

**VICTORIA MUTUAL WEALTH MANAGEMENT
UNIT TRUST: PROPERTY FUND**

**Financial Statements
May 31, 2026**

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

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INDEPENDENT AUDITORS' REPORT

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

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Victoria Mutual Wealth Management Unit Trust: Property Fund ("the Fund"), set out on pages 1 to 40, which comprise the statement of financial position as at May 31, 2026, the statements of comprehensive income, changes in unit holders' funds and cash flows for the year then ended, and a summary of material accounting policies and other explanatory notes.

In our opinion, the financial statements give a true and fair view of the financial position of the Fund as at May 31, 2026, and of its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Fund 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.

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ADVISORY • ASSURANCE • TAX

PARTNERS: Wayne Strachan; FCA;FCCA;MBA Emile Lafayette; FCA;FCCA;MBA Roxiana Malcolm-Tyrell; FCA;FCCA;MBA
Royal Thorpe; FCA;FCCA;MBA

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INDEPENDENT AUDITORS' REPORT

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VICTORIA MUTUAL WEALTH MANAGEMENT
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Report on the Audit of the Financial Statements (continued)

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 Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the 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.

INDEPENDENT AUDITORS' REPORT

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Report on the Audit of the Financial Statements (continued)

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
27 August 2026

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Financial Position

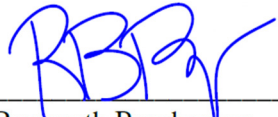
As at May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2026</u> \$'000	<u>2025</u> \$'000
ASSETS			
Cash and cash equivalents		60,133	159,186
Resale agreements	4	123,992	193,976
Investment securities	5	2,961,746	2,341,534
Investment properties	6	9,709,737	9,325,110
Margin loans receivable	7	1,782	30,898
Interest receivable		71,050	47,948
Accounts receivable	8	41,538	62,977
Due from related parties	9	16,523	155,124
Total assets		<u>12,986,501</u>	<u>12,316,753</u>
LIABILITIES			
Secured loan payable	10	1,777,556	1,552,415
Accounts payable	11	106,456	93,009
Total liabilities		<u>1,884,012</u>	<u>1,645,424</u>
NET ASSETS ATTRIBUTABLE TO UNIT HOLDERS		<u>11,102,489</u>	<u>10,671,329</u>
Represented by:			
UNIT HOLDER'S FUNDS	12	<u>11,102,489</u>	<u>10,671,329</u>
Number of units in issue at May 31 (rounded to thousands)	12	<u>5,209,232</u>	<u>5,418,594</u>
Value per unit (\$)	16	<u>2.1313</u>	<u>1.9694</u>

The financial statements on pages 1 to 40 were approved for issue on 27 August 2026 by the Board of Directors of VM Wealth Management Limited, the Fund Manager, and signed on its behalf by:


 _____ Director
 Frederick Williams


 _____ 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

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2026</u> \$'000	<u>2025</u> \$'000
Net interest income and other income:			
Interest income from investment securities		87,927	84,475
Interest income from margin loans and resale agreements		9,306	7,980
Interest expense		<u>(142,561)</u>	<u>(118,383)</u>
Net interest expense		(45,328)	(25,928)
 Rental income	13	463,802	516,423
Realised loss on the sale of investment securities		(3,069)	(1,340)
Realised loss on sale of investment properties		-	(8,114)
Net change in the fair value of investment properties		371,515	1,203,281
Net change in fair value of investment in securities	5	<u>369,274</u>	<u>109,531</u>
Operating revenue net of interest expense		1,156,194	1,793,853
Other income		<u>272,257</u>	<u>34,273</u>
		<u>1,428,451</u>	<u>1,828,126</u>
Impairment allowance on financial assets	14(b)	<u>(33,788)</u>	<u>(28,988)</u>
Administration expenses:			
Auditors' remuneration		9,310	6,800
Irrecoverable General Consumption Tax		58,580	48,521
Management fees	17(d)	216,480	197,073
Trustee fees		12,989	11,807
Registrar fees		27,060	24,634
Professional fees	17(d)	17,113	20,938
Other expenses		<u>260,617</u>	<u>76,558</u>
Total administration expenses		602,149	386,331
 Increase in net assets attributable to Unit Holders		<u>860,090</u>	<u>1,470,783</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

