputs reflect market data obtained from independent sources; unobservable inputs reflect the Company's market assumptions. These two types of inputs have created the following fair value hierarchy:

- Level 1 - Inputs that are quoted market prices (unadjusted) in active markets for identical instruments
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.
- Level 3 - Inputs that are unobservable. This category includes all instruments for which the valuation technique includes inputs not based on observable data and the unobservable inputs have a significant effect on the instrument's valuation. This category includes instruments that are valued based on quoted prices for similar instruments for which significant unobservable adjustments or assumptions are required to reflect differences between the instruments.

This hierarchy requires the use of observable market data when available. The Company considers relevant and observable market prices in its valuations where possible.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)***8. Financial instruments measured at fair value: *(cont'd)*****Assets measured at fair value****October 31, 2025**

	Level 1	Level 2	Level 3	Total
<b>Fair value through profit or loss</b>				
Debt securities	\$ -	-	-	-
Equity securities	26,463,125	-	1,158,437	27,621,562
	<u>\$ 26,463,125</u>	<u>-</u>	<u>1,158,437</u>	<u>27,621,562</u>

**October 31, 2024**

	Level 1	Level 2	Level 3	Total
<b>Fair value through profit or loss</b>				
Debt securities	\$ -	-	-	-
Equity securities	33,649,828	-	1,158,437	34,808,265
	<u>\$ 33,649,828</u>	<u>-</u>	<u>1,158,437</u>	<u>34,808,265</u>

**9. Capital management:**

The Company's objectives when managing capital, which is a broader concept than the 'equity' on the face of the statement of financial position, are:

- To comply with the capital requirements set by its regulator - the Eastern Caribbean Central Bank;
- To safeguard the Company's ability to continue as a going concern so that it can continue to provide returns for shareholders and benefits for other stakeholders; and
- To maintain a strong capital base to support the development of its business.

Capital adequacy and the use of regulatory capital are monitored quarterly by the Company's management, employing techniques based on the guidelines developed by the Basel Committee and as implemented by the Company's management for supervisory purposes. The required information is filed with the Eastern Caribbean Central Bank (ECCB) quarterly.

The ECCB requires all licensed financial institutions operating as a credit or other financial institution under its jurisdiction to: (a) hold a minimum level of regulatory capital of \$5,000,000 and (b) maintain a ratio of total regulatory capital to the risk-weighted assets (RWA) ("the Basel Ratio") at or above the internationally agreed minimum of 8%.

- Tier 1 capital: share capital (net of any book values of treasury shares), general reserves, statutory reserve, non-controlling interests arising on consolidation from interests in permanent shareholders' equity, retained earnings and reserves created by appropriations of retained earnings. The book value of goodwill (if applicable) is deducted in arriving at Tier 1 capital; and
- Tier 2 capital: qualifying subordinated loan capital, collective impairment allowances and unrealised gains arising on the fair valuation of equity instruments at FVTOCI.

Investments in associates (of which there are none) are deducted from Tier 1 and Tier 2 capital to arrive at the regulatory capital.

FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

9. Capital management: (cont'd)

During the period, the Company was in compliance with all externally imposed capital requirements.

		2025	2024
<b>Tier I capital</b>			
Share capital (net of treasury share)	\$	17,500,000	17,500,000
General reserve		6,647,190	6,647,190
Statutory reserve		10,190,866	9,303,335
Non-Controlling interest		-	-
Retained earnings		(9,030,385)	(12,580,508)
<b>Total qualifying tier I capital</b>		<b>25,307,671</b>	<b>20,870,017</b>
<b>Total qualifying tier II capital</b>			
Subordinate loan capital		-	-
Impairment allowances		-	-
Unrealized gains		-	-
<b>Total qualifying tier II capital</b>		<b>-</b>	<b>-</b>
<b>Total regulatory capital</b>	<b>\$</b>	<b>25,307,671</b>	<b>20,870,017</b>
<b>Risk weighted assets</b>			
On-Balance sheet	\$	247,142,061	230,604,229
Off-Balance sheet		-	-
<b>Total risk weighted assets</b>		<b>247,142,061</b>	<b>230,604,229</b>
<b>Basel ratio</b>		<b>10%</b>	<b>9%</b>

