

EAST COAST CREDIT UNION LIMITED
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2025

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CONSOLIDATED FINANCIAL STATEMENTS
For the Year Ended December 31, 2025

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Independent Auditor's Report

To the board of directors of East Coast Credit Union Limited

Opinion

We have audited the consolidated financial statements of East Coast Credit Union Limited (the "Credit Union" or "Group"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of comprehensive income, changes in members' equity and cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

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

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Credit Union in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

In preparing the consolidated financial statements, management is responsible for assessing the Credit Union's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Credit Union or to cease operations, or has no realistic alternative but to do so.

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



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Credit Union's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Credit Union's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Credit Union to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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.

BDO Canada LLP

Chartered Professional Accountants

Halifax, Nova Scotia
April 7, 2026

EAST COAST CREDIT UNION LIMITED
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2025

	2025	2024
Assets		
Cash and cash equivalents (Note 8)	\$ 30,174,038	\$ 16,090,055
Liquidity deposits (Note 10)	157,014,211	131,519,273
Investments (Note 13)	25,620,054	20,641,790
Members' loans (Note 4)	1,507,609,123	1,305,447,981
Other assets (Note 26)	12,711,475	14,848,313
Pension benefit asset (Note 18)	745,437	-
Property, plant and equipment (Note 21)	29,387,615	28,860,083
Right-of-use assets (Note 22)	3,166,052	2,242,805
Intangible asset (Note 24)	5,455,344	5,488,135
Goodwill (Note 25)	2,716,605	2,716,605
	\$1,774,599,954	\$ 1,527,855,040
Liabilities and Members' Equity		
Liabilities		
Accounts payable and accrued liabilities	6,731,368	7,049,639
Income taxes payable	485,223	2,949,474
Members' deposits (Note 5)	1,521,292,339	1,307,046,714
Securitized mortgages under administration (Note 14)	108,582,283	88,549,306
Deferred income taxes liability (Note 17)	765,245	921,705
Pension benefit liability (Note 18)	-	1,721,200
Members' shares (Note 6)	296,718	319,161
Lease liabilities (Note 22)	3,418,399	2,501,889
Total Liabilities	1,641,571,575	1,411,059,088
Members' Equity		
Contributed surplus	39,836,530	34,010,018
Class A preferred shares (Note 6)	16,145,862	16,763,700
Surplus shares (Note 6)	2,842,185	2,860,970
Retained earnings	69,067,679	59,967,524
Non-controlling interest	542,702	489,913
Accumulated other comprehensive income	4,593,421	2,703,827
Total Members' Equity	133,028,379	116,795,952
	\$1,774,599,954	\$ 1,527,855,040

Approved by the Board:



Director



Director

EAST COAST CREDIT UNION LIMITED
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
DECEMBER 31, 2025

	2025	2024
Interest revenue		
Interest on members' loans	\$ 85,188,462	\$ 72,948,722
Interest and dividends on investments	3,766,787	4,980,091
	<u>88,955,249</u>	<u>77,928,813</u>
Interest and loan related expenses		
Interest on members' deposits	31,417,282	30,058,492
Loan impairment expense	2,765,211	2,259,511
Other	566,385	397,522
	<u>34,748,878</u>	<u>32,715,525</u>
Financial margin	54,206,371	45,213,288
Fees, commissions and other revenue (Note 15)	16,269,857	13,174,677
	<u>70,476,228</u>	<u>58,387,965</u>
Non-interest and operating expenses		
Salaries and employee benefits	27,543,463	23,597,589
General and administrative expenses (Note 16)	23,187,151	16,346,662
Occupancy costs (Note 16)	3,794,331	3,106,883
Members' security (Note 16)	1,367,855	1,250,598
Amortization of intangible assets (Note 24)	606,821	614,540
	<u>56,499,621</u>	<u>44,916,272</u>
Income before income taxes	13,976,607	13,471,693
Provision for income taxes (Note 17)		
Current	4,861,822	4,008,751
Deferred	(943,441)	(178,656)
Total provision for income taxes	3,918,381	3,830,095
Consolidated net income	10,058,226	9,641,598
Non-controlling interest portion of net income	(312,789)	(192,846)
Controlling interest in consolidated net income	9,745,437	9,448,752
Other comprehensive income		
Remeasurement of net pension benefit (Note 18)	2,661,400	1,366,900
Deferred income taxes	(771,806)	(396,401)
	<u>1,889,594</u>	<u>970,499</u>
Comprehensive income	\$ 11,635,031	\$ 10,419,251

EAST COAST CREDIT UNION LIMITED
CONSOLIDATED STATEMENT OF CHANGES IN MEMBERS' EQUITY
DECEMBER 31, 2025

	Accumulated Other Comprehensive Income	Non Controlling Interest	Retained Earnings	Contributed Surplus	Surplus Shares	Class A Shares	Total Equity
Balance on January 1, 2024	\$ 1,733,328	\$ 590,817	\$ 51,541,358	\$ 23,340,196	\$ 2,527,873	\$ 16,764,700	\$ 96,498,272
Net income for the year	-	192,846	9,448,752	-	-	-	9,641,598
Redemption of Class A preferred shares	-	-	-	-	-	(1,000)	(1,000)
Issuance of surplus shares	-	-	-	-	133,680	-	133,680
Redemption of surplus shares	-	-	-	-	(206,645)	-	(206,645)
Dividends paid during the year	-	(293,750)	(1,022,586)	-	-	-	(1,316,336)
Acquisition of LaHave River Credit Union Limited.	-	-	-	10,669,822	406,062	-	11,075,884
Remeasurement of pension benefit, net of deferred income taxes	970,499	-	-	-	-	-	970,499
Balance on December 31, 2024	\$ 2,703,827	\$ 489,913	\$ 59,967,524	\$ 34,010,018	\$ 2,860,970	\$ 16,763,700	\$ 116,795,952
Net income for the year	-	312,789	9,745,437	-	-	-	10,058,226
Redemption of Class A preferred shares	-	-	-	-	-	(617,838)	(617,838)
Issuance of surplus shares	-	-	-	-	92,128	-	92,128
Redemption of surplus shares	-	-	-	-	(110,913)	-	(110,913)
Dividends paid during the year	-	(260,000)	(645,282)	-	-	-	(905,282)
Acquisition of Provincial Government Employees Credit Union Limited (Note 27)	-	-	-	5,826,512	-	-	5,826,512
Remeasurement of pension benefit, net of deferred income taxes	1,889,594	-	-	-	-	-	1,889,594
Balance on December 31, 2025	\$ 4,593,421	\$ 542,702	\$ 69,067,679	\$ 39,836,530	\$ 2,842,185	\$ 16,145,862	\$ 133,028,379

These accompanying notes are an integral part of these financial statements

EAST COAST CREDIT UNION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
DECEMBER 31, 2025

