

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST:
PROPERTY FUND

FINANCIAL STATEMENTS

DECEMBER 31, 2022



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INDEPENDENT AUDITORS' REPORT

To the Unit Holders of
VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Opinion

We have audited the financial statements of Victoria Mutual Wealth Management Unit Trust: Property Fund ("the Fund"), set out on pages 4 to 41 which comprise the statement of financial position as at December 31, 2022, the statements of comprehensive income, changes in unit holders' funds and cash flows for the year then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Fund as at December 31, 2022, and of its financial performance and cash flows for the year then ended in accordance with IFRS Standards as issued by the International Accounting Standards Board (IFRS 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 Fund in accordance with the International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants including International Independence Standards (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.



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Unit Holders of
VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

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

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

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Unit Holders of
VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

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

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

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

A handwritten signature of the KPMG firm, written in blue ink. The signature is stylized and matches the KPMG logo.

March 22, 2024

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Financial Position


As at December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2022</u> \$'000	<u>2021</u> \$'000
ASSETS			
Cash and cash equivalents		21,256	62,592
Resale agreements	4	-	45,153
Investment securities	5	2,577,545	4,153,780
Investment property	6	6,970,130	4,277,984
Margin loans receivable	7	392,183	427,440
Interest receivable		7,363	43,077
Accounts receivable	8	72,099	157,449
Due from related parties	9	<u>207,574</u>	<u>564,631</u>
Total assets		<u>10,248,150</u>	<u>9,732,106</u>
LIABILITIES			
Due to related parties	9	45,740	33,628
Secured loan payable	10	1,547,293	2,126,385
Accounts payable	11	<u>337,439</u>	<u>73,325</u>
Total liabilities		<u>1,930,472</u>	<u>2,233,338</u>
NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS		<u>8,317,678</u>	<u>7,498,768</u>
Represented by:			
UNIT HOLDERS' FUNDS	12	<u>8,317,678</u>	<u>7,498,768</u>
Number of units in issue at December 31 (rounded in thousands)	12	<u>5,645,306</u>	<u>4,854,548</u>
Value per unit (\$)	16	<u>1,4734</u>	<u>1.5447</u>

The financial statements on pages 4 to 41 were approved for issue on March 22, 2024 by the Board of Directors of Victoria Mutual Wealth Management Limited, the Fund Manager, and signed on its behalf by:


 _____ Director
 Courtney Campbell


 _____ Director
 Rezworth Burchenson

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Comprehensive Income

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2022</u> \$'000	<u>2021</u> \$'000
Net interest income and other income:			
Interest income from investment securities		93,011	123,112
Interest income calculated using the effective interest method		34,369	56,817
Interest expense		<u>(138,712)</u>	<u>(110,876)</u>
Net interest income		(11,332)	69,053
Rental income	13	336,961	224,111
Realised gain/(loss) on sale of investment securities		105,295	(83,016)
Net change in fair value of investment property		82,991	129,825
Net change in fair value of investment securities		<u>(503,757)</u>	<u>610,760</u>
Operating revenue net of interest expense		10,158	950,733
Other income		<u>38,372</u>	<u>61,725</u>
		<u>48,530</u>	<u>1,012,458</u>
Impairment allowance on financial assets	8	<u>149,501</u>	<u>-</u>
Administration expenses:			
Auditors' remuneration		16,106	17,595
Irrecoverable General Consumption Tax		29,339	23,424
Management fees		115,862	102,063
Trustee fees		6,842	8,154
Registrar fees		19,310	16,909
Professional fees		18,100	15,269
Other expenses		<u>69,988</u>	<u>57,735</u>
		<u>275,547</u>	<u>241,149</u>
(Decrease)/increase in net assets attributable to Unit Holders		<u>(376,518)</u>	<u>771,309</u>

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Changes in Unit Holders' Funds

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2022</u> \$'000	<u>2021</u> \$'000
Unit Holders' Funds at the beginning of the year		<u>7,498,768</u>	<u>6,406,033</u>
(Decrease)/Increase in net assets attributable to Unit Holders		<u>(376,518)</u>	<u> 771,309</u>
Contributions and redemptions by holders of redeemable units:			
Issue of redeemable units during the year	12	1,613,945	535,827
Redemption of units during the year	12	<u>(418,517)</u>	<u>(214,401)</u>
		<u>1,195,428</u>	<u> 321,426</u>
Unit Holders' Funds at the end of the year		<u>8,317,678</u>	<u>7,498,768</u>

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Cash Flows

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2022</u> \$'000	<u>2021</u> \$'000
Cash flows from operating activities			
(Decrease)/increase in net assets attributable to			
Unit Holders		(376,518)	771,309
Adjustments for:			
Interest income		(127,380)	(179,929)
Interest expense		138,712	110,876
Net rental income		(336,961)	(224,111)
Impairment allowance on financial assets		149,501	-
Realised (gain)/loss on sale of investment securities		(105,295)	83,016
Change in fair value of investment property		(82,991)	(129,825)
Change in fair value of investment securities		<u>503,757</u>	<u>(610,760)</u>
		(237,175)	(179,424)
Changes in:			
Due to related parties		12,112	(653,890)
Accounts payable		264,114	(10,271)
Accounts receivable		(160,609)	11,490
Due from related parties		357,057	(521,090)
Resale agreements		45,153	1,254,847
Investment securities		1,177,773	(341,592)
Investment property		(2,609,155)	(317,432)
Margin loans receivable	7	<u>35,257</u>	<u>172,168</u>
Cash used in operating activities		(1,115,473)	(585,194)
Interest received		163,094	146,068
Interest paid		(132,714)	-
Rent received		<u>433,419</u>	<u>127,484</u>
Net cash used by operating activities		(651,674)	(311,642)
Cash flows from financing activities			
Secured loan payable		(585,090)	(7,883)
Proceeds from issue of units	12	1,613,945	535,877
Payments for units encashed	12	(418,517)	(214,401)
Net cash provided by financing activities		<u>610,338</u>	<u>313,593</u>
Net (decrease)/increase in cash and cash equivalents		(41,336)	1,951
Cash and cash equivalents at the beginning of the year		<u>62,592</u>	<u>60,641</u>
Cash and cash equivalents at the end of the year		<u>21,256</u>	<u>62,592</u>

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

1. The Fund

Property Fund (“the Fund”) is a portfolio in the Victoria Mutual Wealth Management Unit Trust (“the Trust”), which was established by Trust Deed dated December 11, 2013 and registered in Jamaica on September 24, 2015 as a Unit Trust Scheme under the Unit Trust Act. The Trust is an open-ended fund comprising a diversified portfolio of investments. The Fund is managed by Victoria Mutual Wealth Management Limited, (“the Fund Manager”), and the Trustee is JCSD Trustee Services Limited. Both companies are incorporated and domiciled in Jamaica. The registered office of the Fund is located at 75 Half Way Tree Road, Kingston, Jamaica, W.I.

The Fund Manager is a wholly-owned subsidiary of Victoria Mutual Investments Limited (“parent company”). The Fund Manager is licenced by the Financial Services Commission (“FSC”) as a Securities Dealer and is also a Member of the Jamaica Stock Exchange (JSE). The ultimate parent is The Victoria Mutual Building Society.

The Fund’s objective is to maximize rental income and capital appreciation for investors over the medium term by strategically investing in various segments of the real estate market. It is promoted as VM Wealth Classic Property Portfolio in the Offering Circular as of July 1, 2019, with the approval of the Financial Services Commission.

The income of the Fund is exempt from income tax under Section 12(t) of the Income Tax Act.