10. Comparatives:

Certain of the comparative figures have been reclassified to conform to the current year's presentation.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

**11. Cash and cash equivalents:**

	<b>2025</b>	<b>2024</b>
Cash on hand	\$ 380,768	279,769
Cash held with Fund Manager	481,795	416,306
CIBC First Caribbean International Bank	4,235,454	9,659,884
Eastern Caribbean Amalgamated Bank	1,819,240	2,129,551
	<b>\$ 6,917,257</b>	<b>12,485,510</b>

**12. Investment securities:**

	<b>2025</b>	<b>2024</b>
<b>Term deposits measured at amortized cost</b>		
Certificates of deposit	\$ 5,611,873	8,481,977
Interest receivable	45,758	93,168
Less: allowance for impairment	(1,108)	(2,066)
<b>Total term deposits</b>	<b>\$ 5,656,523</b>	<b>8,573,079</b>
<b>Other securities measured at amortized cost</b>		
Debt securities at amortized cost		
Government bonds - Listed	\$ 57,497,995	81,752,179
Interest receivable	1,431,190	3,653,899
Less: allowance for impairment	(135,205)	(327,033)
	<b>\$ 58,793,980</b>	<b>85,079,045</b>
<b>Total investments measured at amortized cost</b>	<b>64,450,503</b>	<b>93,652,124</b>
<b>Securities measured at fair value through P&amp;L</b>		
Equity securities		
Unlisted	1,158,437	1,158,437
Listed	26,463,125	33,649,828
<b>Total securities measured at fair value through P&amp;L</b>	<b>27,621,562</b>	<b>34,808,265</b>
<b>Total investments</b>	<b>\$ 92,072,064</b>	<b>128,460,389</b>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)***12. Investment securities *(cont'd)***

All debt securities have fixed interest rates.

Movement of the Company's financial assets are summarized as follows:

	<u>Fair value through P&amp;L</u>	<u>Amortised cost</u>
<b>As at October 31, 2023</b>	29,654,137	106,281,005
Additions	-	-
Reclassified to cash	955,851	(14,245,571)
Movement in accrued interest	-	1,601,624
Net other gains and expenses	706,074	-
Change in fair value	3,492,203	-
Allowance for expected credit losses	-	15,066
<b>As at October 31, 2024</b>	\$ 34,808,265	93,652,124
Additions	-	-
Reclassified to cash	(65,489)	-
Disposals (sales, redemptions and principal repayments)	(8,450,973)	(27,124,288)
Movement in accrued interest	-	(2,270,119)
Net other gains and expenses	708,629	-
Change in fair value	621,130	-
Allowance for expected credit losses	-	192,786
<b>As at October 31, 2025</b>	<u>27,621,562</u>	<u>64,450,503</u>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

**12. Investment securities (cont'd)**

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's credit rating system and year end stage classification for investments.

	Stage 1 12 Month ECL	Stage 2 Lifetime ECL	Stage 3 Credit Impaired Financial Assets Lifetime ECL	Total
<b>October 31, 2025</b>				
Gross exposure	\$ 5,657,631	58,929,185	-	64,586,816
ECL	(1,108)	(135,205)	-	(136,313)
<b>Net exposure</b>	<b>\$ 5,656,523</b>	<b>58,793,980</b>	<b>-</b>	<b>64,450,503</b>
<b>October 31, 2024</b>				
Gross exposure	\$ 8,575,145	85,406,078	-	93,981,223
ECL	(2,066)	(327,033)	-	(329,099)
<b>Net exposure</b>	<b>\$ 8,573,079</b>	<b>85,079,045</b>	<b>-</b>	<b>93,652,124</b>
<b>As at October 31, 2024</b>	<b>\$ 2,066</b>	<b>327,033</b>	<b>-</b>	<b>329,099</b>
ECL on new instruments issued during the year	-	-	-	-
Change in ECL on prior instruments not matured	(958)	(191,828)	-	(192,786)
ECL reversed on matured instruments	-	-	-	-
<b>As at October 31, 2025</b>	<b>1,108</b>	<b>135,205</b>	<b>-</b>	<b>136,313</b>
<b>ECL allowance as at October 31, 2023</b>	<b>\$ 308</b>	<b>343,857</b>	<b>-</b>	<b>344,165</b>
ECL on new instruments issued during the year	-	-	-	-
Change in ECL on prior instruments not matured	1,758	(16,824)	-	(15,066)
ECL reversed on matured instruments	-	-	-	-
<b>As at October 31, 2024</b>	<b>\$ 2,066</b>	<b>327,033</b>	<b>-</b>	<b>329,099</b>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