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2026</u> \$'000	<u>2025</u> \$'000
Unit Holders' Funds at the beginning of the year		<u>10,671,329</u>	<u>8,726,519</u>
Increase in net assets attributable to Unit Holders		<u>860,090</u>	<u>1,470,783</u>
Contributions and redemptions by holders of redeemable units:			
Issue of redeemable units during the year	12	89,248	863,533
Redemption of units during the year	12	<u>(518,178)</u>	<u>(389,506)</u>
		<u>(428,930)</u>	<u>474,027</u>
Unit Holders' Funds at the end of the year		<u><u>11,102,489</u></u>	<u><u>10,671,329</u></u>

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Statement of Cash Flows

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

	<u>Notes</u>	<u>2026</u> \$'000	<u>2025</u> \$'000
Cash flows from operating activities			
Increase in net assets attributable to Unit Holders		860,090	1,470,783
Adjustments for:			
Interest income		(97,233)	(92,455)
Interest expense		142,561	118,383
Net rental income		(463,802)	(516,423)
Impairment allowance on financial assets		(33,788)	(28,988)
Realised loss on investment properties		-	8,114
Realised loss on sale of investment securities		3,069	1,340
Change in fair value of investment properties		(371,515)	(1,203,281)
Change in fair value of investment securities		(369,274)	(109,531)
		(329,892)	(352,058)
Changes in:			
Accounts payable		13,447	(57,939)
Accounts receivable		(2,702)	1,070
Due from related parties		138,601	(135,075)
Resale agreements		69,984	(185,095)
Investment securities		(254,007)	(200,393)
Investment properties		(13,112)	(8,769)
Margin loans receivable		31,278	40,766
Cash used in operating activities		(346,403)	(897,493)
Interest received		71,969	64,728
Interest paid		(120,268)	(88,619)
Rent received		521,731	506,048
Net cash provided by/(used in) operating activities		127,029	(415,336)
Cash flows from financing activities			
Secured loans payable		202,848	87,842
Proceeds from issue of units	12	89,248	863,533
Payments for units encashed	12	(518,178)	(389,506)
Net cash (used in)/provided by financing activities		(226,081)	561,869
Net (decrease)/increase in cash and cash equivalents		(99,053)	146,533
Cash and cash equivalents at the beginning of the year		159,186	12,653
Cash and cash equivalents at the end of the year		60,133	159,186

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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements

For the year ended May 31, 2026

(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 VM Wealth Management Limited, formerly 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 VM Investments Limited, formally 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 VM Group Limited, which is a mutual holding company that is wholly owned by its members.

Both the parent company and the ultimate parent company are domiciled in Jamaica.

The investment objective of the Fund is to strategically invest in the various segments of the real estate market to maximise rental income and capital appreciation over the medium to long term. It is promoted as VMWealth Classic Property Portfolio in the Offering Circular as of July 1, 2025, with the approval of the Financial Services Commission.

The income of the Fund is exempt from income tax under Section 12(1)(t) of the Income Tax Act.

2. Statement of compliance and basis of preparation

(a) Statement of compliance:

These 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 current year

There were no new and amended standards and interpretations that became effective during the current financial year, that had a material impact on the Fund’s operations.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(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

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:

Amendments to IFRS 9, *Financial Instruments*, and IFRS 7, *Financial Instruments: Disclosures – Classification and Measurement of Financial Instruments*. The amendments are effective for annual reporting periods beginning on or after 1 January 2026. The amendments clarify certain requirements relating to the classification, recognition and derecognition of financial assets and financial liabilities, including liabilities settled through electronic payment systems. The amendments also introduce additional disclosure requirements for certain financial instruments.