2. Statement of compliance and basis of preparation

(a) Statement of compliance:

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

New and amended standards and interpretations that became effective during the year

Certain new and amended standards came into effect during the current financial year. The Fund has adopted those which are relevant to its operations, but their adoption did not result in any changes to amounts recognised or disclosed in these financial statements.

New and amended standards and interpretations issued but are not yet effective

At the date of authorisation of these financial statements, certain new and amended standards and interpretations were in issue but were not yet effective and had not been early-adopted by the Fund. The Fund has assessed their relevance with respect to its operations and has determined that the following may have an effect on its financial statements:

- Annual Improvements to IFRS Standards 2018-2020 cycle contain amendments to IFRS 1 *First-time Adoption of International Financial Reporting Standards*, IFRS 9 *Financial Instruments* is effective for annual periods beginning on or after January 1, 2022.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

2. Statement of compliance and basis of preparation (continued)

(a) Statement of compliance (continued):

New and amended standards and interpretations issued but are not yet effective (continued)

- Annual Improvements to IFRS Standards 2018-2020 (continued)

IFRS 9 *Financial Instruments* amendment clarifies that – for the purpose of performing the ‘10 per cent test’ for derecognition of financial liabilities – in determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other’s behalf.

The Fund does not expect the amendment to have a significant impact on its financial statements.

- Amendments to IAS 1 *Presentation of Financial Statements*, will apply retrospectively for annual reporting periods beginning on or after 1 January 2023. The amendments promote consistency in application and clarify the requirements on determining if a liability is current or non-current.

Under existing IAS 1 requirements, entities classify a liability as current when they do not have an unconditional right to defer settlement of the liability for at least twelve months after the end of the reporting period. As part of its amendments, the requirement for a right to be unconditional has been removed and instead, now requires that a right to defer settlement must have substance and exist at the end of the reporting period. An entity classifies a liability as non-current if it has a right to defer settlement for at least twelve months after the reporting period. It has now been clarified that a right to defer exists only if the entity complies with conditions specified in the loan agreement at the end of the reporting period, even if the lender does not test compliance until a later date.

With the amendments, convertible instruments may become current. In light of this, the amendments clarify how an entity classifies a liability that includes a counterparty conversion option, which could be recognised as either equity or a liability separately from the liability component under IAS 32. Generally, if a liability has any conversion options that involve a transfer of the entity’s own equity instruments, these would affect its classification as current or non-current. It has now been clarified that an entity can ignore only those conversion options that are recognised as equity when classifying liabilities as current or non-current.

The Fund does not expect the amendments to have a significant impact on its financial statements.

(b) Basis of preparation and functional currency:

The financial statements have been prepared on the historical cost basis, except for financial assets which are measurement at fair value through profit or loss (FVTPL).

The financial statements are presented in Jamaica dollars, which is the functional currency of the Fund, rounded to the nearest thousand (\$’000), unless otherwise stated.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

2. Statement of compliance and basis of preparation (continued)

(b) Basis of preparation and functional currency (continued):

Management continues to have a reasonable expectation that the Fund has adequate resources to continue in operation for at least the next 12 months and that the going concern basis of accounting remains appropriate. The preparation of the financial statements in conformity with IFRS assumes that the Fund will continue in operational existence for the foreseeable future. This means, in part, that the statements of financial position and statements of comprehensive income assume no intention or necessity to liquidate or terminate operations. This is commonly referred to as the going concern basis.

(c) Critical accounting judgments and key sources of estimation uncertainty:

The preparation of the financial statements to conform to IFRS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, contingent assets, contingent liabilities and the income and expenses. Actual amounts could differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in both current and future periods, as appropriate.

Judgements that have a significant effect on the financial statements are made by management in the application of IFRS. Estimates with a significant risk of material adjustment in the next financial year are in respect of the fair value of investments, as discussed in note 3(r)(iv).

(d) Foreign currency translation:

Monetary assets and liabilities denominated in a foreign currency at the reporting date are translated using the rates of exchange ruling on that date.

Foreign currency transactions are converted into the functional currency using the exchange rates prevailing at the dates of those transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at the year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of profit or loss and other comprehensive income.

For the purpose of the statement of cash flows, all foreign currency gains and losses recognised in the statements of comprehensive income are treated as cash items and included in cash flows from investing activities along with movements in the principal balances.

3. Significant accounting policies

The Fund has consistently applied the following accounting policies to all periods presented in their financial statements.

(a) Resale agreements:

Resale agreements are short-term contracts under which securities are bought with simultaneous agreements to resell them on specified dates and at specified prices.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022*(Expressed in Jamaica dollars unless otherwise indicated)*3. Significant accounting policies (continued)

(a) Resale agreements (continued):

The difference between the purchase and resale considerations is recognised on the accrual basis over the period of the agreements, using the effective interest method and is included in interest income.

(b) Investment securities:

Investments are measured at fair value. Movements in value occasioned by market conditions are included in the statements of comprehensive income

(c) Margin loans and accounts receivable:

Margin loans and accounts receivable are measured at amortised cost less impairment losses.

(d) Secured loan payable:

Secured loan payable is recognised initially at cost less attributable transaction costs. Subsequent to initial recognition, they are measured at amortised cost.

(e) Investment properties:

Investment properties are held for rental income and fair value gains. Investment properties are treated as a long-term investment and are measured at fair value. Fair value is determined annually by an independent professional valuer. Changes in fair values are recognised in the statements of comprehensive income. Rental income from investment properties is recognised in the statements of comprehensive income on the straight-line basis over the tenure of the leases.

(f) Related party transactions and balances:

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related party transactions and balances are recognised and disclosed (note 17) for the following:

(i) Enterprises and individuals owning directly or indirectly an interest in the voting power of the entity that gives them significant influence over the entity's affairs and close members of the families of these individuals.

(ii) Key management personnel, that is, those persons having authority and responsibility for planning, directing and controlling the activities of the entity, including directors and officers and close members of the families of these individuals.

(g) Cash and cash equivalents:

Cash comprises cash on hand and demand deposits. Cash equivalents comprise short term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term commitments (these investments include short-term deposits where the maturities do not exceed three months from the acquisition date). Cash and cash equivalents are measured at amortised cost.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(h) Accounts payable:

Accounts payable are measured at amortised cost.

(i) Revenue recognition:

Interest income is recognised in the statements of comprehensive income on financial assets measured at amortised cost using the effective interest method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to its gross carrying amount.

In calculating effective interest income for financial assets, the Fund estimates future cash flows considering all contractual terms of the financial instrument, but not expected credit losses (ECL). The effective interest rate is applied to the gross carrying amount of the asset.

For financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

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

The effective interest rate is revised as a result of periodic re-estimation of cash flows of floating rate instruments to reflect movements in market rates of interest.

A contract with a customer that results in a recognised financial instrument in the Funds's financial statements may be partially in the scope of IFRS 9 and partially in the scope of IFRS 15. If this is the case, then the Fund first applies IFRS 9 to separate and measure the part of the contract that is in the scope of IFRS 9 and then applies IFRS 15 to the residual.

Performance obligations and revenue recognition policies:

The nature and timing of the satisfaction of performance obligations in contracts with customers, including significant payment terms, and the related revenue recognition policies are as follows:

Types of services	Nature and timing of satisfaction of performance obligations, including significant payment terms	Revenue recognition under IFRS 15.
Rental income	The Fund rents property. Rentals are charged on a monthly basis and are based on rates agreed.	Revenue from rental is recognised over time as the services are provided.
Maintenance fees	The Fund provides maintenance service for its commercial office spaces. Fees are calculated based on a fixed percentage of the rental income and is charged monthly.	Recognised over time as the service is provided.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(j) Unit Holders' Funds:

The Fund classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. The redeemable units issued by the Fund provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the Fund's net assets at the redemption date and also in the event of the Fund's liquidation. The redeemable units are classified as equity.