**13. Statutory deposit**

	<b>2025</b>	<b>2024</b>
Accountant general	\$ 718,474	718,474

Under the previous Banking Act No. 14 of 2005 of Antigua and Barbuda, the Company was required to maintain with the Accountant General, a reserve amount equivalent to 5.0% of its total deposit liabilities to the public. The above amount of \$718,474 at the year-end represents total funds paid over to the Accountant General, over the years.

**14. Loans and advances, net**

	<b>2025</b>	<b>2024</b>
Government loans	\$ 85,952,607	40,759,370
Consumer loans	71,148,976	65,143,708
Other loans and advances	245,643	376,646
	157,347,226	106,279,724
Allowance for credit losses	(5,220,951)	(7,470,012)
	\$ 152,126,275	98,809,712

The movement in allowance for credit losses is as follows:

	<b>2025</b>	<b>2024</b>
Balance, beginning of year	\$ 7,470,012	10,775,015
Current provision	-	-
Amounts written-off	(2,761,636)	(3,091,209)
ECL Expense/(Recovery)	512,575	(213,794)
	\$ 5,220,951	7,470,012

Consumer loans are shown net of unearned income of \$5,008 (2024: \$63,924).

In prior years, the Company set aside additional amounts totalling \$6,647,190 (2024: \$6,647,190) as an appropriation within a separate reserve account in equity in respect of the difference between the provision requirements under International Financial Reporting Standards and the ECCB Prudential Guidelines. The Company has made a decision to maintain this reserve at the current amount although it is \$4,955,402 (2024: \$3,897,130) in excess of what required for the 2025 financial year.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

**14. Loans and advances, net *(cont'd)***

A breakdown of the staging of loans and advances and the related ECLs is illustrated below:

	<u>Total</u>
<b>Balance at October 31, 2025</b>	
<b>Gross loans before provisions</b>	\$ 157,347,226
Stage 1: 12-month ECL	(1,954)
Stage 2: Lifetime ECL	(65,768)
Stage 3: Credit impaired	(5,153,229)
<b>At October 31, 2025</b>	<u>\$ 152,126,275</u>

	<u>Total</u>
<b>Balance at October 31, 2024</b>	
<b>Gross loans before provisions</b>	\$ 106,279,724
Stage 1: 12-month ECL	(9,135)
Stage 2: Lifetime ECL	(74,133)
Stage 3: Credit impaired	(7,386,744)
<b>At October 31, 2024</b>	<u>\$ 98,809,712</u>

	<u>Total</u>
<b>Stage 1: 12-Month ECL</b>	
ECL allowance as at:	
October 31, 2024	\$ 9,135
ECL decrease during the year	(7,181)
<b>As at October 31, 2025</b>	<u>\$ 1,954</u>

	<u>Total</u>
<b>Stage 1: 12-Month ECL</b>	
ECL allowance as at:	
October 31, 2023	\$ 13,497
ECL decrease during the year	(4,362)
<b>As at October 31, 2024</b>	<u>\$ 9,135</u>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

14. Loans and advances, net (cont'd)

<b>Stage 2: Lifetime ECL</b>	<b>Total</b>
ECL allowance as at:	
October 31, 2024	\$ 74,133
ECL decrease during the year	(8,365)
<b>As at October 31, 2025</b>	<b>\$ 65,768</b>

	<b>Total</b>
<b>Stage 2: Lifetime ECL</b>	
ECL allowance as at:	
October 31, 2023	\$ 114,675
ECL decrease during the year	(40,542)
<b>As at October 31, 2024</b>	<b>\$ 74,133</b>