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

IFRS 18, *Presentation and Disclosure in Financial Statements*. IFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027 and will replace IAS 1, *Presentation of Financial Statements*. The standard introduces new requirements for the presentation of financial performance, including specified categories and subtotals in the statement of profit or loss, enhanced aggregation and disaggregation principles, and disclosures relating to management-defined performance measures.

Amendments to IAS 7, *Statement of Cash Flows*. The amendments are effective for annual reporting periods beginning on or after 1 January 2027 and arise from the introduction of IFRS 18, *Presentation and Disclosure in Financial Statements*. The amendments require entities applying the indirect method to use operating profit or loss as the starting point for the reconciliation of cash flows from operating activities and revise certain classification requirements relating to interest and dividend cash flows.

The Fund is still to consider the impact of this standard.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

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

(b) Basis of preparation and functional currency:

The financial statements have been prepared on the historical cost basis, except for financial assets and investment property, 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.

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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material 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.

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 property:

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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

(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.

(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 Fund'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.

(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.

(d) Cash and cash equivalents:

Cash and 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. Cash and cash equivalents are measured at amortised cost.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*3. Material accounting policies (continued)

(i) Revenue recognition (continued):

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.

(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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

(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.

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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

(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.

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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

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

(ii) Classification and subsequent remeasurement: (continued)

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.

- *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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

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

(iii) Classification and subsequent remeasurement (continued):

(a) *Debt instruments (continued)*:

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.

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 period/year.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

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

(iii) Classification and subsequent remeasurement (continued):

(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)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material 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.

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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material accounting policies (continued)

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

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

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)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

3. Material 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)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*4. Resale agreements

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Resale agreement at fair value through profit or loss	<u>123,992</u>	<u>193,976</u>

The Fund purchases Government of Jamaica Securities from VM Wealth Management Limited (Note 17) 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 \$1,989,937,000 (2025: \$206,786,000).

5. Investment securities

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
At fair value through profit or loss:		
Equity securities (i)	1,669,202	1,303,595
Bank of Jamaica Certificate of Deposit	90,000	100,000
Corporate bonds – international	1,155,253	890,047
Units in Victoria Mutual Wealth Management Unit Trust:		
Goal Maximizer Fund	<u>47,291</u>	<u>47,892</u>
	<u>2,961,746</u>	<u>2,341,534</u>

	<u>2026</u>		<u>2025</u>	
	<u>Stock units</u>	<u>Fair value</u>	<u>Stock units</u>	<u>Fair value</u>
		\$'000		\$'000
(i) <u>Description</u>				
Ordinary shares:				
Stanley Motta Limited	20,468,704	139,187	20,468,704	128,543
Kingston Properties Limited	<u>122,401,208</u>	<u>1,530,015</u>	<u>122,401,208</u>	<u>1,175,052</u>
	<u>142,869,912</u>	<u>1,669,202</u>	<u>142,869,912</u>	<u>1,303,595</u>

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

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Less than 1 year	440,000	400,000
From 1 to 5 years	805,253	590,047
Thereafter/no maturity	<u>1,716,493</u>	<u>1,351,487</u>
	<u>2,961,746</u>	<u>2,341,534</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*5. Investment securities (continued)

The following shows movement in fair value of securities:

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Balance at beginning of year	2,341,534	2,041,064
Purchase of investments	89,582,136	213,666,804
Proceeds from maturities/sale of investments	(89,531,198)	(213,475,864)
Net fair value movement during the year	<u>369,274</u>	<u>109,531</u>
Balance at end of year	<u>2,961,746</u>	<u>2,341,534</u>

The Unit Trusts hold notes issued by Portland Barbados Limited (the “Issuer”). These notes have been subject to events of default and have been the focus of ongoing negotiations between the Issuer and the noteholders, conducted through the Trustee.

Initial restructuring proposals submitted by the Issuer were largely rejected by the noteholders. Subsequently, the noteholders appointed a committee to engage in further negotiations with the Issuer. These negotiations resulted in revised terms that were accepted by the noteholders.

Under the agreed restructuring terms, the Issuer was required to pay all outstanding interest accrued up to December 31, 2025 and make a principal payment representing approximately 25% of the total outstanding principal of the notes. These payments were subsequently made in January 2026 within the agreed cure period.