	2025	2024
Operating activities		
Net income	\$ 10,058,226	\$ 9,641,598
Adjustments for:		
Depreciation of property, plant and equipment	2,100,030	1,649,401
Amortization of intangible asset	606,821	614,540
Provision for deferred income taxes	(171,635)	217,745
Loan impairment expense	2,765,211	2,259,511
Depreciation of right-of-use assets	265,051	286,772
Interest on right-of-use assets	144,088	112,297
	<u>15,767,792</u>	<u>14,781,864</u>
Changes in operating assets and liabilities:		
Other assets	2,854,921	(2,572,629)
Accounts payable and accrued liabilities	(411,950)	(18,741)
Income taxes payable	(2,456,772)	2,137,188
Employee future benefits liability	(577,043)	(143,701)
	<u>15,176,948</u>	<u>14,183,981</u>
Changes in member activities (net)		
Increase in members' deposits	201,970,525	169,299,888
Increase in members' loans	(255,263,889)	(235,280,014)
Loans written-off during the year, net of recoveries (Note 4)	1,314,242	933,418
	<u>(51,979,122)</u>	<u>(65,046,708)</u>
Cash flows related to interest		
Interest received on members' loans	85,188,462	72,948,722
Interest received on investments	3,766,787	4,980,091
Interest paid on members' deposits	(31,417,282)	(30,058,492)
	<u>57,537,967</u>	<u>47,870,321</u>
Total cash from operating activities	<u>20,735,793</u>	<u>(2,992,406)</u>
Financing Activities		
Increase (decrease) of members' shares	98,811	(58,925)
Redemption of Class A shares	(617,838)	(1,000)
Redemption of surplus shares	(233,675)	-
Dividends paid	(905,282)	(1,316,336)
Net increase from mortgage securitization	20,032,977	10,943,439
Repayment of lease liabilities	(415,765)	(351,009)
Total cash from financing activities	<u>17,959,228</u>	<u>9,216,169</u>
Investing Activities		
Net increase in liquidity deposits	(19,562,762)	(6,924,007)
Net (increase) decrease in investments	(3,040,000)	2,316,144
Purchase of property, plant and equipment	(2,489,083)	(3,589,301)
Acquisition of Provincial Government Employees Credit Union	480,807	-
Acquisition of LaHave River Credit Union	-	970,487
Total cash from investing activities	<u>(24,611,038)</u>	<u>(7,226,677)</u>
Net decrease in cash and cash equivalents	<u>14,083,983</u>	<u>(1,002,914)</u>
Cash and cash equivalents, beginning of year	<u>16,090,055</u>	<u>17,092,969</u>
Cash and cash equivalents, end of year	<u>\$ 30,174,038</u>	<u>\$ 16,090,055</u>

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

1. CORPORATE INFORMATION

Reporting Entity

East Coast Credit Union Limited (the "Credit Union") is incorporated under the Companies Act of Nova Scotia. The Credit Union is a member of Atlantic Central and its operations are subject to the Credit Union Act of Nova Scotia. The Credit Union provides a full range of banking services to its members in 18 branches throughout Nova Scotia. The Credit Union operates as two operating segments: East Coast Credit Union Limited and its wholly owned subsidiary, Yes Capital Atlantic Inc. ("Yes Capital").

The Credit Union's head office is located at 257 Main Street, Antigonish, Nova Scotia Canada.

These consolidated financial statements have been authorized for issue by the Board of Directors on April 7, 2026.

2. BASIS OF PRESENTATION

a) Statement of Compliance

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

b) Basis of Measurement

These consolidated financial statements were prepared under the historical cost convention, except for financial assets classified as fair value through other comprehensive income ("FVTOCI") and derivative financial instruments measured at fair value through profit and loss ("FVTPL"). The Credit Union's and its subsidiary's functional and presentation currency is the Canadian dollar.

c) Basis of Consolidation

These consolidated financial statements include amounts of the Credit Union's wholly-owned subsidiary, Yes Capital. The non-controlling interest arises from Yes Capital's controlling interest in Alternative Mortgage Solutions Ltd. 100% of the assets and liabilities, revenues and expenses are included in these consolidated financial statements and the non-controlling interest represents the non-controlling shareholder's interest. Intercompany transactions and balances have been eliminated from the consolidated accounts.

d) Judgment and Estimates

The preparation of consolidated financial statements in compliance with IFRS Accounting Standards requires management to make certain critical accounting estimates. It also requires management to exercise judgment in applying the Credit Union's accounting policies. The areas involving critical judgments and estimates in applying accounting policies that have the most significant risk of causing material adjustment to the carrying amounts of assets and liabilities recognized in the financial statements within the next financial year are:

- The determination of impairment of members' loans, assessing whether credit risk on financial assets has increased significantly since initial recognition, and the incorporation of forward-looking information into the measurement of the expected credit loss ("ECL") (Note 4);
- The classification of financial assets, which includes assessing the business model within which the assets are held and whether the contractual terms of the assets are solely payments of principal interest on the principal amount outstanding (Notes 4 and 12);
- The fair value of certain financial instruments using valuation techniques. Those techniques are significantly affected by the assumptions used, including discount rates and estimates of future cash flows (Notes 4, 5, and 13);

Actual results will vary from those estimated.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

3. ADOPTION OF NEW ACCOUNTING STANDARDS

Accounting standards, interpretations and amendments effective for accounting years beginning on or after January 1, December 31, 2025 did not materially affect the Credit Union's financial statements.

The following new standards, amendments, and interpretations issued by the IASB and the IFRS Interpretations Committee are mandatory for accounting periods beginning on or after January 1, 2026. The Credit Union has elected not to adopt early.

Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)

Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures" ("IFRS 7")) were issued in May 2024. The amendments clarify the classification of certain financial assets as well as the derecognition of a financial liability and introduce an accounting policy option for the derecognition of financial liabilities settled through electronic transfer if certain conditions are met. The amendments also add disclosure requirements for certain financial instruments. The amendments are effective for annual reporting periods beginning on or after January 1, 2026, with earlier application permitted, and will apply retrospectively.

IFRS 18 Presentation and Disclosure in the Financial Statements

In April 2024, the IASB issued IFRS 18 - Presentation and Disclosure in the Financial Statements ("IFRS 18") to improve reporting of financial performance. IFRS 18 replaces IAS 1, however it carries forward many requirements from IAS 1 unchanged. IFRS 18 will be effective for annual reporting periods beginning on or after January 1, 2027, with earlier application permitted. IFRS 18 introduces three sets of new requirements for presentation of financial statements and disclosures within financial statements:

- Introduction of five defined categories of income and expenses: operating, investing, financing, income taxes and discontinued operations, with defined subtotals and totals.
- Disclosure within a note to financial statements of Management-Defined Performance Measures (MPM) with a reconciliation between MPMs and IFRS performance measures.
- Enhanced guidance and additional requirements for aggregation and disaggregation of information.

The Credit Union is currently assessing the impact of this new standard on the presentation and disclosure of its financial statements.

4. MEMBERS' LOANS

	<u>2025</u>	<u>2024</u>
Residential mortgages	\$ 765,767,930	\$ 675,365,145
Personal loans	107,495,698	105,362,829
Commercial loans	<u>639,045,131</u>	<u>528,654,936</u>
	\$1,512,308,759	\$ 1,309,382,910
Accrued interest receivable	3,643,430	2,859,174
Allowance for impaired loans	<u>(8,343,066)</u>	<u>(6,794,103)</u>
Net members' loans	<u>\$1,507,609,123</u>	<u>\$ 1,305,447,981</u>

Terms and Conditions

Members' loans can have either a variable or fixed rate of interest and they mature within five years.

Variable rate loans are based on a "prime rate" formula, ranging from prime rate to prime plus 8.99% (2024 - prime plus 14%). The rate is determined by the type of security offered and the members' credit worthiness. The Credit Union's prime rate at December 31, 2025 was 4.45% (2024 - 5.45%).

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

4. MEMBERS' LOANS (continued)

The interest rate offered on fixed rate loans being advanced at December 31, 2025 ranges from 3.00% to 12.99% (2024 - 0.25% to 15.99%). The rate offered to a particular member varies with the type of security offered and the member's credit worthiness.

Residential mortgages are loans and lines of credit secured by residential property and are generally repayable monthly with either blended payments of principal and interest or interest only.