<b>Stage 3: Lifetime ECL (Credit Impaired)</b>	<b>Total</b>
ECL allowance as at:	
October 31, 2024	\$ 7,470,012
ECL increase during the year	444,853
Charge-offs and write-offs	(2,761,636)
<b>As at October 31, 2025</b>	<b>5,153,229</b>
<b>Total</b>	<b>\$ 5,220,951</b>

<b>Stage 3: Lifetime ECL (Credit Impaired)</b>	<b>Total</b>
ECL allowance as at:	
October 31, 2023	\$ 10,775,015
ECL decrease during the year	(297,062)
Charge-offs and write-offs	(3,091,209)
<b>As at October 31, 2024</b>	<b>7,386,744</b>
<b>Total</b>	<b>\$ 7,470,012</b>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)*

**15. Repossessed stock, net**

	<b>2025</b>	<b>2024</b>
Inventories on hand	\$ <u>563,000</u>	<u>157,000</u>

Repossessed stock are vehicles repossessed by the Company as a result of the customer defaulting on the loan. Repossessed stock also includes vehicles traded in and returned by customers.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (*cont'd*)

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

**16. Property and equipment**

Property and equipment comprise the following:

	Leasehold Improvements	Motor Vehicles	Office Equipment	Computer Equipment	Security System	Storage Facility	Work in progress	Total
<b>Year ended October 31, 2025</b>								
Opening net book value	\$ 29,118	165,987	71,822	205,220	51,156	19,388	2,655	545,346
Additions			2,650	23,460		-	2,046,940	2,073,050
Disposals	(32,001)	(304,385)	(517,745)	(522,658)	(136,574)	-	-	(1,513,363)
Writeback of accumulated depreciation	12,503	292,454	462,378	483,922	89,783	-	-	1,341,040
Depreciation charge	(3,286)	(32,280)	(7,809)	(41,165)	(4,365)	(970)	-	(89,875)
<b>Closing net book value</b>	<b>\$ 6,334</b>	<b>121,776</b>	<b>11,296</b>	<b>148,779</b>	<b>-</b>	<b>18,418</b>	<b>2,049,595</b>	<b>2,356,198</b>
<b>At October 31, 2025</b>								
Cost	\$ 9,241	183,202	16,224	525,497	-	44,803	2,049,595	2,828,562
Accumulated depreciation	(2,907)	(61,426)	(4,928)	(376,718)	-	(26,385)	-	(472,364)
<b>Net book value</b>	<b>\$ 6,334</b>	<b>121,776</b>	<b>11,296</b>	<b>148,779</b>	<b>-</b>	<b>18,418</b>	<b>2,049,595</b>	<b>2,356,198</b>
<b>Year ended October 31, 2024</b>								
Opening net book value	\$ 34,256	77,583	75,138	215,842	58,829	20,408	-	482,056
Additions	-	113,203	8,765	33,335	-	-	2,655	157,958
Disposals	-	-	-	-	-	-	-	-
Writeback of accumulated depreciation	-	-	-	-	-	-	-	-
Depreciation charge	(5,138)	(24,799)	(12,081)	(43,957)	(7,673)	(1,020)	-	(94,668)
<b>Closing net book value</b>	<b>\$ 29,118</b>	<b>165,987</b>	<b>71,822</b>	<b>205,220</b>	<b>51,156</b>	<b>19,388</b>	<b>2,655</b>	<b>545,346</b>
<b>At October 31, 2024</b>								
Cost	\$ 41,242	487,587	531,319	1,024,695	136,574	44,803	2,655	2,268,875
Accumulated depreciation	(12,124)	(321,600)	(459,497)	(819,475)	(85,418)	(25,415)	-	(1,723,529)
<b>Net book value</b>	<b>\$ 29,118</b>	<b>165,987</b>	<b>71,822</b>	<b>205,220</b>	<b>51,156</b>	<b>19,388</b>	<b>2,655</b>	<b>545,346</b>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

**17. Intangible assets**

	2025	2024
<b>Software</b>		
Cost at the beginning of the year	\$ 771,355	771,355
Additions	-	-
Cost at the end of the year	\$ 771,355	771,355
Accumulated amortization - beginning of the year	\$ 542,145	484,843
Charge for the year	45,842	57,302
Accumulated amortization - end of the year	587,987	542,145
Net book value	\$ 183,368	229,210