Under the remaining terms of the restructuring arrangement, the Issuer is required to:

- Pay interest accrued up to June 30, 2026 on or before September 15, 2026;
- Pay interest accrued up to June 30, 2027 on or before September 15, 2027; and
- Pay the remaining outstanding principal and accrued interest as of December 31, 2027, at which time the facilities are expected to be fully settled.

During the restructuring period, the Trustee will continue to hold the existing collateral securing the notes. All dividends received from the collateral will be applied toward outstanding interest obligations and, where applicable, principal repayments.

In the event that any of the remaining payments are not made within the agreed timelines, the Trustee has been instructed to commence enforcement action within forty-five (45) days of the missed payment, in accordance with the terms of the restructuring arrangement.

Management continues to monitor compliance with the revised repayment terms and has considered the status of these notes in assessing the Unit Trusts’ credit risk exposure and valuation of financial assets.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*6. Investment properties(a) Investment properties held by the Fund are as follows:

	<u>2025</u>	<u>Additions/ (Disposals) during the year</u>	<u>Fair Value movements</u>	<u>2026</u>
	\$'000	\$'000	\$'000	\$'000
The Towers	2,950,000	43,185	6,815	3,000,000
Knutsford Boulevard Building	1,601,813		76,268	1,678,081
New Kingston Parking Lots 83-89 and 95-101	547,000		28,000	575,000
Bogue Estate: Lots B17 to B20	415,000		17,000	432,000
4 Parkington Plaza: Lot 16	78,000		37,000	115,000
The Cambridge: Units A603 & B610	100,000		4,000	104,000
10A Parkington Plaza Lots 1 & 2	132,000		6,000	138,000
Loft Apartments lots 34,44,51,55&61	70,500	(30,072)	574	41,001
Lot 8 Building 5, Barnett Technological Park	1,838,497		114,857	1,953,355
10 Oxford Road & 5 Haning Road	1,514,000		81,000	1,595,000
39 Hope Road	78,300	-	-	78,300
	<u>9,325,110</u>	<u>13,113</u>	<u>371,514</u>	<u>9,709,737</u>

	<u>2024</u>	<u>Additions/ (Disposals) during the year</u>	<u>Fair Value movements</u>	<u>2025</u>
	\$'000	\$'000	\$'000	\$'000
The Towers	2,500,000	16,158	433,842	2,950,000
Knutsford Boulevard Building	1,200,000	27,590	374,223	1,601,813
New Kingston Parking Lots 83-89 and 95-101	485,000	925	61,075	547,000
Bogue Estate: Lots B17 to B20	390,000	-	25,000	415,000
4 Parkington Plaza: Lot 16	71,000	166	6,834	78,000
The Cambridge: Units A603 & B610	90,000	130	9,870	100,000
10A Parkington Plaza Lots 1 & 2	85,000	-	47,000	132,000
Loft Apartments lots 34,44,51,55&61	179,000	(114,499)	6,000	70,500
Lot 8 Building 5, Barnett Technological Park	1,813,000	-	25,437	1,838,497
10 Oxford Road & 5 Haning Road	1,300,000	-	214,000	1,514,000
39 Hope Road	-	78,300	-	78,300
	<u>8,113,059</u>	<u>139,118</u>	<u>1,203,281</u>	<u>9,325,110</u>

(b) 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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*6. Investment properties (continued)

(b) (continued)

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
<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.	- Expected market rental growth - Yields - Rental rates	The estimated fair value would increase/(decrease) if: - Expected market rental growth were higher (lower); - The occupancy rate were higher (lower) - Rent-free periods were shorter (longer); or - Yields were lower (higher)
<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. This approach takes into account: - 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.	Sales of similar properties	The estimated fair value would increase/(decrease) if sales prices of similar properties were higher/(lower).

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*6. Investment properties (continued)

(b) (continued)

Valuation techniques	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
<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. This approach assumes: - 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.	Annual net income	The estimated fair value would increase/(decrease) if: - Annual net income was higher/(lower) - Capitalisation multiple was higher/(lower).