Personal loans consist of term loans and lines of credit that are non-real estate secured and, as such, have various repayment terms. Some of the personal loans are secured by wage assignments and personal property or investments, and others are secured by wage assignments only.

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

Residential mortgages and commercial loans also comprise alternative mortgages secured by real property or other collateral and are generally repayable monthly with either blended payments of principal and interest or interest only. All alternative loans have terms of two years or less.

Members' loans from mortgage pools of \$2,529,344 (2024 - \$2,183,003) are included in residential mortgages and earn interest at 1.75% to 5.25% (2024 - 1.75% to 9.80%). The Credit Union receives monthly from the mortgage pool administrators blended payments of principal and interest equal to its percentage interests in the loan pools, less an administration fee. The loan pools are comprised of conventional residential mortgages, maturing within five years and secured by residential property.

Average Yields to Maturity

Loans bear interest with the following average yields:

	Principal	2025 Yield	Principal	2024 Yield
Variable Rate	\$ 155,091,448	6.54%	\$ 125,812,905	7.81%
Fixed rate due less than one year	482,868,989	6.53%	417,184,151	6.47%
Fixed rate due greater than one year	<u>874,348,322</u>	5.70%	<u>766,385,854</u>	5.56%
	<u>\$1,512,308,759</u>		<u>\$ 1,309,382,910</u>	

a) Recognition and initial measurement

The Credit Union initially recognizes members' loans on the date on which they are originated. Members' loans are initially measured at fair value, net of loan origination fees and inclusive of transaction costs incurred.

b) Classification and subsequent measurement

Members' loans are classified and subsequently measured at amortized cost, using the effective interest rate method, because they meet the solely payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. Members' loans are subsequently reduced by any allowance for loan losses.

c) Derecognition and contract modifications

The Credit Union derecognizes members' loans when the contractual rights to the cash flows from the members' loans expire, or the Credit Union transfers the members' loans.

On derecognition, the difference between the carrying amount at the date of derecognition and the consideration received is recognized in profit or loss.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

4. MEMBERS' LOANS (continued)

Credit Risk Management

Credit risk rating systems are designed to assess and quantify the risk inherent in credit activities in an accurate and consistent manner. To assess credit risk, the Credit Union takes into consideration the member's character, ability to pay, and value of collateral available to secure the loan.

The Credit Union's credit risk management principles are guided by its overall risk management principles. The Board of Directors ensures that management has a framework, and policies, processes and procedures in place to manage credit risks and that the overall credit risk policies are complied with at the business and transaction level.

The Credit Union's credit risk policies set out the minimum requirements for management of credit risk in a variety of transactional and portfolio management contexts. Its credit risk policies comprise the following:

- General loan policy statements including approval of lending policies, eligibility of loans, exceptions to policy, policy violations, liquidity, and loan administration;
- Loan lending limits including Board of Director limits, schedule of assigned limits and exemptions from aggregate indebtedness;
- Loan collateral security classifications which set loan classifications, advance ratios and amortization periods;
- Procedures outlining loan overdrafts, release or substitution of collateral, temporary suspension of payments and loan renegotiations;
- Loan delinquency controls regarding procedures followed for loans in arrears; and
- Internal audit procedures and processes are in place for the Credit Union's lending activities.

The Credit Union allocates a credit risk grade at initial recognition for its commercial loans based on available information about the borrower. Under this system, the credit risk grades are defined as follows:

- 1 - undoubted - assigned to undoubted members' loans with virtually no risk
- 2 - low - assigned to members' loans that have minimal risk of any loss
- 3 - moderate - assigned to members' loans that have normal risk of any loss
- 4 - cautionary - assigned to members' loans that are higher risk and that should be placed on a watch list for increased monitoring
- 5 - unacceptable - assigned to members' loans that are impaired and require immediate action

The Credit Union does not have any commercial loans that originate in a credit risk grade of 4 or 5 except for commercial loans that would originate in a risk grade of 4 under the provincial loan guarantee program and commercial loans issued through alternative lending. Commercial loans are subject to ongoing monitoring, which may result in the loan being moved to a different credit risk grade. The monitoring typically involves the use of information obtained during periodic review of customer files, for example, audited financial statements, data from credit reference agencies, actual and expected significant changes in the regulatory and technological environment of the borrower or in its business activities, payment record including overdue status and existing and forecast changes in business, financial and economic conditions. The Credit Union regularly reviews its members' loan portfolio to evaluate its exposure to industries impacted negatively by current economic or market conditions.

The Credit Union monitors residential mortgages, personal loans and alternative mortgages primarily by credit rating and/or delinquency status.

The Board of Directors receives quarterly reports summarizing new loans, delinquent loans and overdraft utilization. The Board of Directors also receives an analysis of bad debts and allowance for doubtful accounts quarterly.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

4. MEMBERS' LOANS (continued)

Credit Risk Management (continued)

A large portion of the loan portfolio is secured by residential and commercial property in and around Nova Scotia. Therefore, the Credit Union is exposed to the risk of a reduction of the loan to value ratio cover should the Nova Scotia property market decline. The risk of losses from loans undertaken is primarily reduced by adhering to the lending criteria, with an emphasis on a borrower's ability to pay and ability to obtain insurance coverage on the loan.

A small portion of the loan portfolio is recognized from investments in mortgage pools that are administered by other Credit Unions and are secured by mortgages on real estate property outside of the local property market. The risk of losses on the purchased mortgage portfolios is primarily reduced by performing due diligence on the pool, which includes consideration such as the advertised risk of the pool, credit history of underlying loans and pool historical records of returns. The Credit Union's participation is also contingent on approval of the investment by regulators and the Board.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Concentration of credit risk

The Credit Union monitors concentration of credit risk on the basis of similar risk characteristics, based on loan type, industry, geographical location, type of loan security, the length of time the loans are past due and the historical loss experience.

Amounts arising from ECL

The Credit Union recognizes allowance for loan losses for ECL on members' loans.

The Credit Union measures allowance for loan losses at each reporting period date according to a three-stage ECL model as follows:

Stage	1 - No Significant Increase in Credit Risk Since Initial Recognition	2 - Significant Increase in Credit Risk Since Initial Recognition	3 - Credit-Impaired
Definition	From initial recognition of a financial asset to the date on which the asset has experienced a significant increase in credit risk relative to its initial recognition.	Following a significant increase in credit risk (SICR) relative to the initial recognition of the financial asset.	When a financial asset is considered to be credit-impaired (i.e. when credit default has occurred).