(k) Revenue - rental of investment property

Rental income from investment property is recognised as revenue on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

(l) Other income:

Other income is recognised in the statements of comprehensive income as income derived from activities unrelated to the main activities of the Fund's operation, such as from conversion gain/loss and dividend income.

(m) Net income from investment securities:

Net income from investment securities include all realised and unrealised fair value changes and foreign exchange differences, interest and dividend income of financial instruments at FVTPL.

(n) Management fee expenses:

Management fee expenses are recorded in the statements of comprehensive income on the accrual basis, in accordance with the terms of the contractual agreements with the Fund Manager.

(o) Irrecoverable General Consumption Tax (GCT):

Irrecoverable GCT is consumption tax charged on expenses for services received and cannot be recovered because the Fund is exempt from income tax under Section 12(t) of the Income Tax Act. The Fund records this as an expense in the statements of comprehensive income on the accrual basis.

(p) Expenses:

Expenses, including trustee, professional and audit fees, are recognised in the statements of comprehensive income on the accrual basis when the services are received.

(q) Interest expense:

Interest expense is recognised in statements of comprehensive income using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(q) Interest expense (continued):

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

The 'amortised cost' of a financial liability is the amount at which the financial liability is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount.

The effective interest rate of a financial liability is calculated on initial recognition of a financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

Interest expense is presented in the statement of comprehensive income.

(r) Financial instruments - Classification, recognition, derecognition and measurement:

(i) General:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. For the purposes of the financial statements, financial assets have been determined to include cash and cash equivalents, resale agreements, investment securities, margin loans receivables, accounts receivable and due from related parties. Similarly, financial liabilities include balance due to related parties, secured loan payable and accounts payable.

(ii) Recognition and initial measurement:

The Fund recognises a financial instrument when it becomes a party to the contractual terms of the instrument. The Fund initially recognises accounts receivable and balance due from VM Wealth Management Limited on the date when they are originated. The origination date is the effective transaction date. All other financial assets and financial liabilities are initially recognised on the trade date, which is the date on which the Fund becomes a party to the contractual provision of the instrument.

At initial recognition, the Fund measures a financial asset or financial liability at its fair value, plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are incremental and directly attributable to the acquisition or issue of the financial asset or financial liability, such as fees and commissions. Transaction costs of financial assets and financial liabilities carried at fair value through profit or loss are expensed in the statements of comprehensive income.

Immediately after initial recognition, an expected credit loss allowance (ECL) is recognised for financial assets measured at amortised cost which results in an accounting loss being recognised in statements of comprehensive income. when an asset is newly originated.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(ii) Recognition and initial measurement (continued):

When the fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e. a level 1 input) or based on a valuation technique that uses only data from observable markets, the difference is recognised as a gain or loss.

In all other cases, the difference is deferred, and the timing of recognition of deferred day one profit or loss is determined individually. It is either amortised over the life of the instrument, deferred until the instrument's fair value can be determined using market observable inputs, or realised through settlement.

(iii) Classification and subsequent remeasurement:

The Fund classifies its financial assets in the following measurement categories:

- Fair value through profit or loss (FVTPL); or
- Amortised cost.

The classification requirements for debt and equity instruments are held as financial assets by the Fund described below:

(a) *Debt instruments:*

Debt instruments are those instruments that meet the definition of a financial liability from the issuer's perspective, such as loans, government and corporate bonds and trade receivables purchased from clients in factoring arrangements without recourse.

Classification and subsequent measurement of debt instruments depend on:

- the Fund's business model for managing the asset; and
- the cash flow characteristics of the asset.

Based on these factors, the Fund classifies its debt instruments into one of the following measurement categories:

- *Amortised cost:*

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest ('SPPI'), and that are not designated at FVTPL, are measured at amortised cost. The carrying amount of these assets is adjusted by any expected credit loss allowance recognised and measured as described at [note 3(r)(v)]. Interest income from these financial assets is included in 'Interest and similar income' using the effective interest method.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(iii) Classification and subsequent remeasurement (continued):

(a) *Debt instruments (continued)*:

- *Fair value through profit or loss:*

Assets that do not meet the criteria for amortised cost or fair value through other comprehensive income (FVOCI) are measured at fair value through profit or loss. Interest income from these financial assets is included in interest income using the effective interest method.

The business model reflects how the Fund manages the assets in order to generate cash flows. That is, whether the Fund's objective is solely to collect the contractual cash flows from the assets or is to collect both the contractual cash flows and cash flows arising from the sale of assets. If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVTPL.

Factors considered by the Fund in determining the business model for a group of assets include:

1. Past experience on how the cash flows for these assets were collected;
2. How the asset's performance is evaluated and reported to key management personnel;
3. How risks are assessed and managed; and
4. How managers are compensated.

For example, securities held for trading are held principally for the purpose of selling in the near term or are part of a portfolio of financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking. These securities are classified in the 'other' business model and measured at FVTPL.

Where the business model is to hold assets to collect contractual cash flows or to collect contractual cash flows and sell, the Fund Manager assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Fund Manager considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement.

Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(iii) Classification and subsequent remeasurement (continued):

(a) *Debt instruments (continued):*

The Fund reclassifies debt investments when and only when its business model for managing those assets changes. The reclassification takes place from the start of the first reporting period following the change. Such changes are expected to be very infrequent and none occurred during the year.

(b) *Equity instruments:*

Equity instruments are instruments that meet the definition of equity from the issuer's perspective; that is, instruments that do not contain a contractual obligation to pay and that evidence a residual interest in the issuer's net assets.

The Fund subsequently measures all equity investments at fair value through profit or loss, except where the Fund Manager has elected, at initial recognition, to irrevocably designate an equity investment at fair value through other comprehensive income.

Gains and losses on equity investments at FVTPL are included in the 'Realised gains on sale of investment securities' line in the statement of profit or loss and other comprehensive income.

(c) *Deferred shares:*

Deferred shares are measured at fair value on initial recognition and subsequently at amortised cost.

(iv) Fair value measurement:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Fund has access at that date. The fair value of a liability reflects its non-performance risk.

When available, management measures the fair value of an instrument using quoted prices in an active market for that instrument. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions on arm's length basis.

If a market for a financial instrument is not active, Management establishes fair value using a valuation technique. Valuation techniques include using recent arm's length transactions between knowledgeable, willing parties (if available), reference to the current fair value of other instruments that are substantially the same and discounted cash flow analyses.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(iv) Fair value measurement (continued):

The chosen valuation technique makes maximum use of market inputs, relies as little as possible on estimates specific to the Fund, incorporates all factors that market participants would consider in setting a price and is consistent with accepted economic methodologies for pricing financial instruments. Inputs to valuation techniques reasonably represent market expectations and measures of the risk-return factors inherent in the financial instrument.

The Fund calibrates valuation techniques and tests them for validity using prices from observable current market transactions in the same instrument or based on other available observable market data.

The best evidence of the fair value of a financial instrument at initial recognition is the transaction price, i.e., the fair value of the consideration given or received, unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument (i.e., without modification or repackaging) or based on a valuation technique whose variables include only data from observable markets.

When a transaction price provides the best evidence of fair value at initial recognition, the financial instrument is initially measured at the transaction price and any difference between this price and the value initially obtained from a valuation model is subsequently recognised in the statements of comprehensive income. on an appropriate basis over the life of the instrument.

All changes in fair value are recognised in statements of comprehensive income.

(v) Identification and measurement of impairment:

The Fund recognises loss allowances for expected credit losses (ECL) on the financial assets that are not measured at FVTPL.