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

(i) 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
10 Oxford Road, Kingston 5	Income	Level 3
5 Haining Road, Kingston 5	Market	Level 2
The Cambridge Apartments, units A603 & B610 at 4 Musgrave Avenue, Kingston 5	Income	Level 3

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

6. Investment properties (continued)

(c) (Continued)

- (ii) The Towers building located at 25 Dominica Drive, New Kingston, was revalued on September 23, 2025, by VM(Property Services) Limited.
 - (iii) The Knutsford Boulevard building located at 53 Knutsford Boulevard, New Kingston was revalued on September 23, 2025, by VM(Property Services) Limited.
 - (iv) The Parking Lots 83-89 and 95-101 located at New Kingston, Kingston 5 was revalued on September 13, 2025, by VM(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 September 16, 2025.
 - (vi) Strata Lot 16 at 4 Parkington Plaza was revalued by independent valuers, Allison, Pitter and Company on September 19, 2025.
 - (vii) Strata Lots 1 and 2 are located at 10A Parkington Plaza and were revalued by VM(Property Services) Limited on September 13, 2025.
 - (viii) The Loft Apartments located at 15-17 Crieffe Road were revalued by independent valuers, Allison, Pitter and Company on September 24, 2025.
 - (ix) Lot 8, Building 5, Barnett Technology Park was revalued by independent valuers, Allison, Pitter and Company on September 16, 2025.
 - (x) The building located at 10 Oxford Road, Kingston 5 was revalued on September 25, 2025, by VM (Property Services) Limited.
 - (xi) The carpark located at 5 Haining Road, Kingston 5 was revalued on September 15, 2025, by Allison, Pitter and Company Limited.
 - (xii) The Cambridge Apartments, units A603 & B610 located at 4 Musgrave Avenue, Kingston 5 were revalued by independent valuers, Allison, Pitter and Company on September 15, 2025.
- I. The valuations were performed by Allison, Pitter and Company and VM 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.
 - II. The rental income from investment property during the year amounted to \$463,802,000 (2025: \$516,423,000).

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*6. Investment properties (continued)

(c) (Continued)

III. Property operating expenses are as follows:

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Professional fees	9,869	10,270
Maintenance fees	43,399	2,347
Parking rental expense	3,415	4,536
Valuation fees	6,358	8,512
Insurance	112,010	39,302
	<u>175,051</u>	<u>64,967</u>

IV. 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

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Margin loans	1,782	30,898
	<u>1,782</u>	<u>30,898</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. Identified impairments are considered immaterial.

These margin loans mature as follows:

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Within three months	1,050	13,367
From 3monthss to 1 year	-	10,202
From 1 to 5 years	732	7,329
	<u>1,782</u>	<u>30,898</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*8. Accounts receivable

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Other receivables	5,020	2,318
Rental income receivable	152,925	210,854
	157,945	213,172
Impairment loss allowance [note 14(b)(ii)]	(116,407)	(150,195)
	<u>41,538</u>	<u>62,977</u>

9. Due from related parties

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Due to related Parties:		
VM Wealth Management Limited (i)	(33,158)	-
Due from related parties		
VM Wealth Management Limited (i)	-	135,669
VM Investments Limited (ii)	48,754	19,455
VM Property Services Limited	927	-
	<u>16,523</u>	<u>155,124</u>

(i) This represents the net balance of the current account with the Fund Manager including management fee payable and amounts collected from or paid to Unit Holders for the purchase or redemption of units on behalf of the Fund.

(ii) Effective December 31, 2020, the Fund entered into a participation agreement with VM Investments Limited (VMIL) to buy a portion of its margin loan portfolio. The receivable balance of \$48,754,000 (2025: \$19,455,000) represents margin loan payments collected on behalf of the Fund by VMIL.