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

4. MEMBERS' LOANS (continued)

Stage	1 - No Significant Increase in Credit Risk Since Initial Recognition	2 - Significant Increase in Credit Risk Since Initial Recognition	3 - Credit-Impaired
Criteria for movement	At origination, all members' loans are categorized into stage 1. A commercial loan that has experienced a SICR may migrate back to stage 1 if the increase in credit risk is cured and the movement in the credit risk grading is approved by credit managers. Commercial watch list loans that are considered to be in a high risk industry but show no signs of a deteriorating financial results, potential security shortfalls or adverse developments of the borrower and are deemed to be risk level 4 are classified as Stage 1 on origination. For residential mortgages and personal loans, migration back to stage 1 may occur upon approval of loan officers if all signs of previous credit deterioration are remedied.	For commercial loans on the watch list, the Credit Union categorizes their riskiness based on five credit risk grades. The Credit Union determines a SICR has occurred when a commercial loan originates in risk grade 1, 2 or 3 and moves to a grade 4 on the watch list due to a number of factors, including deteriorating financial results, potential security shortfalls or adverse developments of the borrower. For residential mortgages, a SICR has occurred if payments are over 30 days past due and the mortgage is uninsured. For personal loans and lines-of-credit, a SICR has occurred if payments are over 30 days past due and not secured by real estate.	A member loan is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the member loan have occurred: • a breach of contract such as a default or delinquency in interest or principal payments; • significant financial difficulty of the borrower; • payment on a loan is overdue 90 days or more (if the borrower does not participate in the Loan Deferral Program); or • it is becoming probable that the borrower will enter bankruptcy or other financial reorganization. A loan that has been renegotiated due to a deterioration in the borrower's condition is usually considered to be credit-impaired unless there is evidence that the risk of not receiving contractual cash flows has reduced significantly and there are no other indicators of impairment.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

4. MEMBERS' LOANS (continued)

Stage	1 - No Significant Increase in Credit Risk Since Initial Recognition	2 - Significant Increase in Credit Risk Since Initial Recognition	3 - Credit-Impaired
ECL methodology	Impairment is estimated based on the expected losses over the expected life of members' loans arising from default events occurring in the next 12 months (12-month expected credit loss)	Impairment is estimated based on the expected losses over the expected life of members' loans arising from default events occurring in the lifetime of the instrument (lifetime expected credit loss)	
Collective or individual assessment	Collective assessment of members' loans grouped on the basis of similar risk characteristics based on loan type, type of loan security, the length of time the loans are past due and the historical loss experience. The groupings are subject to regular review to ensure that exposures within a particular group remain appropriately homogeneous.		Each credit-impaired members' loan is individually assessed.
Application of ECL methodology	Expected credit loss on a group of members' loans is measured on the basis of a loss rate approach. The Credit Union develops loss rates for members' loans in stage 1 and loss rates for members' loans stage 2, based on historical default and loss experiences for those types of members' loans, adjusted for current economic conditions and forecasts of future economic conditions. The loss rates are also applied to the estimate of drawdown for undrawn loan commitments (unadvanced loans, unused lines of credit, letters of credit). For members' loans in stage 1 and 2 with undrawn loan commitments, the estimate of drawdown within 12 months of the reporting date is based on historical drawdown information.		The probability of default on credit-impaired member loans is 100%, therefore, the key estimation relates to the amount of the default. Expected credit loss on a credit-impaired member loan is measured based on the Credit Union's best estimate of the difference between the loan's carrying value and the present value of expected cash flows discounted at the loan's original effective interest rate.
Key forward-looking information	Local unemployment rates, local housing default rates, local economic outlook, inflation, credit environment, and other relevant economic variables impacting subsets of the Credit Union's members. ECL is sensitive to forward-looking scenarios and their respective probability weightings as at the reporting date. The unpredictability of the macroeconomic environment resulting from shifting US-Canada trade relationships and general global uncertainty have created challenges for the Credit Union in projecting forward-looking assumptions. As the full extent of the effect on the Canadian economy remains unknown, it remains difficult to predict whether an increase in defaults on loans will be experienced and whether the Credit Union will recognize additional increases in write-offs and expected credit losses in subsequent periods. Forecasts and assumptions are continually evaluated for changes in the Canadian economy. While the Credit Union has made its best estimate of estimated credit losses at December 31, 2025, actual results may differ from those estimates.		

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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4. MEMBERS' LOANS (continued)

Credit Quality Analysis

The following tables set out information about the credit quality of members' loans based on the Credit Union's credit risk rating grade. Personal loans are not rated, therefore, information has been presented by their level of delinquency. Unless specifically indicated, the amounts in the table represent gross carrying amounts.

	2025			2024	
	12-month ECL	Lifetime ECL not delinquent	Lifetime ECL delinquent	Total	Total
Residential Mortgages and Personal Loans					
Current	\$ 770,491,598	\$ -	\$ -	\$ 770,491,598	\$ 720,330,681
> 30 days past due	3,255,929	8,282,151	-	11,538,080	16,711,009
> 90 days past due	-	-	5,424,844	5,424,844	4,383,674
Otherwise impaired	-	85,809,106	-	85,809,106	39,302,610
	<u>773,747,527</u>	<u>94,091,257</u>	<u>5,424,844</u>	<u>873,263,628</u>	<u>780,727,974</u>
Allowance for loan losses	(659,803)	(1,417,691)	(1,492,799)	(3,570,293)	(2,613,326)
Carrying amount	<u>773,087,724</u>	<u>92,673,566</u>	<u>3,932,045</u>	<u>869,693,335</u>	<u>778,114,648</u>
Commercial Loans					
2 - low	12,766,504	-	-	12,766,504	12,754,243
3 - moderate	395,579,788	-	-	395,579,788	423,911,210
4 - cautionary	194,761,731	24,043,451	-	218,805,182	85,910,604
5 - unsatisfactory	-	-	11,893,657	11,893,657	6,078,879
	<u>603,108,023</u>	<u>24,043,451</u>	<u>11,893,657</u>	<u>639,045,131</u>	<u>528,654,936</u>
Allowance for loan losses	(2,048,931)	(816,845)	(1,906,997)	(4,772,773)	(4,180,777)
Carrying amount	<u>601,059,092</u>	<u>23,226,606</u>	<u>9,986,660</u>	<u>634,272,358</u>	<u>524,474,159</u>
Balance at December 31	\$ 1,374,146,816	\$ 115,900,172	\$ 13,918,705	\$ 1,503,965,693	\$ 1,302,588,807

The allowance for loan losses in the above table includes amounts related to undrawn loan commitments. The Credit Union has the following undrawn loan commitments to its members at the year-end date on unused and undrawn lines of credit, commitments to extend credit and letters of credit:

	2025			2024	
	Residential mortgage and personal loans	Commercial	Total	Total	
Undrawn lines of credit	\$ 102,668,202	\$ 43,166,356	\$ 145,834,558	\$ 148,671,520	
Letters of credit	\$ -	\$ 166,563	\$ 166,563	\$ 173,563	

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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4. MEMBERS' LOANS (continued)

Allowance for loan losses

The following tables show reconciliations from the opening to the closing balance of the allowance for loan losses by type of member loan. The allowance for loan losses in these tables include ECL on loan commitments for certain members' loans such as unadvanced loans, unused lines of credit and letters of credit, because the Credit Union cannot separately identify the ECL on the loan commitment component from those on the financial instrument component.

			2025		2024
	12-month ECL	Lifetime ECL not delinquent	Lifetime ECL delinquent	Total	Total
Residential Mortgages and Personal Loans					
Balance at January 1	\$ 855,858	\$ 762,389	\$ 995,079	\$ 2,613,326	\$ 2,354,419
Net remeasurement of allowance for loan losses	(196,055)	696,520	1,254,416	1,754,881	136,322
Transfer to lifetime ECL	-	(41,218)	41,218	-	-
Loans written off	-	-	(891,751)	(891,751)	(7,858)
Recoveries of amounts previously written off	-	-	93,837	93,837	130,443
Balance at December 31	659,803	1,417,691	1,492,799	3,570,293	2,613,326
Commercial Loans					
Balance at January 1	718,657	2,738,357	723,763	4,180,777	2,422,600
Net remeasurement of allowance for loan losses	1,311,019	(1,820,749)	1,511,525	1,001,795	2,503,362
Transfer to lifetime ECL	-	(152,744)	152,744	-	-
Loans written off	-	-	(422,491)	(422,491)	(925,560)
Recoveries of amounts previously written off	-	-	12,692	12,692	180,375
Balance at December 31	2,029,676	764,864	1,978,233	4,772,773	4,180,777
Total allowance for loan losses, December 31	\$ 2,689,479	\$ 2,182,555	\$ 3,471,032	\$ 8,343,066	\$ 6,794,103

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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4. MEMBERS' LOANS (continued)

Write-off

Members' loans are written off (either partially or in full) when there is no realistic prospect of recovery. This is generally the case when the Credit Union determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, members' loans written off could still be subject to enforcement activities in order to comply with the Credit Union's procedures for recovery of amounts due.