The Fund 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 on which credit risk has not increased significantly since their initial recognition.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(v) Identification and measurement of impairment (continued):

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

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

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 recognised but which are not credit-impaired are referred to as ‘Stage 2 financial instruments’.

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 Fund 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 and the cash flows that the Fund expects to receive; and
- financial guarantee contracts: the expected payments to reimburse the holder less any amounts that the Fund expects to recover.

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 derecognised 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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

3. Significant accounting policies (continued)

(r) Financial instruments - Classification, recognition, derecognition and measurement (continued):

(v) Identification and measurement of impairment (continued):

Restructured financial assets (continued)

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

Credit-impaired financial assets

At each reporting date, the Fund assesses whether financial assets carried at amortised costs 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;
- a breach of contract such as a default or past due event;
- the restructuring of a loan or advance by the Fund on terms that the company would not consider otherwise;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

(vi) Derecognition:

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

Any interest in such derecognised financial assets that is created or retained by the Fund is recognised as a separate asset or liability in the statement of financial position.

Management derecognises a financial liability when its contractual obligations expire or are discharged or cancelled.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

4. Resale agreements

The Fund purchases Government of Jamaica Securities and agrees to resell them on specified dates and at specified prices. At the reporting date, collateral held for resale agreements had a fair value of \$Nil (2021: \$47,411,000).

5. Investment securities

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
At fair value through profit or loss:		
Equity securities (i)	1,331,687	2,593,915
Corporate bonds	894,381	1,207,440
Units held in Goal Maximizer Fund	51,477	52,425
Amortised cost:		
VMBS deferred shares	<u>300,000</u>	<u>300,000</u>
	<u>2,577,545</u>	<u>4,153,780</u>

	<u>2022</u>		<u>2021</u>	
	<u>Stock units</u>	<u>Fair value</u> \$'000	<u>Stock units</u>	<u>Fair value</u> \$'000
(i) <u>Description</u>				
Ordinary shares:				
Stanley Motta Limited	39,482,726	210,048	69,912,989	397,106
Kingston Properties Limited	<u>122,401,208</u>	<u>1,039,186</u>	<u>237,577,806</u>	<u>2,078,806</u>
	<u>161,883,934</u>	<u>1,249,234</u>	<u>307,490,795</u>	<u>2,475,912</u>
Preference shares:				
JMMB Group Limited	50,000,000	82,453	50,000,000	75,000
Ready Communications Limited	<u>41,750,000</u>	<u>-</u>	<u>41,750,000</u>	<u>43,003</u>
	<u>91,750,000</u>	<u>82,453</u>	<u>91,750,000</u>	<u>118,003</u>
	<u>253,633,934</u>	<u>1,331,687</u>	<u>399,240,795</u>	<u>2,593,915</u>

These investment securities mature, in relation to the reporting date, as follows:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
From 3 months to 1 year	504,000	-
From 1 year to 5 years	676,595	1,179,284
Thereafter/no maturity	<u>1,396,950</u>	<u>2,974,496</u>
	<u>2,577,545</u>	<u>4,153,780</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

6. Investment property

(a) Investment properties held by the Fund are as follows:

	<u>2021</u> \$'000	Additions during <u>the year</u> \$'000	Fair value <u>movements</u> \$'000	<u>2022</u> \$'000
The Towers	2,000,000	57,163	42,837	2,100,000
Knutsford Boulevard: Building	750,000	71,810	78,190	900,000
New Kingston: Parking Lots 83-89 and 95-101	520,000	-	(120,000)	400,000
Bogue Estate: Lots B17 to B20	420,000	-	(44,000)	376,000
4 Parkington Plaza: Lot 16	55,000	-	15,000	70,000
The Cambridge: Units A603 & B610	64,502	13,139	-	77,641
10A Parkington Plaza: Lots 1 & 2	81,000	6,081	(2,681)	84,400
Loft Apartments: Lots 34, 44, 51, 55 & 62	125,224	-	54,775	179,999
Lot 8, Building 5, Barnett Technology Park	262,258	1,400,047	58,870	1,721,175
10 Oxford Road & 5 Haning Road	-	1,060,915	-	1,060,915
	<u>4,277,984</u>	<u>2,609,155</u>	<u>82,991</u>	<u>6,970,130</u>

(b) (i) The carrying amounts of investment property have been determined as follows:

	<u>2022</u> \$'000	<u>2021</u> \$'000
Balance at beginning of the year	4,277,984	3,830,727
Additions for the year	2,609,155	317,432
Appreciation in fair value	<u>82,991</u>	<u>129,825</u>
Balance at end of year	<u>6,970,130</u>	<u>4,277,984</u>

The fair value of investment property of \$6,970,130,000 (2021: \$4,277,984,000) has been categorised as Levels 2 and 3 in the fair value hierarchy.

(b) (ii) The fair value measurement for investment properties is classified as Levels 2 and 3.

Valuation techniques and significant unobservable inputs:

The following table shows the valuation technique used in measuring fair value as well as the significant unobservable inputs used.

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
<p><i>Investment approach:</i> The valuation model examines the price an investor would be prepared to pay for the right to receive a certain income stream. The model considers the present value of net cash flows to be generated from the property, taking into account expected rental growth rate, and current rental rates. The estimated net cash flows are discounted using current yields. Among other factors, the yield estimation considers the quality of a building and its location, tenants' credit quality and lease terms.</p>	<ul style="list-style-type: none"> ● Expected market rental growth ● Yields ● Rental rates 	<p>The estimated fair value would increase/(decrease) if:</p> <ul style="list-style-type: none"> ● Expected market rental growth were higher (lower); ● The occupancy rate were higher (lower) ● Rent-free periods were shorter (longer); or ● Yields were lower (higher)

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

6. Investment property (continued)

(b) (ii) (continued)

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
<p><i>Market approach:</i> The approach relies heavily upon the principle of substitution. Recent sales of similar properties are gathered, and a meaningful unit of comparison is developed. A comparative analysis of the subject is done, involving consideration for differences in location, time, terms of sales and physical characteristics.</p> <p>This approach takes into account:</p> <ul style="list-style-type: none"> ● A willing seller and willing buyer; ● A reasonable period in which to negotiate a sale, taking into account the nature of the property and state of the market; ● Values are expected to remain stable throughout the period of market exposure and disposal by way of sale (hypothetical); ● The property will be freely exposed to the market; and ● Potential rental value of the property in the current investment climate. 	<p>Sales of similar properties</p>	<p>The estimated fair value would increase/(decrease) if sales prices of similar properties were higher/(lower).</p>
<p><i>Income approach:</i> This approach converts anticipated annual net income into an indication of value. This process is called capitalisation, and involves multiplying the annual net income by a factor or dividing it by a rate that weighs such considerations such as risk, time, and return on investment.</p> <p>This approach assumes:</p> <ul style="list-style-type: none"> ● Value is a function of Income ● Investors will estimate the duration, quantity, and quality of the future Income; and ● Future income is less valuable than present income. 	<p>Annual net income</p>	<p>The estimated fair value would increase/(decrease) if:</p> <ul style="list-style-type: none"> ● Annual net income was higher/(lower) ● Capitalisation multiple was higher/(lower).

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

6. Investment property (continued)

- (c) (i) The fair value of investment properties as at the reporting date is based on the market and income approach.

The following table shows the valuation method for each investment property.