10. Secured loan payable

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Loan payable	1,702,650	1,499,802
Interest payable	74,906	52,613
	<u>1,777,556</u>	<u>1,552,415</u>

In December 2024, the Fund issued a fixed-rate secured loan note amounting to \$1.510 billion, with a term of 12 months and interest rates ranging from 8.75% to 9% per annum. On maturity in December 2025, the Fund repaid \$145.531 million. The remaining principal balance of \$1.362 billion was refinanced on December 3, 2025, together with \$364.612 million of additional financing. The refinanced loan bears interest at 8.75% per annum, has a term of 24 months and matures on December 3, 2027. The loan is secured by mortgages over certain investment properties, as disclosed in 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

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*11. Accounts payable

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Security deposit payable	34,639	34,639
Audit fees	8,407	7,820
Withholding tax payable	19,957	18,528
Trustee fees payable	1,294	1,524
Other payables	42,159	30,768
	<u>106,456</u>	<u>93,009</u>

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 short term.

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Balance at the beginning of the year	10,671,329	8,726,519
Increase in net assets attributable to Unit Holders	860,090	1,470,783
Proceeds from issue of new units	89,248	863,533
	<u>11,620,667</u>	<u>11,060,835</u>
Units encashed and repaid during the year	<u>(518,178)</u>	<u>(389,506)</u>
Balance at the end of the year	<u>11,102,489</u>	<u>10,671,329</u>

	<u>Number of units</u>	
	<u>2026</u>	<u>2025</u>
	'000	'000
Redeemable units		
Balance at the beginning of the year	5,418,594	5,129,192
Issued during the year	44,047	494,649
Redeemed during the year	<u>(253,409)</u>	<u>(205,247)</u>
Balance at the end of the year	<u>5,209,232</u>	<u>5,418,594</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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*13. Rental income

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Rental	458,820	511,441
Parking	4,982	4,982
	<u>463,802</u>	<u>516,423</u>

14. Financial instruments – Risk management

(a) Introduction and overview

In this note “Group” refers to VM Group Limited 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

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 VM 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 discussed below:

(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 and due from related parties.

(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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*14. Financial instruments - Risk management (continued)

(b) Credit risk (continued)

(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.

- 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 period/year end was as follows:

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Cash and cash equivalent	60,133	159,186
Resale agreement	123,992	193,976
Margin loans receivable	1,782	30,898
Interest receivable	71,050	47,948
Accounts receivable	41,538	62,977
Due from related parties	16,523	155,125
	<u>315,018</u>	<u>650,110</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(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>2026</u>	<u>2025</u>
	\$'000	\$'000
Government of Jamaica Certificate of Deposit	90,000	100,000
Corporate bonds	1,155,253	890,047
	<u>1,245,253</u>	<u>990,047</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 May 31, 2026

2026				
	Weighted average impaired	Gross carrying loss rate	Loss amount	Credit allowance
		\$'000	\$'000	\$'000
			(Note 8)	
Current (not past due)	28.43%	8,995	2,557	No
31-60 days past due	9.49%	13,747	1,305	No
More than 60 days past due	83.24%	135,203	112,545	Yes
		<u>157,945</u>	<u>116,407</u>	
2025				
	Weighted average impaired	Gross carrying loss rate	Loss amount	Credit allowance
		\$'000	\$'000	\$'000
			(Note 8)	
Current (not past due)	11.24%	52,890	5,947	No
31-60 days past due	10.06%	3,545	357	No
More than 60 days past due	91.81%	156,736	129,228	Yes
		<u>213,172</u>	<u>150,195</u>	

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(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)

The following table shows a reconciliation from the opening to the closing balance of the impairment allowance.

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Balance as at June 1	150,195	179,184
Impairment loss reversal, net	<u>(33,788)</u>	<u>(28,989)</u>
Balance as at May 31,	<u>116,407</u>	<u>150,195</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)

For the year ended May 31, 2026

*(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.