The methodology and assumptions used for estimating future cash flows are reviewed regularly by the Credit Union to reduce any differences between loss estimates and actual loss experience.

The contractual amount of members' loans outstanding that were written off and that are still subject to enforcement activity are as follows:

	<u>2025</u>	<u>2024</u>
Personal loans	\$ 891,751	\$ 926,816
Commercial loans and mortgages	422,491	6,602
	<u>\$ 1,314,242</u>	<u>\$ 933,418</u>

Quality of collateral held

It is not practical to value all collateral as at the balance sheet date due to the variety of assets and conditions. A breakdown of the security held on a portfolio basis is as follows:

	<u>Residential mortgage and personal</u>	<u>Commercial</u>	<u>2025</u>
Unsecured loans	\$ 49,419,666	\$ 736,704	\$ 50,156,370
Loans secured by cash, members' deposits	707,806	353,670	1,061,476
Loans secured by real property	489,749,575	750,833,274	1,240,582,849
Loans secured by provincial guarantee	-	12,510,449	12,510,449
Residential mortgages insured by government	207,997,615	-	207,997,615
	<u>\$ 747,874,662</u>	<u>\$ 764,434,097</u>	<u>\$1,512,308,759</u>

	<u>Residential mortgage and personal</u>	<u>Commercial</u>	<u>2024</u>
Unsecured loans	\$ 49,921,511	\$ 200,545	\$ 50,122,056
Loans secured by cash, members' deposits	800,977	518,157	1,319,134
Loans secured by real property	570,107,008	502,663,638	1,072,770,646
Loans secured by provincial guarantee	-	21,470,096	21,470,096
Residential mortgages insured by government	163,700,978	-	163,700,978
	<u>\$ 784,530,474</u>	<u>\$ 524,852,436</u>	<u>\$ 1,309,382,910</u>

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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4. MEMBERS' LOANS (continued)

Foreclosed Collateral

There were \$160,863 (2024 - \$76,669) foreclosed loans during the year ended December 31, 2025. Foreclosed properties are sold as soon as is practical and when in management's opinion it is the most advantageous time to mitigate the risk of additional losses. At December 31, 2025, the Credit Union had \$Nil (2024 - \$76,669) in foreclosed properties held for resale which are included in members' loans on the balance sheet.

Fair Value

The fair value of members' loans at December 31, 2025 was \$1,485,039,600 (2024 - \$1,267,160,749).

The estimated fair value of variable loans is assumed to be equal to book value as the interest rates are re-priced to market on a periodic basis. The estimated fair value of fixed rate loans is determined using Level 3 valuations by discounting the expected future cash flows at current market rates for products with similar terms and credit risks.

For fixed rated loans, the weighted average market interest used in estimating fair value was 5.85% (2024 - 5.87%) and the weighted average term to maturity was 2.46 years (2024 - 2.25 years).

5. MEMBERS' DEPOSITS

	<u>2025</u>	<u>2024</u>
Demand accounts	\$ 851,675,838	\$ 776,401,264
Term deposits	421,789,402	303,167,319
Registered retirement savings plans	60,033,736	64,476,741
Tax free savings accounts	140,371,675	121,341,454
Registered retirement income funds	<u>35,234,189</u>	<u>29,269,326</u>
	1,509,104,840	1,294,656,104
Accrued interest payable	<u>12,187,499</u>	<u>12,390,610</u>
	<u>\$1,521,292,339</u>	<u>\$ 1,307,046,714</u>

Terms and Conditions

Demand accounts are due on demand and bear interest at a variable rate up to 4.45% at December 31, 2025 (2024 - 5.45%). Interest is calculated daily and paid on the accounts monthly.

Term deposits bear fixed rates of interest for terms of up to five years. Interest can be paid annually, semi-annually, monthly or upon maturity. The interest rates offered on term deposits issued as at December 31, 2025 range from 2.00% to 5.45% (2024 - 0.45% to 6.30%).

The registered retirement savings plans ("RRSP") accounts can be fixed or variable rate. The fixed rate RRSPs have terms and rates similar to the term deposit accounts described above. The variable rate RRSPs bear interest at rates up to 0.75% at December 31, 2025 (2024 - 1.25%).

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

The tax-free savings accounts can be fixed or variable rate with terms and conditions similar to those of the RRSPs described above.

EAST COAST CREDIT UNION LIMITED
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5. MEMBERS' DEPOSITS (continued)

Terms and Conditions (continued)

Included in members' deposits are accounts totalling \$2,848,670 (2024 - \$2,909,671), which are denominated in US dollars.

Average Yields to Maturity

Members' deposits bear interest at both variable and fixed rates with the following average yields:

	Principal	2025 Yield		Principal	2024 Yield
Variable rate	\$ 840,942,852	0.29%	\$	776,401,264	0.42%
Fixed rate due less than one year	320,649,019	3.48%		367,609,251	4.52%
Fixed rate due between one and five years	347,512,969	3.80%		150,645,589	4.64%
	\$1,509,104,840			\$ 1,294,656,104	

a) Recognition and initial measurement

All members' deposits are initially measured at fair value, net of any transaction costs directly attributable to the issuance of the instrument.

b) Classification and subsequent measurement

Members' deposits are classified and subsequently measured at amortized cost, using the effective interest rate method.

c) Concentration of risk

The Credit Union has an exposure to groupings of individual deposits which concentrate risk and create exposure to particular segments. No individual or related groups of members' deposits exceed 5% of members' deposits and capital as at December 31, 2025 and 2024. The majority of members' deposits are with members located in and around Nova Scotia and surrounding areas.

d) Liquidity Risk

Liquidity risk is the risk that the Credit Union will encounter difficulty in meeting obligations associated with financial liabilities as they come due. Liquidity risk is inherent in any financial institution and could result from entity level circumstances and/or market events.

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

The Credit Union is required to maintain 9% of members' deposits in liquid investments of which 90% must be held with Atlantic Central. The Credit Union was in compliance with this requirement at December 31, 2025.

The Credit Union manages liquidity risk by:

- Continuously monitoring actual daily cash flows and longer term forecasted cash flows;
- Monitoring the maturity profiles of financial assets and liabilities;
- Maintaining adequate reserves, liquidity support facilities and reserve borrowing facilities; and
- Monitoring the liquidity ratios monthly.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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5. MEMBERS' DEPOSITS (continued)

The Credit Union's exposure to liquidity risk at the reporting date was:

	2025	2024
Qualifying liquid assets on hand		
Cash on hand (Note 8)	\$ 10,450,375	\$ 8,917,276
Cash held in Atlantic Central (Note 8)	19,723,663	7,172,779
Liquidity deposit	157,014,211	131,519,273
Other liquid assets on hand	814,922	1,694,314
	<u>188,003,171</u>	<u>149,303,642</u>
Total liquidity requirement	<u>145,670,844</u>	<u>124,591,897</u>
Excess liquidity	<u>\$ 42,332,327</u>	<u>\$ 24,711,745</u>

The maturities of liabilities are shown in Note 11. Liquidity risk has decreased from the prior year due to an increase in excess liquidity.

Fair Value

The fair value of members' deposits at December 31, 2025 was \$1,491,144,032 (2024 - \$1,294,276,962).