Investment property	Valuation approach	Fair value hierarchy level
The Towers	Income	Level 3
Knutsford Boulevard: Building	Income	Level 3
Parking Lots 83-89 and 95-101	Market	Level 2
Bogue Estate: Lots B17 to B20 &34	Income	Level 3
4 Parkington Plaza: Lot 16	Income	Level 3
10A Parkington Plaza: Lot Nos 1&2	Income	Level 3
Loft Apartments: Lots 34, 44, 51, 55 & 62	Income	Level 3
Lot 8, Building 5, Barnett Technology Park	Market	Level 2

- (ii) The Towers building located at 25 Dominica Drive, New Kingston, was revalued on November 11, 2022, by Victoria Mutual (Property Services) Limited..
- (iii) The Knutsford Boulevard building located at 53 Knutsford Boulevard, New Kingston was revalued on November 04, 2022, by Victoria Mutual (Property Services) Limited..
- (iv) The Parking Lots 83-89 and 95-101 located at New Kingston, Kingston 5 was revalued on November 04, 2022, by Victoria Mutual (Property Services) Limited.
- (v) Strata Lots B17 to B20, 34 Annex Fairview Shopping Centre, Bogue Estate were revalued by independent valuers, Allison, Pitter and Company on October 7, 2022.
- (vi) Strata Lot 16 at 4 Parkington Plaza was revalued by independent valuers, Allison, Pitter and Company on November 10, 2022.
- (vii) Strata Lots 1 and 2 are located at 10A Parkington Plaza and were revalued by Victoria Mutual (Property Services) Limited on November 10, 2022.
- (viii) The Loft Apartments located at 15-17 Crieffe Road were revalued on October 7, 2022, by Victoria Mutual (Property Services) Limited.
- (ix) Lot 8, Building 5, Barnett Technology Park was revalued by independent valuers, Allison, Pitter and Company on October 7, 2022.
- (d) The valuations were performed by Allison, Pitter and Company and Victoria Mutual (Property Services) Limited. These are accredited valuers with recognised and relevant professional qualifications and with recent experience in the locations and categories of the investment property being valued. The valuation models in accordance with those recommended by the International Valuation Standards Committee have been applied and are consistent with the principles in IFRS 13.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

6. Investment property (continued)

(e) The rental income on the property during the year amounted to \$305,674,000 (2021: \$127,484,000).

(f) Property operating expenses are as follows:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Professional fees	135	732
Maintenance fees	1,621	6,207
Parking rental expense	3,178	3,313
Valuation fees	3,515	7,709
Insurance	<u>22,215</u>	<u>249</u>
	<u>30,664</u>	<u>18,210</u>

(g) The following investment properties were used as collateral for the secured loan payable disclosed at note 10:

- (i) The Towers located at 25 Dominica Drive, Kingston 5, St. Andrew.
- (ii) New Kingston Parking Lot, Lots # 83-89 and 95-101 Kingston 5, St. Andrew.
- (iii) VMBS Building, 53 Knutsford Boulevard, Kingston 5, St. Andrew.

7. Margin loans receivable

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Margin loans	<u>392,183</u>	<u>427,440</u>

These are secured loans issued to clients for a maximum of 5 years. Interest is due monthly or quarterly after the disbursement of the loan. Principal is repayable at the option of the borrower at any time no later than the expiry date of the facility. Impairment allowances are considered immaterial.

These margin loans mature as follows:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Within three months	1,683	153
From 3 months to 1 year	27,172	4,319
From 1 to 5 years	<u>363,328</u>	<u>422,968</u>
	<u>392,183</u>	<u>427,440</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

8. Accounts receivable

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Other receivables	13,576	2,469
Rental income receivable	<u>208,024</u>	<u>154,980</u>
	221,600	157,449
Impairment loss allowance [note 14(b)(ii)]	<u>(149,501)</u>	<u>-</u>
	<u>72,099</u>	<u>157,449</u>

The movement in the allowance for ECL during the year is \$149,501,000 (2021: \$Nil)

9. Due (to)/from related parties

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Due from related parties:		
Victoria Mutual Wealth Management Limited (i)	400	299,494
Victoria Mutual Investments Limited (ii)	167,089	222,956
Victoria Mutual Wealth Management Unit Trust:		
Equity Fund (iii)	30,050	30,050
Victoria Mutual (Property Services) Limited (iv)	<u>10,035</u>	<u>12,131</u>
	<u>207,574</u>	<u>564,631</u>
Due to related parties:		
Victoria Mutual Wealth Management Limited (i)	(45,740)	(33,628)
	<u>161,834</u>	<u>531,003</u>

- (i) This represents the amount due from Victoria Mutual Wealth Management Unit Trust: Equity Fund for transactions settled on its behalf.
- (ii) Effective December 31, 2020, the Fund entered into a participation agreement with Victoria Mutual Investments Limited to buy a portion of its margin loan portfolio. The receivable balance of \$167,089,000 (2021: \$222,956,000) represents margin loan payments collected on behalf of the Fund by VMIL.
- (iii) This represents the amount due from Victoria Mutual Wealth Management Unit Trust: Equity Fund for transactions settled on its behalf.
- (iv) This represents the amount due from Victoria Mutual (Property Services) Limited for outstanding maintenance income from investment property.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022*(Expressed in Jamaica dollars unless otherwise indicated)*10. Secured loan payable

	<u>2022</u> \$'000	<u>2021</u> \$'000
Loan payable	1,490,333	2,075,423
Interest payable	<u>56,960</u>	<u>50,962</u>
	<u>1,547,293</u>	<u>2,126,385</u>

On August 10, 2020 the Fund issued a fixed rate secured loan with a tenure of twelve (12) months. The loan bears interest at 6% per annum and is secured by mortgages over real estate properties (see note 6) as follows:

- (a) The Towers located at 25 Dominica Drive, Kingston 5, St. Andrew
- (b) New Kingston Parking Lots, Lots # 83-89 and 95-101 Kingston 5, St. Andrew
- (c) VMBS Building, 53 Knutsford Boulevard, Kingston 5, St. Andrew

In the prior year, \$318,534,000 of the outstanding balance was repaid on August 29, 2021 and the remaining balance was refinanced bearing interest of 6% with a tenure of twelve (12) months. For the period August to December 2022, \$975,000,000 was repaid and the remaining balance was refinanced bearing interest of 6% with a tenure of twelve (12) months.

11. Accounts payable

	<u>2022</u> \$'000	<u>2021</u> \$'000
Security deposit payable	17,702	17,207
Audit fees	17,277	13,560
Trustee fees	1,771	3,423
Withholding tax payable	30,662	22,386
Parking rental space	-	1,356
Maintenance fees	-	2,714
Vacancy cost	-	965
Valuation	2,342	4,592
Property transaction cost payable (i)	58,309	-
Jamaica Central Securities Depository (JCSD) payable (ii)	167,000	-
Other payables	<u>42,376</u>	<u>7,122</u>
	<u>337,439</u>	<u>73,325</u>

(i) These costs are in relation to arranger and other fees associated with the purchase of the Haning Road & Oxford Road properties during the year. The balance was subsequently paid.

(ii) This balance represents bond transaction not settled at the end of the year.

12. Unit Holders' Funds

The Fund's capital is represented by the redeemable units outstanding. The fundamental investment objective of the Fund is to provide investors with capital appreciation over the medium term.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

12. Unit Holders' Funds (continued)

	<u>2022</u> \$'000	<u>2021</u> \$'000
Balance at beginning of the year	7,498,768	6,406,033
(Decrease)/increase in net assets attributable to Unit Holders	(376,518)	771,309
Proceeds from issue of new units	<u>1,613,945</u>	<u>ZA 535,827</u>
	8,736,195	7,713,169
Units encashed and repaid during the period	(418,517)	(214,401)
Balance at end of the year	<u>8,317,678</u>	<u>7,498,768</u>
	<u>Number of units</u>	
	<u>2022</u> '000	<u>2021</u> '000
Redeemable units:		
Balance at beginning of year	4,854,548	4,636,663
Issued during the year	1,072,115	363,529
Redeemed during the year	(281,357)	(145,644)
Balance at end of year	<u>5,645,306</u>	<u>4,854,548</u>

After the initial offer period, redeemable units are available for subscription and redemption on each business day in Jamaica at a price equal to the net asset value per unit.