	2026				
	<u>Carrying value</u> \$'000	<u>Contractual cash flows</u> \$'000	<u>Within 3 months</u> \$'000	<u>3 to 12 months</u> \$'000	<u>12 to 24 months</u> \$'000
Due to VM Wealth Management Ltd.	33,158	33,158	33,158	-	-
Secured loans payable	1,777,556	2,086,420	44,944	1,861,701	179,775
Accounts payable	106,456	106,456	106,456	-	-
	<u>1,917,170</u>	<u>2,226,034</u>	<u>184,558</u>	<u>1,861,701</u>	<u>179,775</u>
	2025				
	<u>Carrying value</u> \$'000	<u>Contractual cash flows</u> \$'000	<u>Within 3 months</u> \$'000	<u>3 to 12 months</u> \$'000	<u>12 to 24 months</u> \$'000
Secured loans payable	1,552,415	1,634,476	6,119	1,528,357	-
Accounts payable	93,009	93,009	93,009	-	-
	<u>1,645,424</u>	<u>1,727,485</u>	<u>99,128</u>	<u>1,528,357</u>	<u>-</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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*14. Financial instruments – Risk management (continued)

(d) Market risk (continued)

(i) 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 1.5% (2025: 6%) or decrease of 2% (2025: 3%) in share prices would result in an increase or decrease, respectively, in Unit Holders' Funds of \$25,038,000 (2025: \$78,216,000) and \$33,384,000 (2025: \$39,108,000).

(ii) 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>2026</u>	<u>2025</u>
	\$'000	\$'000
Variable rate financial instruments	-	-
Fixed rate financial instruments	<u>1,369,244</u>	<u>1,184,023</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*14. Financial instruments – Risk management (continued)

(d) Market risk (continued)

(ii) 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.

	2026				
	Within 3 months	3 to12 months	Over 12 months	Non- rate sensitive	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Cash and cash equivalents	-	-	-	60,133	60,133
Resale agreements	123,992	-	-	-	123,992
Investment securities	-	440,000	805,253	1,716,493	2,961,746
Margin loan receivable	1,050	-	732	-	1,782
Interest receivable	-	-	-	71,050	71,050
Accounts receivable	-	-	-	41,538	41,538
Due from related parties	-	-	-	16,523	16,523
Total financial assets	125,042	440,000	805,985	1,905,737	3,276,764
Secured loan payable	-	-	1,777,556	-	1,777,556
Accounts payable	-	-	-	106,456	106,456
Total financial liabilities	-	-	1,777,556	139,614	1,884,012
Total interest sensitivity gap*	125,042	440,000	(971,571)	1,799,281	1,392,752
Cumulative gap	125,042	565,042	(406,529)	1,392,752	-

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.

	2025				
	Within 3 months	3 to12 months	Over 12 months	Non- rate sensitive	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Cash and cash equivalents	-	-	-	159,186	159,186
Resale agreements	193,976	-	-	-	193,976
Investment securities	-	400,000	590,047	1,351,487	2,341,534
Margin loan receivable	13,367	10,202	7,329	-	30,898
Interest receivable	-	-	-	47,948	47,948
Accounts receivable	-	-	-	62,977	62,977
Due from related parties	-	-	-	155,124	155,124
Total financial assets	207,343	410,202	597,376	1,776,722	2,991,643
Secured loan payable	-	1,552,415	-	-	1,552,415
Accounts payable	-	-	-	93,009	93,009
Total financial liabilities	-	1,552,415	-	93,009	1,645,424
Total interest sensitivity gap*	207,343	(1,142,213)	597,376	1,683,713	1,346,271
Cumulative gap	207,343	(934,870)	(337,494)	1,346,219	-

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*14. Financial instruments – Risk management (continued)

(d) Market risk (continued)

(iii) 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:

	2026		2025	
	25bps <u>Increase</u> \$'000	25bps <u>Decrease</u> \$'000	25bps <u>Increase</u> \$'000	25bps <u>Decrease</u> \$'000
Effect on net assets attributable to Unit Holders	<u>3,423</u>	<u>(3,423)</u>	<u>2,475</u>	<u>(2,475)</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 positive /(adverse) impact as follows:

	2026		2025	
	25bps <u>Increase</u> \$'000	25bps <u>Decrease</u> \$'000	25bps <u>Increase</u> \$'000	25bps <u>Decrease</u> \$'000
Effect on net assets attributable to Unit Holders	<u>-</u>	<u>(-)</u>	<u>-</u>	<u>(-)</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 period/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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*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.