**18. Customer deposits**

	Payable in less than 1 year	Payable between 1 to 3 years	Total 2025	Total 2024
Personal	\$ 184,147,048	-	184,147,048	177,418,387
Corporate	43,241,107	-	43,241,107	40,656,807
Total	\$ 227,388,155	-	227,388,155	218,075,194

Deposits attract interest at rates varying from 2% to 3.5% (2024: 2% to 3.5%). The overall weighted average effective interest rate on deposits was 3.32% (2024: 3.29%). Included in the total customer deposits is accrued interest payable of \$3,387,517 (2024: \$3,109,730).

**19. Accounts payable and accruals**

	2025	2024
Accounts payable	\$ 1,193,271	932,528
Accruals	365,625	348,654
	\$ 1,558,896	1,281,182
Current	\$ 1,558,896	1,281,182
Non-current	-	-
	\$ 1,558,896	1,281,182

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (cont'd)

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)***20. Income taxes**

In accordance with the laws of Antigua and Barbuda, the Company currently pays tax at a rate of 25% (2024: 25%).

*Tax concessions:*

The Company benefits from tax concessions on interest earned from bonds issued by the Government of Antigua and Barbuda and on loans to Antigua and Barbuda statutory bodies.

**Income tax (recoverable)/payable**

	<b>2025</b>	<b>2024</b>
Balance, beginning of year	\$ (108,471)	(108,471)
Income tax expense	-	-
Income tax paid	-	-
Balance, end of year	\$ (108,471)	(108,471)

A reconciliation of the income tax attributable to the operations for the period using the statutory rate of 25% is as follows:

**Income tax expense**

	<b>2025</b>	<b>2024</b>
<b>Profit/(loss) before taxation</b>	\$ 4,437,654	4,658,242
Tax at twenty-five (25%) percent	1,109,414	1,164,561
<b>Add/(deduct):</b>		
Tax effect on items not allowable as tax deductible items	365,151	317,704
Tax effect on capital and balancing allowance	(98,394)	(27,891)
Tax effect on exempt income	(3,186,368)	(3,064,681)
Tax effect on losses not utilized	1,810,197	1,610,307
<b>Current tax expense</b>	\$ -	-

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

### 20. Income taxes: (cont'd)

As at October 31, 2025, the Company had a deferred tax asset of \$10,499,769 (2024: \$8,710,957) arising out of tax loss which has not been recognised in these financial statements, as there is no certainty that future taxable profits will be available against which the Company can utilize the benefit therefrom.

The Company has incurred income tax losses in previous years which may be carried forward and applied to reduce taxable income in future years by an amount not exceeding one half of the taxable income in any one year of assessment prior to the expiration of the losses. The losses are yet to be agreed by the Commissioner of Inland Revenue. The losses expire as follows:

<u>Date of Expiration</u>	<u>Loss</u>
October 31, 2026	\$ 6,166,372
October 31, 2027	7,163,806
October 31, 2028	8,000,799
October 31, 2029	7,251,103
October 31, 2030	6,441,229
October 31, 2031	7,240,786
	<u>\$ 42,264,095</u>

### 21. Stated capital

	<u>2025</u>	<u>2024</u>
Authorized, issued and fully paid:		
17,500,000 common shares of no-par value	\$ <u>17,500,000</u>	<u>17,500,000</u>

### 22. Statutory reserve

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 9,303,335	8,371,686
Transfer of profit after taxation	887,531	931,649
Balance, end of year	<u>\$ 10,190,866</u>	<u>9,303,335</u>

Pursuant to Section 45 of the Banking Act No. 10 of 2015, the Company shall, out of its net profits of each year, transfer to a reserve "not less than 20% of the annual net earnings of the Company to a reserve fund whenever the fund is less than one hundred percent of the issued and paid-up capital of the Company". At the reporting date, the Company's reserve was less than the issued and paid-up capital.