13. Rental income

	<u>2022</u> \$'000	<u>2021</u> \$'000
Rental	324,419	208,712
Parking	4,624	3,522
Maintenance	<u>7,918</u>	<u>11,877</u>
	<u>336,961</u>	<u>224,111</u>

14. Financial instruments - Risk management

(a) Introduction and overview

In this note "Group" refers to The Victoria Mutual Building Society and its subsidiaries.

The Fund has exposure to the following risks from its use of financial instruments in the ordinary course of business:

- Credit risk
- Liquidity risk
- Market risk

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(a) Introduction and overview (continued)

The Board of Directors of the Fund Manager has overall responsibility for the establishment and oversight of the Fund's risk management framework. Senior management reports to the Board of Directors on their activities every other month. The Fund's risk management policies are designed to identify and analyse the risks faced by the Fund, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The Fund Manager regularly reviews its risk management policies and systems to reflect changes in market conditions and product and service offerings. The Audit, Risk and Conduct Review Committee is responsible for monitoring compliance with the Fund's risk management policies and for reviewing the adequacy of the risk management framework in relation to the risks faced by the Fund.

The Audit, Risk and Conduct Review Committee is assisted in these functions by Victoria Mutual Group Internal Audit Unit and the Group Risk Management Unit, which undertakes periodic reviews of risk management controls and procedures, the results of which are reported to the Audit, Risk and Conduct Review Committee.

The key risks to which the Fund is exposed and the manner in which the Fund Manager measures and manages them are as follows:

(b) Credit risk

Credit risk is the risk of financial loss to the Fund if a client or counterparty to a financial instrument fails to meet its contractual obligations. Credit risk arises primarily from investing activities. Balances arising from these activities include debt securities resale agreements, cash and cash equivalents, accounts receivables, margin loans receivable.

(i) Exposure to credit risk

The maximum credit exposure, the total amount of loss the Fund would suffer if every counterparty to the Fund's financial assets were to default at once, is represented by the carrying amount of financial assets.

(ii) Management of credit risk

The Fund manages the credit risk on financial assets as follows:

- Cash and cash equivalents

These are held with reputable financial institutions and collateral is not required for such accounts as the Fund Manager regards the institutions as strong.

- Resale agreements

Collateral is held for all resale agreements.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(b) Credit risk (continued)

(ii) Management of credit risk (continued)

- Investment securities

The Fund Manager limits the level of risk it undertakes by investing in reputable companies. The Fund Manager does not expect any counterparty to fail to meet its obligations and as such the Fund Manager regards these companies as strong.

- Margin loans receivable

The collateral package is monitored daily, and margin calls or asset sales are executed to address any shortfall. Additionally, tradeable securities utilised as collateral are scrutinized and removing those negatively impacted by the pandemic are removed.

- Accounts receivable

Exposure to credit risk is managed by regular analysis of the ability of the customers and other counterparties to meet repayment obligations.

Investment in real estate expose the fund to credit losses as there is a risk that the counterparty will fail to fulfil its contractual obligations.

- Maximum exposure to credit risk

The Fund's maximum exposure to credit risk at year end was as follows:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Cash and cash equivalents	21,256	62,592
Resale agreement	-	45,153
Margin loans receivable	392,183	427,440
Accounts receivable	72,099	157,449
Due from related parties	<u>207,574</u>	<u>564,631</u>
	<u>693,112</u>	<u>1,257,264</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(b) Credit risk (continued)

(ii) Management of credit risk (continued)

- Exposure to credit risk for investment securities

The following table summarises the Fund's credit exposure for investments at their carrying amounts, as categorised by issuer:

	<u>2022</u> \$'000	<u>2021</u> \$'000
Deferred shares	300,000	300,000
Corporate bonds	<u>894,381</u>	<u>1,211,288</u>
	<u>1,194,381</u>	<u>1,511,288</u>

- Exposure to credit risk for accounts receivable

The Fund uses a provision matrix to measure ECLs of accounts receivables. The provision matrix is based on its historical observed default rates over the expected life of the accounts receivables and is adjusted for forward looking estimates, determined by a probability weighted approach.

Loss rates are calculated based on the probability of a receivable balance progressing through successive stages of delinquency to write-off, the economic conditions over the expected lives of the receivables and other macro-economic factors such as foreign currency exchange rates, interest rates and Gross Domestic Product (GDP).

The following table provides information about the exposure to credit risk and ECLs for accounts receivable as at December 31.

	<u>2022</u>			
	<u>Weighted average impaired</u>	<u>Gross carrying loss rate</u>	<u>Loss amount</u>	<u>Credit allowance</u>
		\$	\$ (note 8)	
Current (not past due)	0.00%	54,417	-	No
31-60 days past due	26.07%	23,919	6,237	No
More than 60 days past due	100%	<u>143,264</u>	<u>143,264</u>	Yes
		<u>221,600</u>	<u>149,501</u>	

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(b) Credit risk (continued)

(ii) Management of credit risk (continued)

- Exposure to credit risk for accounts receivable (continued)

	<u>2021</u>			
	<u>Weighted average impaired</u>	<u>Gross carrying loss rate</u>	<u>Loss amount</u>	<u>Credit allowance</u>
		\$	\$ (note 8)	
Current (not past due)	0.00%	24,824	-	No
31-60 days past due	0.00%	30,575	-	No
More than 60 days past due	0.00%	<u>102,050</u>	<u>-</u>	Yes
		<u>157,449</u>	<u>-</u>	

(iii) Impairment

Impairment on cash and cash equivalents and resale agreements has been measured on a 12-month expected loss basis. The Fund considers that these exposures have low credit risk based on the external credit ratings of the counterparties.

The Fund Manager monitors changes in credit risk on these exposures by tracking published external credit ratings of the counterparties. To determine whether published ratings remain up to date and to assess whether there has been a significant increase in credit risk at the reporting date that has not been reflected in the published ratings, the Fund Manager reviews changes in bond yields, where available.

(c) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting obligations from its financial liabilities when they fall due and to replace funds when they are withdrawn. Liquidity risk may result from an inability to sell a financial asset quickly at, or close to, its fair value. The Fund's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when due under both normal or stressed conditions.

The Fund Manager aims at maintaining flexibility in funding by having sufficient liquid short-term assets to cover its obligations and to replenish funds when encashment is made by Unit Holders.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(c) Liquidity risk (continued)

The Fund's financial liabilities comprise accounts payable, secured loans payable and due to related parties that are repayable within one month to twelve at the carrying amounts reflected on the statement of financial position.

	<u>2022</u>			
	<u>Carrying value</u>	<u>Contractual cash flows</u>	<u>Within 3 months</u>	<u>3 to 12 months</u>
Due to related party	45,740	45,740	45,740	-
Secured loans payable	1,547,293	1,644,720	34,176	1,610,544
Accounts payable	<u>337,439</u>	<u>337,439</u>	<u>337,439</u>	<u>-</u>
	<u>1,930,472</u>	<u>2,027,899</u>	<u>417,355</u>	<u>1,610,544</u>

	<u>2021</u>			
	<u>Carrying value</u>	<u>Contractual cash flows</u>	<u>Within 3 months</u>	<u>3 to 12 months</u>
Due to related party	33,628	33,628	33,628	-
Secured loans payable	2,126,385	2,184,000	31,500	2,152,500
Accounts payable	<u>73,325</u>	<u>73,325</u>	<u>73,325</u>	<u>-</u>
	<u>2,233,338</u>	<u>2,290,953</u>	<u>138,453</u>	<u>2,152,500</u>

(d) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices, whether caused by factors specific to the individual security or its issuer, or factors affecting all securities traded in the market. This arise mainly from changes in interest rates and will affect the Fund's income or the value of its holdings of financial instruments.