The estimated fair value of the demand deposits and variable rate deposits are assumed to be equal to book value as the interest rates on these loans and deposits re-price to market on a periodic basis. The estimated fair value of fixed rate deposits is determined using Level 3 valuations by discounting the expected future cash flows of these deposits at current market rates for products with similar terms and credit risks.

For fixed rated deposits, the weighted average market interest used in estimating fair value was 3.64% (2024 - 4.52%) and the weighted average term to maturity was 1.50 years (2024 - 1.30 years).

6. MEMBERS' SHARES

Members' shares issued by the Credit Union are classified as equity only to the extent that they do not meet the definition of a financial liability. Shares that contain redemption features subject to the Credit Union maintaining adequate regulatory capital are accounted for using the partial treatment requirements of IFRIC 2 *Members' Shares in Co-operative Entities and Similar Instruments*.

		2025		2024	
	Authorized	Equity	Liability	Equity	Liability
Membership shares	Unlimited	\$ -	\$ 296,718	\$ -	\$ 319,161
Surplus shares	Unlimited	2,842,185	-	2,860,970	-
Class A preferred shares	500,000	16,145,862	-	16,763,700	-
Balance - December 31		<u>\$18,988,047</u>	<u>\$ 296,718</u>	<u>\$ 19,624,670</u>	<u>\$ 319,161</u>

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2025

6. MEMBERS' SHARES (continued)

Terms and Conditions

Membership Shares

Membership shares are classified as a liability and represent all common shares issued. The par value of each share is \$5. As a condition of membership, each member is required to hold one voting share. Members are entitled to redeem their shares at par value if they end their membership. Dividends are at the discretion of the Board of Directors in the form of surplus shares. Membership shares available for redemption as at December 31, 2025 total 59,283.

Surplus Shares

Surplus shares have an issue price of \$1 per share. They are non-voting and may be redeemed or purchased by the Credit Union at a price per share not to exceed the issue price. Such redemption or purchase is subject to compliance with the Credit Union Act and to approval by the Board of Directors at such time as the member or associate no longer holds membership or associate status with the Credit Union. Dividends are paid at the discretion of the Board of Directors in the form of additional shares. Surplus shares available for redemption as at December 31, 2025 total \$2,842,185.

On January 21, 2025, a dividend of \$62,670 (2024 - \$56,236) on the surplus and membership shares was declared and approved by the Board of Directors.

Class A Preferred Shares

On March 1, 2022, the Board of Directors approved the issuance of up to 300,000 Class A preferred shares with a par value of \$100 each. They are non-voting and not redeemable for a period of five years after issuance. After the five year period, redemption is subject to compliance with the Credit Union Act and to approval by the Board of Directors. Non-cumulative dividends are declared and payable annually at the discretion of the Board of Directors at the greater of 2.85% per annum or the Credit Union's then-current five-year term deposit rate, plus 1.25%.

On January 21, 2025 a dividend of \$645,282 (2024 - \$1,022,586) on the Class A preferred shares was declared and approved by the Board of Directors.

7. CAPITAL MANAGEMENT

Capital is managed in accordance with policies established by the Board and regulators. Management regards a strong capital base as an integral part of the Credit Union's strategy. The Credit Union has a capital plan to provide a long-term forecast of capital requirements. All of the elements of capital are monitored throughout the year, and modifications of capital management strategies are made as appropriate.

The Credit Union Act of Nova Scotia requires the Credit Union to establish and maintain a level of equity that is not less than 5% of its non-consolidated assets. Management and regulators consider capital to comprise of all components of non-consolidated members' equity plus members' shares classified as liabilities which amount to \$105,134,924. As at December 31, 2025, the Credit Union's equity as a percent of assets was 6.47% (2024 - 7.47%), which exceeds the minimum requirement. On March 26, 2026, the board of directors of Yes Capital Inc. declared a dividend of \$15,000,000 on the common shares owned by the Credit Union, directly increasing the non-consolidated capital of the Credit Union which is used to determine regulatory equity as a percentage of assets.

EAST COAST CREDIT UNION LIMITED
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8. CASH AND CASH EQUIVALENTS

	<u>2025</u>	<u>2024</u>
Cash on hand	\$ 10,450,375	\$ 8,917,276
Cash held at Atlantic Central	<u>19,723,663</u>	<u>7,172,779</u>
Cash and cash equivalents	<u>\$ 30,174,038</u>	<u>\$ 16,090,055</u>

Cash and cash equivalents includes cash on hand, deposits with banks, other short-term highly liquid investments with original maturities of three months or less. Cash and cash equivalents are carried at amortized cost.

9. BANK INDEBTEDNESS

The Credit Union has pledged all of its assets as security for a \$40,906,000 line of credit with Atlantic Central with no balance outstanding at the report date. The line of credit bears interest on the utilized portion at Atlantic Central's prime rate. As at December 31, 2025, Atlantic Central's prime rate was 4.45% (2024 - 5.45%).

10. LIQUIDITY DEPOSITS

Liquidity deposits include cash held on deposit with Atlantic Central.

The Credit Union must maintain liquidity reserves with Atlantic Central equal to or greater than 6% of total assets. During the year, the Credit Union was in compliance with this requirement. The deposits can be withdrawn only if there is a sufficient reduction in the Credit Union's total assets or upon withdrawal of membership from Atlantic Central. The liquidity deposits are short-term and come due within one year. They bear interest at rates between 3.00% and 4.95%.

a) Initial measurement

Liquidity deposits are initially measured at fair value plus transaction costs that are directly attributable to their acquisition.

b) Classification and subsequent measurement

Liquidity deposits are classified and subsequently measured at amortized cost because they meet the solely payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows.

c) Credit risk

The Credit Union holds cash held on deposit with Atlantic Central. Liquidity deposits have been determined to have no credit risk and therefore there are no loss allowances recognized on the assets.

d) Fair value measurement

The carrying amounts of liquidity deposits and cash held on deposit with Atlantic Central approximate fair value due to having similar characteristics as cash and equivalents.

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11. FINANCIAL MARGIN AND INTEREST

The Credit Union's major source of income is financial margin, the difference between interest earned on investments and members' loans and interest paid on members' deposits. The objective of asset / liability management is to match interest sensitive assets with interest sensitive liabilities as to amount and as to term to their interest rate repricing dates, thus minimizing fluctuations of income during periods of changing interest rates.

Schedules of matching and interest rate vulnerability are regularly prepared and monitored by Credit Union management and reported to the Credit Union Deposit Insurance Corporation of Nova Scotia ("CUDIC") in accordance with the Credit Union's policy. This policy has been approved by the Board of Directors and filed with CUDIC as required by Credit Union regulations. For the year-ended December 31, 2025, the Credit Union was in compliance with this policy.

The following schedule shows the Credit Union's sensitivity to interest rate changes. Amounts with floating rates or due or payable on demand are classified as maturing overnight, regardless of maturity. A significant amount of loans and deposits can be settled before maturity on payment of a penalty, but no adjustment has been made for repayments that may occur prior to maturity. Amounts that are not interest sensitive have been grouped together, regardless of maturity.