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

**23. Income:**

	<b>2025</b>	<b>2024</b>
<b>Loans</b>		
Interest income from loans and advances to customers	\$ 4,915,051	4,563,128
Interest income from government loans	6,539,889	2,102,187
	<u>11,454,940</u>	<u>6,665,315</u>
<b>Income from deposits with other financial institutions and investments</b>		
Government bonds interest income	4,740,325	5,893,225
Deposit interest income and dividends	194,049	212,612
Realized (losses)/gains	(8,333)	76,034
Unrealized gains on fair value changes	629,463	3,518,448
	<u>5,555,504</u>	<u>9,700,319</u>
Total	\$ <u>17,010,444</u>	<u>16,365,634</u>

**24. Other operating income:**

	<b>2025</b>	<b>2024</b>
Investment portfolio income	\$ 971,588	953,641
Sundry income	463,618	597,117
Late fee charges	73,759	66,492
Vehicle lease income	36,000	15,000
Recoveries	67,102	4,828
Repossessed stock gain/(loss)	28,488	9,917
	<u>\$ 1,640,555</u>	<u>1,646,995</u>

**25. Salaries and related costs:**

	<b>2025</b>	<b>2024</b>
Salaries, wages and allowances	\$ 2,528,835	2,561,675
Statutory deductions	216,754	212,358
Training	91,027	89,931
Other costs	51,563	50,970
Medical insurance	28,435	22,598
Uniforms	45,556	8,748
	<u>\$ 2,962,170</u>	<u>2,946,280</u>
Average number of employees	<u>26</u>	<u>28</u>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**Notes to Financial Statements *(cont'd)*

October 31, 2025

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*(Expressed in Eastern Caribbean Dollars)***26. General and administrative expenses**

	<u>Note</u>	<u>2025</u>	<u>2024</u>
Salaries and related costs	25	\$ 2,962,170	2,946,280
Investment fees and expenses		325,458	349,847
Other expenses		213,192	202,631
Security		216,230	180,022
Repairs and maintenance		145,345	155,407
Professional and legal fees		52,159	148,502
Audit fees		109,254	109,376
License fees		80,000	80,000
Utilities		58,847	54,741
Credit card expenses		52,470	52,738
Subscriptions and donations		40,076	42,569
Vehicle expenses		44,754	38,711
Insurance		24,587	26,625
Advertising and promotion		1,940	25,995
Travel		31,919	12,687
Bank charges		20,263	16,912
Telephone		12,749	15,272
Repossessed stock expenses		8,889	3,116
Loss on sale of fixed assets		172,324	-
Cash overs		(116)	(112)
		<u>\$ 4,572,510</u>	<u>4,461,319</u>

**27. Related party balances and transactions****Related party definition**

A related party is a person or entity that is related to the Company.

- a) A person or a close member of that person's family is related to the Company if that person:
- (i) has control or joint control of the Company;
  - (ii) has significant influence over the Company; or
  - (iii) is a member of the key management personnel of the Company or of the parent of the Company.

## FINANCE AND DEVELOPMENT COMPANY LIMITED

Notes to Financial Statements (cont'd)

October 31, 2025

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(Expressed in Eastern Caribbean Dollars)

### 27. Related party balances and transactions (cont'd)

- b) An entity is related to the Company if any of the following conditions applies:
- (i) The entity and the Company are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (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 plan for the benefit of employees of either the Company or an entity related to the Company.
  - (vi) The entity is controlled or jointly 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 personnel of the entity (or of a parent of the entity).
  - (viii) The entity or any member of a group of which it is a part, provides key management personnel services to the Company or to the parent of the Company.

A related party transaction is a transfer of resources, services or obligations between related entities regardless of whether a price is charged.

A number of transactions were entered into with related parties in the normal course of business. These include loans, deposits and other transactions.

The volumes of related party transactions, outstanding balances at the year end and related expenses and income for the year are as follows:

- (i) Outstanding balances - presented in loans and advances on statement of financial position

	2025	2024
<i>Loans and other assets</i>		
Other related entities	\$ 4,836,360	6,112,142
Key management personnel	173,092	75,301
	<u>\$ 5,009,452</u>	<u>6,187,443</u>

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements (*cont'd*)

October 31, 2025

(Expressed in Eastern Caribbean Dollars)

**27. Related party balances and transactions (*cont'd*)**

(ii) Outstanding balances - other balances due from related parties

	2025	2024
Advances made to shareholders	-	-
Receivables from other related entities	6,382	12,752
	\$ 6,382	12,752

Related party loans and other balances due from related parties attract interest at rates varying from 0% to 7.5% (2024: 0% to 6.5%). During the year the Company wrote-off balances due from related party of nil (2024: nil). No specific provisions have been recognized in respect of loans or other balances due from related parties (2024: nil).