The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on investments. Market risk exposures are measured using sensitivity analysis.

(i) The following table presents the market risk exposure on investment properties

	<u>2022</u>	
	<u>Effect on fair value</u>	
	<u>Sensitivity used</u>	<u>Investment properties</u>
		<u>\$'000</u>
Increase in net rental income	10%	529,571
Decrease in net rental income	10%	(503,518)
Increase in discount rate/yield	100bps	(723,352)
Decrease in discount rate/yield	50bps	<u>478,412</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(d) Market risk (continued)

- (i) The following table presents the market risk exposure on investment properties (continued)

	<u>2021</u>	
	<u>Effect on fair value</u>	
	<u>Sensitivity used</u>	<u>Investment properties</u>
		\$'000
Increase in net rental income	10%	347,800
Decrease in net rental income	10%	(291,800)
Increase in discount rate/yield	300bps	347,800
Decrease in discount rate/yield	50bps	<u>(291,800)</u>

- (ii) Equity price risk

Equity price risk arises from equity securities held by the Fund as part of its investment fund. Management monitors the mix of equity securities in its investment portfolio based on market expectations. The primary goal of the Fund's investment strategy is to maximise investment returns while managing risk.

An increase of 6% (2021: 5%) or decrease of 6% (2021: 5%) in share prices would result in an increase or decrease, respectively, in Unit Holders' Funds of \$79,901,000 (2021: \$129,696,000) and \$79,901,000 (2021: \$129,696,000).

- (iii) Interest rate risk

Interest rate risk is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. It arises when there is a mismatch between interest-earning assets and interest-bearing liabilities which are subject to interest rate adjustments within a specified period. It can be reflected as a loss of future net interest income and/or a loss of current market values. The Fund is exposed to interest rate risk on its investment fund.

At the reporting date, the interest profile of the interest-bearing financial instruments was:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Variable rate financial instruments	12,000	39,000
Fixed rate financial instruments	1,182,381	753,341
Resale agreements	<u>-</u>	<u>45,153</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments – Risk management (continued)

(c) Market risk (continued)

(iii) Interest rate risk (continued)

The following table summarises the carrying amounts of assets, liabilities and equity to arrive at the Fund's interest rate gap based on the earlier of contractual repricing and maturity dates.

	2022				
	Within <u>3 months</u> \$'000	3 to 12 <u>months</u> \$'000	Over 12 <u>months</u> \$'000	Non-rate <u>sensitive</u> \$'000	<u>Total</u> \$'000
Cash and cash					
Equivalents	-	-	-	21,256	21,256
Investment securities	-	504,000	690,381	1,383,164	2,577,545
Margin loans receivable	1,683	27,172	363,328	-	392,183
Accounts receivable	-	-	-	72,099	72,099
Due from related parties	-	-	-	207,574	207,574
Total financial assets	<u>1,683</u>	<u>531,172</u>	<u>1,053,709</u>	<u>1,684,093</u>	<u>3,270,657</u>
Due to related parties	-	-	-	45,740	45,740
Secured loan payable	-	1,547,293	-	-	1,547,293
Accounts payable	-	-	-	337,439	337,439
Total financial liabilities	<u>-</u>	<u>1,547,293</u>	<u>-</u>	<u>383,179</u>	<u>1,930,472</u>
Total interest sensitivity gap*	<u>1,683</u>	<u>(1,016,121)</u>	<u>1,053,709</u>	<u>1,300,914</u>	<u>1,340,185</u>
Cumulative gap	<u>1,683</u>	<u>(1,014,438)</u>	<u>39,271</u>	<u>1,340,185</u>	<u>-</u>
	2021				
	Within <u>3 months</u> \$'000	3 to 12 <u>months</u> \$'000	Over 12 <u>months</u> \$'000	Non-rate <u>sensitive</u> \$'000	<u>Total</u> \$'000
Cash and cash					
equivalents	723	-	-	61,869	62,592
Resale agreements	45,153	-	-	-	45,153
Investment securities	-	-	39,000	4,114,780	4,153,780
Margin loans receivable	153	4,319	422,968	-	427,440
Accounts receivable	-	-	-	157,449	157,449
Due from related parties	-	-	-	564,631	564,631
Total financial assets	<u>46,029</u>	<u>4,319</u>	<u>461,968</u>	<u>4,898,729</u>	<u>5,411,045</u>
Due to related parties	-	-	-	33,628	33,628
Secured loan payable	-	2,126,385	-	-	2,126,385
Accounts payable	-	-	-	73,325	73,325
Total financial liabilities	<u>-</u>	<u>2,126,385</u>	<u>-</u>	<u>106,953</u>	<u>2,233,338</u>
Total interest sensitivity gap*	<u>46,029</u>	<u>(2,122,066)</u>	<u>461,968</u>	<u>4,791,776</u>	<u>3,177,707</u>
Cumulative gap	<u>46,029</u>	<u>(2,076,037)</u>	<u>(1,614,069)</u>	<u>3,177,707</u>	<u>-</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

14. Financial instruments - Risk management (continued)

(d) Market risk (continued)

(ii) Interest rate risk (continued)

Fair value sensitivity analysis for financial instruments

An increase or decrease of basis points in interest rates at the reporting date would have an (adverse)/positive impact as follows:

	<u>2022</u>		<u>2021</u>	
	<u>100bps</u> <u>Increase</u> \$'000	<u>50bps</u> <u>Decrease</u> \$'000	<u>300bps</u> <u>Increase</u> \$'000	<u>50bps</u> <u>Decrease</u> \$'000
Effect on profit	<u>11,842</u>	<u>(5,912)</u>	<u>(46,526)</u>	<u>8,207</u>

Cash flow sensitivity of variable rate financial instruments

An increase or decrease of basis points in interest rates at the reporting date would have an (adverse)/positive impact as follows:

	<u>2022</u>		<u>2021</u>	
	<u>100bps</u> <u>Increase</u> \$'000	<u>50bps</u> <u>Decrease</u> \$'000	<u>300bps</u> <u>Increase</u> \$'000	<u>50bps</u> <u>Decrease</u> \$'000
Effect on profit	<u>120</u>	<u>(60)</u>	<u>1,170</u>	<u>(195)</u>

This analysis assumes that all other variables remain constant.

There has been no change to the Fund's approach to managing interest rate risk during the year.

(e) Management of Unit Holders' Funds

The Fund Manager's objectives when managing the Fund are to safeguard the Fund's ability to continue as a going concern in order to provide optimum returns on funds under management. The Board of Directors and responsible senior management of the Fund Manager monitor the return on the funds under management.

The objective is to maintain a strong fund base so as to sustain future growth. The Fund is not exposed to any externally imposed capital requirements.

15. Fair value of financial instruments

Financial instruments that are measured at fair value are grouped into levels based on the degree to which the fair value inputs are observable or unobservable as follows:

Level 1 – includes quoted prices (unadjusted) in active markets for identical assets or liabilities.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

15. Fair value of financial instruments (continued)

Level 2 – includes inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 – includes inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The following table shows the valuation technique in measuring fair value in the Level 2 hierarchy for financial assets measured at fair value

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Unit trust	<ul style="list-style-type: none"> Obtain prices provided by Unit Trust manager. 	Not applicable	Not applicable
Corporate bonds	<ul style="list-style-type: none"> Obtain bid yield from yield curve provided by a recognised pricing source (which uses market-supplied indicative bids). Using this yield, determine price using accepted formula. <p>Apply price to estimate fair value.</p>	Not applicable	Not applicable

Accounting classifications and fair values:

The following table shows the carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy. This table excludes financial instruments not carried at fair value but for which carrying value approximates fair value.