Maturity dates	Assets	Yield	Liabilities	Cost	Asset / Liability Gap
<i>Interest sensitive</i>					
Overnight principal	\$ 377,231,910	4.46%	\$ 854,061,576	0.35%	\$ (476,829,666)
Under 1 year principal	417,116,000	6.43%	319,820,000	3.19%	97,296,000
1 - 3 years principal	557,709,000	5.78%	366,740,000	3.90%	190,969,000
Over 3 years principal	<u>366,915,000</u>	4.13%	<u>76,589,000</u>	1.25%	<u>290,326,000</u>
Interest sensitive	<u>1,718,971,910</u>		<u>1,617,210,576</u>		<u>101,761,334</u>
Non-interest sensitive	<u>55,628,044</u>		<u>24,360,999</u>		<u>31,267,045</u>
Total	<u>\$1,774,599,954</u>		<u>\$1,641,571,575</u>		<u>\$ 133,028,379</u>

Interest sensitive assets and liabilities cannot normally be perfectly matched by amount and term to maturity. One of the roles of a Credit Union is to intermediate between the expectations of borrowers and depositors.

An analysis of the Credit Union's risk due to changes in interest rates determined that a 1% increase in rates would result in an increase to net income of 0.73% or approximately \$954,000. A 1% decrease in rates would result in a decrease to net income of 0.80% or approximately \$1,000,000.

There have been no significant changes from the previous year in the policies, procedures and methods used to measure the risk.

EAST COAST CREDIT UNION LIMITED
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12. FAIR VALUE OF FINANCIAL INSTRUMENTS

Financial instruments that are measured subsequent to initial recognition at fair value are grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities using the last bid price;
- Level 2 fair value measurements are those derived from 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); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level in the fair value hierarchy within which the financial asset or financial liability is categorized is determined on the basis of the lowest level of input that is significant to the fair value measurement. Financial assets and financial liabilities are classified in their entirety into only one of three levels.

13. INVESTMENTS

	2025	2024
Investments classified as FVTOCI		
Atlantic Central - Class A common shares	\$ 10,152,328	\$ 9,748,543
Atlantic Central - NS common shares	1,808,000	1,711,000
Community Impact Investment Co-operative Limited	1,000,000	1,000,000
League Savings and Mortgage Company	6,388,420	5,969,611
League Data Limited	2,228,460	2,209,800
CU Financial Management Limited	24	24
Other investments	2,822	2,812
Investments classified as FVTPL		
Investments in mortgage investment corporations	4,040,000	-
	\$ 25,620,054	\$ 20,641,790

The interest and dividend rates offered on investments at December 31, 2025 range from 1.36% to 12.00%.

a) Recognition and initial measurement

The Credit Union recognizes equity instruments on the settlement date, which is the date that the asset is received by the Credit Union. The instruments are initially measured at fair value. Any change in fair value between trade date and settlement date is recognized in net income.

b) Classification and subsequent measurement

The Credit Union classifies its equity instruments as FVTOCI or FVTPL. Equity instruments classified as FVTOCI are subsequently measured at fair value with changes in fair value recognized in OCI. Gains and losses are never reclassified to profit or loss and no impairment is recognized in profit or loss. Dividends are recognized in profit or loss, unless they clearly represent a recovery of part of the cost of the investment, in which case they are recognized in OCI. Equity instruments classified as FVTPL are subsequently measured at fair value with changes in fair value recognized in profit and loss.

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

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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13. INVESTMENTS (continued)

b) Classification and subsequent measurement (continued)

Atlantic Central Class A shares are subject to an annual rebalancing mechanism and are issued and redeemable at par value. There is no separately quoted market value for these shares however, fair value is determined to be equivalent to the par value due to the fact that transactions occur at par value on a regular and recurring basis.

Atlantic Central NS common shares and securities held in Concentra (Wyth) Financial, League Savings and Mortgage Company, League Data Limited and other various co-operatives are member shares that are redeemable at the discretion of the issuer. There is no separately quoted market value for these shares however, fair value is determined based on a discounted cash flow model using the expected timing of redemption and a market rate of interest. There has been no significant changes in the performance of the investees, no changes to the investees shareholdings or its structures and no changes in the valuations implied by the overall market. Therefore, the cost of the shares approximates their fair value.

c) Derecognition

The Credit Union derecognizes investments when the contractual rights to the cash flows from the investment expires or the Credit Union transfers the investment. For investments classified as FVTOCI, on derecognition, any cumulative gain or loss recognized in OCI is not recognized in profit or loss.

The Credit Union is not intending to dispose of any Atlantic Central shares as the services supplied by Atlantic Central are relevant to the day to day activities of the Credit Union.

d) Fair value measurement

All investment valuations are Level 2 valuations as there are no separately quoted market values for the securities. There were no transfers between any levels of the fair value hierarchy during the year. The maximum exposure to credit risk would be the fair value as detailed above.

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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14. SECURITIZED MORTGAGES UNDER ADMINISTRATION

For securitization transactions, loans are derecognized only when the contractual rights to receive the cash flows from these assets have ceased to exist or substantially all the risks and rewards of the loans have been transferred. If the criteria for derecognition has not been met, the securitization is reflected as a financing transaction and the related liability is initially recorded at fair value and subsequently measured at amortized cost, using the effective interest rate method.

During fiscal 2025, the Credit Union securitized residential mortgages of \$45,060,999 (2024 - \$29,166,852). They are obligated to pay the investors agreed upon principal and interest amounts. The Credit Union retains mortgage servicing responsibilities but does not receive an explicit servicing fee for its servicing responsibilities. Although the Credit Union has transferred the contractual rights to the cash flows from the mortgages transferred, they remain exposed to the risks and rewards associated with interest rate risk, timely payment and prepayment risks. Accordingly, the securitized mortgages have not been derecognized.

Transferred Financial Assets that are recognized in their entirety

The table below sets out the carrying amounts and fair values related to transferred loans to members that are recognized in their entirety and any associated liabilities.

	2025	2024
Carrying amount of assets:		
Members' loans	\$ 107,292,813	87,433,375
Other securitization assets	1,529,642	1,737,995
	<u>108,822,455</u>	<u>89,171,370</u>
Carrying amount of associated liabilities:		
Securitized mortgages under administration	<u>(108,582,283)</u>	<u>(88,549,306)</u>
Net position	<u>\$ 240,172</u>	<u>622,064</u>

The Credit Union does not have the ability to use the transferred assets during the term of the arrangement.

15. FEES AND COMMISSIONS AND OTHER REVENUE

Recognition and measurement

Service fees are charged to members, primarily in the nature of account fees and transaction based service charges. Account fees relate to account maintenance activities and are recognized over the period in which the service is provided. Transaction-based service charges are recognized as earned at a point in time when a transaction is completed. Commission income is generally recognized at a point in time when the transaction is executed.

	2025	2024
ATM surcharges	\$ 124,074	\$ 105,615
CEBA loan administration fees	5,046	22,465
Commissions	1,650,988	1,388,023
Interac fees	36,158	35,160
Lender fees	6,755,115	3,721,160
Mortgage penalties	1,076,365	879,964
Rebates and profit shares	2,395,771	1,320,604
Service charges	4,730,810	5,305,640
Foreign exchange losses	(1,066,415)	(184,953)
Miscellaneous	294,006	296,746
Rental income	267,939	284,253
Fees, commissions and other revenue	<u>\$ 16,269,857</u>	<u>\$ 13,174,677</u>