	2025	2024
<i>Deposits and other liabilities</i>		
Directors	\$ 121,085,057	117,096,639
Other related entities	31,253,258	24,744,687
	\$ 152,338,315	141,841,326

Related party deposits attract interest at rates varying from 3% to 3.5% (2024: 3% to 3.5%).

(iii) Outstanding balances - other balances due to related parties

	2025	2024
Payable to related entities	\$ 475,625	978,742

(iv) Transactions

	2025	2024
<i>Interest income on loans</i>		
Other related entities	\$ 330,756	406,418
Key management personnel	-	4,226
	\$ 330,756	410,644

	2025	2024
<i>Interest expense on deposits</i>		
Directors	\$ 4,219,973	3,931,601
Other related entities	1,021,542	908,459
Key management personnel	-	-
	\$ 5,241,515	4,840,060

**FINANCE AND DEVELOPMENT COMPANY LIMITED**Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)***27. Related party balances and transactions *(cont'd)***(iii) Transactions *(cont'd)*

	<b>2025</b>	<b>2024</b>
<i>Other expenses</i>		
Directors' fees and other expenses	\$ 1,271,615	1,188,081
Key management compensation	943,900	676,559
Rental and utilities expense	516,000	516,000
	<b>\$ 2,731,515</b>	<b>2,380,640</b>

**28. Non-Compliance with laws and regulations**

In 2022, The Company was cited by its regulator the Eastern Caribbean Central Bank (ECCB) in respect of a breach of the Banking Act, 2015. The breach was in relation to:

- Section 50(4) - Restriction on exposures to related parties

The Company communicated with the regulator, the Eastern Caribbean Central Bank (ECCB) regarding the identified breach and has since entered into a Memorandum of Understanding with the ECCB during the fiscal year 2025. Consequently, the Company is currently taking steps to right size these deficiencies within the timeframe agreed with the ECCB.

**29. Contingencies and commitments**

The contractual amounts of the Company's off-balance sheet financial instruments that commit it to extend credit to customers are listed below:

	<b>Up to 1 year</b>
<b>As of October 31, 2025</b>	
Loan commitments (undrawn)	5,355,822
<b>As of October 31, 2024</b>	
Loan commitments (undrawn)	30,576,930

**FINANCE AND DEVELOPMENT COMPANY LIMITED**

Notes to Financial Statements *(cont'd)*

October 31, 2025

*(Expressed in Eastern Caribbean Dollars)*

**30. Leases**

The Company leases a building for its sole office operations. The lease runs for an indefinite period. Previously, the lease was classified as operating leases under IAS 17.

	<b>Right of Use Property</b>	
	<b>2025</b>	<b>2024</b>
a) Right-of-Use assets		
As of November 1	1,808,212	2,179,854
Dismantling cost provision	-	-
Depreciation expense	(371,642)	(371,642)
As of October 31	1,436,570	1,808,212
b) Lease liability		
Maturity analysis - contractual undiscounted cash flows:		
	<b>2025</b>	<b>2024</b>
Total undiscounted lease liabilities at November 1	2,129,941	2,478,633
Add: Lease interest	143,771	167,308
Less: Lease payments	(516,000)	(516,000)
Lease liabilities included in the statement of financial position on October 31	1,757,712	2,129,941
Current	397,355	372,229
Non-current	1,360,358	1,757,712
c) Amounts recognised in profit or loss		
Interest on lease liabilities	143,771	167,308
d) Amounts recognised in cash flows		
Total cash outflow for leases	516,000	516,000
(e) Extension options		

The lease has an indefinite period. The lessor and its stakeholders have not indicated that the agreement will be broken in the near future and hence the agreement is expected to exist indefinitely and no extension will be required.