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	Obtain prices provided by Unit Trust manager.	Not applicable	Not applicable
Unit trust	Obtain bid yield from yield curve provided by a recognised pricing source (which uses market-supplied indicative bids).	Not applicable	Not applicable
Corporate bonds	- Using this yield, determine price using accepted formula. - Apply price to estimate fair value.		

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*15. Fair value of financial instruments (continued)

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.

		2026				
		Carrying amount			Fair value*	
		Fair value through profit or loss	Amortized Cost	Total	Level 1	Level 2
	Note	\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets:						
Quoted equities	5	1,669,202	-	1,669,202	1,669,202	-
Corporate bonds	5	1,155,253	-	1,155,253	-	1,155,253
Margin loans receivable	7	-	1,782	1,782	-	1,782
Accounts receivable	8	-	41,538	41,538	-	41,538
Due from related parties	9	-	16,523	16,523	-	16,523
		<u>2,824,455</u>	<u>59,843</u>	<u>2,884,298</u>	<u>1,669,202</u>	<u>1,215,096</u>
Financial liabilities:						
Secured loan payable	10	-	1,777,556	1,777,556	-	1,777,556
Accounts payable	11	-	106,456	106,456	-	106,456
		<u>-</u>	<u>1,884,012</u>	<u>1,884,012</u>	<u>-</u>	<u>1,884,012</u>
		2025				
		Carrying amount			Fair value*	
		Fair value through profit or loss	Amortized Cost	Total	Level 1	Level 2
	Note	\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets:						
Quoted equities	5	1,303,595	-	1,303,595	1,303,595	-
Corporate bonds	5	890,047	-	890,047	-	890,047
Margin loans receivable	7	-	30,898	30,898	-	30,898
Accounts receivable	8	-	62,977	62,977	-	62,977
Due from related parties	9	-	155,125	155,125	-	155,125
		<u>2,193,642</u>	<u>249,000</u>	<u>2,442,642</u>	<u>1,303,595</u>	<u>1,139,047</u>
Financial liabilities:						
Secured loan payable	10	-	1,552,415	1,552,415	-	1,552,415
Accounts payable	11	-	93,009	93,009	-	93,009
		<u>-</u>	<u>1,645,424</u>	<u>1,645,424</u>	<u>-</u>	<u>1,645,424</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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

(Expressed in Jamaica dollars unless otherwise indicated)

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 May 31.

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.

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") (continued).

(e) 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.

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)

For the year ended May 31, 2026

*(Expressed in Jamaica dollars unless otherwise indicated)*17. Related parties (continued)

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 key management personnel:

- VM Wealth Management Limited (Fund Manager) and parent company, VM Group Limited which have common directors; and
 - Other Funds under the Victoria Mutual Wealth Management Unit Trust.
- (c) The statement of financial position includes related party balances, arising in the ordinary course of business as follows:

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
(i) VM Wealth Management Limited:		
Accounts (payables)/receivables	(33,158)	135,669
Resale agreements	123,992	193,976
(ii) VM Investments limited:		
Accounts receivable	48,754	19,455
(iii) VM Building Society:		
Cash & cash equivalents	60,133	159,186
(iv) VM Property Services Limited:		
Accounts receivable	927	-

Resale agreements, cash and cash equivalents, and accounts receivable 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>2026</u>	<u>2025</u>
	\$'000	\$'000
VM Wealth Management Limited:		
Registrar fees	27,060	24,634
Management fees	<u>216,480</u>	<u>197,073</u>

VICTORIA MUTUAL WEALTH MANAGEMENT UNIT TRUST: PROPERTY FUND

Notes to the Financial Statements (Continued)
For the year ended May 31, 2026
(Expressed in Jamaica dollars unless otherwise indicated)

17. Related parties (continued)

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

	<u>2026</u>	<u>2025</u>
	\$'000	\$'000
Key management personnel of the Fund Manager	1,128	1,229
VM Building Society	<u>1,683,850</u>	<u>1,100,413</u>