		2022					
		Carrying amount			Fair value*		
	Note	Fair value through profit or loss \$'000	Amortised cost \$'000	Total \$'000	Level 1 \$'000	Level 2 \$'000	Total '000
Financial assets:							
Quoted equities	5	1,331,687	-	1,331,687	1,331,687	-	1,331,687
Deferred shares	5	-	300,000	300,000	-	300,000	300,000
Margin loans receivable	7	-	392,183	392,183	-	392,183	392,183
Accounts receivable	8	-	72,099	72,099	-	72,099	72,099
Due from related parties	9	-	207,574	207,574	-	207,574	207,574
		<u>1,331,687</u>	<u>971,856</u>	<u>2,303,543</u>	<u>1,331,687</u>	<u>971,856</u>	<u>2,303,543</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

15. Fair value of financial instruments (continued)

		2022						
		<u>Carrying amount</u>			<u>Fair value*</u>			
		Fair value through profit or loss						
		Amortised cost			Total			
Note	or loss	cost	Total	Level 1	Level 2	Total		
		\$'000	\$'000	\$'000	\$'000	\$'000	'000	
Financial liabilities:								
	Due to related parties	9	-	45,740	45,740	-	45,740	45,740
	Secured loan payable	10	-	1,547,293	1,547,293	-	1,547,293	1,547,293
	Accounts payable	11	-	<u>337,439</u>	<u>337,439</u>	-	<u>337,439</u>	<u>337,439</u>
			<u>-</u>	<u>1,930,472</u>	<u>1,930,472</u>	<u>-</u>	<u>1,930,472</u>	<u>1,930,472</u>
		2021						
		<u>Carrying amount</u>			<u>Fair value*</u>			
		Fair value through profit or loss						
		Amortised cost			Total			
Note	or loss	cost	Total	Level 1	Level 2	Total		
		\$'000	\$'000	\$'000	\$'000	\$'000	'000	
Financial assets:								
	Quoted equities	5	2,593,914	-	2,593,914	2,593,914	-	2,593,914
	Corporate bonds	5	1,207,440	-	1,207,440	-	1,207,440	1,207,440
	Deferred shares	5	-	300,000	300,000	-	300,000	300,000
	Margin loans receivable	7	-	427,440	427,440	-	427,440	427,440
	Accounts receivable	8	-	157,449	157,449	-	157,449	157,449
	Due from related parties	9	-	<u>564,631</u>	<u>564,631</u>	-	<u>564,631</u>	<u>564,631</u>
			<u>3,801,354</u>	<u>1,449,520</u>	<u>5,250,874</u>	<u>2,593,914</u>	<u>2,656,960</u>	<u>5,250,874</u>
Financial liabilities:								
	Due to related parties	9	-	33,628	33,628	-	33,628	33,628
	Secured loan payable	10	-	2,126,385	2,126,385	-	2,126,385	2,126,385
	Accounts payable	11	-	<u>73,325</u>	<u>73,325</u>	-	<u>73,325</u>	<u>73,325</u>
			<u>-</u>	<u>2,233,338</u>	<u>2,233,338</u>	<u>-</u>	<u>2,233,338</u>	<u>2,233,338</u>

Financial assets and liabilities for which fair values are not disclosed are short-term in nature and fair value approximates to carrying amounts. These are included in Level 2 fair value hierarchy.

16. Value per unit

The value per unit is computed by dividing the value of the Unit Holders' Funds by the number of units in issue as at December 31.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

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17. Related parties

A related party is a person or entity that is related to the entity that is preparing its financial statements (referred to in IAS 24, *Related Party Disclosures* as the “reporting entity”).

- (a) A person or a close member of that person’s family is related to a reporting entity if that person:
- (i) Has control or joint control over the reporting entity;
 - (ii) Has significant influence over the reporting entity; or
 - (iii) Is a member of the key management personnel of the reporting entity or of a parent of the reporting entity.
- (b) An entity is related to a reporting entity if any of the following conditions apply:
- (i) The entity and the reporting entity 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 reporting entity or an entity related to the reporting entity. If the reporting entity is itself such a plan, the sponsoring employers are also related to the reporting entity;
 - (vi) The entity is controlled, or jointly controlled by a person identified in (a); or;
 - (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 services to the entity.

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

The Fund’s key related party relationships are with:

- Victoria Mutual Wealth Management Limited (Fund Manager) and its ultimate parent, The Victoria Mutual Building Society; and
- Other Funds under the Victoria Mutual Wealth Management Unit Trust.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

17. Related parties (continued)

- (c) The statement of financial position includes related party balances, arising in the ordinary course of business as follows:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
(i) Victoria Mutual Wealth Management Limited:		
Accounts receivable	400	299,494
Accounts payable	(45,740)	(33,628)
Resale agreements	-	45,153
(ii) Victoria Mutual Investments Limited:		
Accounts receivable	167,008	222,956
(iii) Victoria Mutual Wealth Management Limited Unit Trust: Equity Fund		
Accounts receivable	30,050	30,050
(iv) Victoria Mutual (Property Services) Limited:		
Accounts receivable	10,035	12,131
(v) The Victoria Mutual Building Society:		
Cash and cash equivalents	21,256	723
Deferred shares	<u>300,000</u>	<u>300,000</u>

Resale agreements, cash and cash equivalents, accounts receivable and deferred shares are deemed to have low credit risk. Resale agreements are due on the contractual agreement date at the agreed interest and is secured.

Accounts receivable and payable have arisen only in the normal course of business.

- (d) The statement of comprehensive income the following expense incurred in transactions with related parties in the ordinary course of business:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Victoria Mutual Wealth Management Limited:		
Registrar fees	19,310	16,909
Management fees	<u>115,862</u>	<u>102,063</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

Year ended December 31, 2022

(Expressed in Jamaica dollars unless otherwise indicated)

17. Related parties (continued)

- (e) The following related parties are Unit Holders as at December 31 with balances as shown:

	<u>2022</u>	<u>2021</u>
	\$'000	\$'000
Key Management personnel of The Fund Manager	1,190	1,062
Victoria Mutual Wealth Management Limited	-	7,288,003
The Victoria Mutual Building Society	<u>1,475,144</u>	<u>1,236,742</u>

18. Subsequent event

Under an approved Scheme of Arrangement for the restructuring of the Society and its subsidiaries, a new mutual holding company, VM Group Limited, along with a new financial holding company, VM Financial Group Limited, were incorporated on February 1, 2023.

The VM Group Limited is wholly owned by its Members and is the parent to VM Financial Group Limited as well as VM Innovations Limited.

VM Financial Group Limited has applied for a license under the Banking Services Act (2014) as the financial holding company for all the companies in the VM Group that offer financial services, namely:

- VM Building Society (formerly The Victoria Mutual Building Society)
- VM Investments Limited (formerly Victoria Mutual Investments Limited and continues as parent to Victoria Mutual Wealth Management Limited)
- VMBS Money Transfer Services Limited
- Victoria Mutual Pensions Management Limited
- Victoria Mutual Finance Limited
- VM Overseas (UK) Limited

British Caribbean Insurance Company Limited (BCIC) is now an associate of the VM Financial Group Limited. Carilend Caribbean Holdings Limited and Kingston Properties Limited (KPREIT) continue to be associated companies of VM Investments Limited.

VM Innovations Limited, the non-financial holding company, is the parent of the other non-financial entity within the VM Group, VM (Property Services) Limited.