EAST COAST CREDIT UNION LIMITED
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16. OPERATING EXPENSES

	2025	2024
General and administrative expenses		
Advertising and promotion	\$ 1,931,144	\$ 1,021,703
Atlantic Central	1,446,482	1,332,389
Banking fees	4,661,038	3,287,239
Board expenses	292,820	319,664
Commissions and service contracts	1,358,585	1,092,659
Computer costs	6,943,568	4,686,951
Courier and postage	212,097	105,971
Depreciation - equipment	615,967	625,988
Donations	901,500	849,338
Education	436,133	295,750
Meetings	637,985	413,995
Miscellaneous	315,259	67,425
Office	1,346,305	951,578
Professional fees	1,128,342	737,113
Staff travel	491,238	368,677
Statement preparation	468,688	190,222
	\$ 23,187,151	\$ 16,346,662
Occupancy costs		
Depreciation - buildings	\$ 1,484,063	\$ 1,023,413
Depreciation - right-of-use assets (Note 22)	265,051	286,772
Interest on right-of-use assets (Note 22)	144,088	112,297
Rent	195,480	101,032
Repairs and maintenance	692,170	619,444
Property taxes	626,394	598,875
Utilities	387,085	365,050
	\$ 3,794,331	\$ 3,106,883
Members' security		
CUDIC	\$ 1,130,009	\$ 1,075,782
Insurance	237,846	174,816
	\$ 1,367,855	\$ 1,250,598

EAST COAST CREDIT UNION LIMITED
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17. INCOME TAXES

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

The provision for income taxes differs from the result which would be obtained by applying the combined Canadian Federal and Provincial Statutory income tax rates to income before income taxes. This difference results from the following items:

	<u>2025</u>	<u>2024</u>
Income before income taxes	\$ 13,976,607	\$ 13,471,693
Statutory income tax rate	<u>29.00 %</u>	<u>29.00 %</u>
Expected income tax expense	4,053,216	3,906,791
Permanent differences:		
Dividends reported through equity	(187,132)	(296,550)
Non-deductible expenses and other reconciling items	<u>52,297</u>	<u>219,854</u>
Provision for income taxes	<u>\$ 3,918,381</u>	<u>\$ 3,830,095</u>

The change in the components of the deferred taxes liability are as follows:

	Balance as at December 31, 2024	Recognized in comprehensive income	Balance as at December 31, 2025
Allowance for impaired loans	\$ 780,473	\$ 751,379	\$ 1,531,852
Property, plant and equipment	(1,497,512)	63,187	(1,434,325)
Lease obligation	75,134	(1,953)	73,181
Intangible assets	(282,758)	25,705	(257,053)
Atlantic Central shares	(496,190)	25,230	(470,960)
Pension benefit obligation	499,148	(715,314)	(216,166)
Other	(15,175)	23,401	8,226
	<u>\$ (936,880)</u>	<u>\$ 171,635</u>	<u>\$ (765,245)</u>

EAST COAST CREDIT UNION LIMITED
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
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18. DEFINED BENEFIT PENSION PLAN

The Credit Union pays certain post retirement benefits to its retired employees. The Credit Union recognized these post retirement costs in the period in which the employees render the services. The cost of post retirement benefits earned by employees is actuarially determined using the projected benefit method prorated on services and management's best estimate of retirement ages and turnover. Gains and losses arising from actuarial assessments are recognized through other comprehensive income. Information about the Credit Union's defined benefit plan as determined by the most recent actuarial valuation performed as at December 31, 2025 is as follows:

	2025	2024
Accrued benefit obligation		
Balance on January 1	\$ 22,779,500	\$ 22,791,100
Current service cost	242,300	262,200
Interest expense	1,042,463	1,022,600
Benefit payments from plan assets	(1,154,000)	(1,139,900)
Employee contributions	108,500	115,200
Remeasurements	(1,564,600)	(271,700)
Accrued benefit obligation, December 31	21,454,163	22,779,500
Deduct plan assets		
Balance on January 1	21,058,300	19,955,700
Investment income on plan assets	917,600	849,000
Employer contributions	172,400	183,100
Employee contributions	108,500	115,200
Benefit payments	(1,154,000)	(1,139,900)
Remeasurements	1,096,800	1,095,200
Plan assets, December 31	22,199,600	21,058,300
Pension plan (asset) liability	\$ (745,437)	\$ 1,721,200

The main actuarial assumptions employed for the valuations are as follows:

Discount rate	5.00%
Compensation increase rate	3.00%

The sensitivity to changes in the weighted principal assumptions is as follows:

	Increase (decrease) in pension benefit liability
Discount rate impact of: 1% increase	\$2,300,600
1% decrease	\$(2,861,700)
Rate of compensation increases of: 0.5% increase	\$(148,000)
0.5% decrease	\$138,700

The net remeasurements of the pension benefit liability are included in other comprehensive income.

The Credit Union's pension expense is included in salaries and employees and benefits expense and is computed as follows:

	2025	2024
Current service cost	\$ 242,300	\$ 262,200
Net interest and administrative expenses	124,900	223,600
	\$ 367,200	\$ 485,800

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19. DEFINED CONTRIBUTION PENSION PLAN

The Credit Union makes contributions to a pension plan on behalf of members of its staff. The plan is a defined contribution plan, which specifies the amount of contributions to be paid on behalf of the employees based on length of service and rates of pay.

The amount contributed to the plan for 2025 was \$1,223,567 (2024 - \$1,013,802). The contributions were made for current service and are included in salaries and employees and benefits expense.

20. FOREIGN EXCHANGE RISK

The Credit Union's foreign exchange risk is related to US dollar deposits and cash on hand denominated in US dollars. At year end, the Credit Union's holdings in foreign currency were 0.21% (2024 - 0.22%) of the total members' deposits portfolio.

The Credit Union limits its exposure to foreign exchange risk by maintaining only minimal levels of US dollar deposits and cash on hand.

There have been no significant changes from the previous year in the exposure to risk or procedures used to limit the risk.

21. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at cost less accumulated depreciation. Cost includes expenditures that are directly attributable to the acquisition of the asset.

Land is not depreciated. Depreciation is calculated at the following rates and methods:

Land improvements	10% declining balance
Buildings	4% declining balance
Furniture and equipment	20% - 30% declining balance
Paving	10% declining balance
Leasehold improvements	Straight line term of lease plus 1 renewal

The depreciation methods and useful lives of property, plant and equipment are reviewed and adjusted if appropriate, at each balance sheet date.

EAST COAST CREDIT UNION LIMITED
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21. PROPERTY, PLANT AND EQUIPMENT (continued)

	Land and Improvements	Buildings	Furniture and Equipment	Paving	Leasehold Improvements	Total
Year ended December 31, 2024						
Opening net book value	\$ 2,299,693	\$ 20,090,414	\$ 2,326,316	\$ 124,804	\$ 1,028,877	\$ 25,870,104
Acquired through business combination (Note 27)	839,206	190,794	16,148	3,931	-	1,050,079
Additions	-	838,480	524,489	1,163,508	1,062,824	3,589,301
Depreciation	(489)	(741,869)	(625,987)	(74,461)	(206,595)	(1,649,401)
Closing net book value	<u>\$ 3,138,410</u>	<u>\$ 20,377,819</u>	<u>\$ 2,240,966</u>	<u>\$ 1,217,782</u>	<u>\$ 1,885,106</u>	<u>\$ 28,860,083</u>
At December 31, 2024						
Cost	3,240,944	29,691,726	12,255,016	1,683,541	3,820,953	50,692,180
Accumulated depreciation	(102,534)	(9,313,907)	(10,014,050)	(465,759)	(1,935,847)	(21,832,097)
Net book value	<u>\$ 3,138,410</u>	<u>\$ 20,377,819</u>	<u>\$ 2,240,966</u>	<u>\$ 1,217,782</u>	<u>\$ 1,885,106</u>	<u>\$ 28,860,083</u>
Year ended December 31, 2025						
Opening net book value	\$ 3,138,410	\$ 20,377,819	\$ 2,240,966	\$ 1,217,782	\$ 1,885,106	\$ 28,860,083
Acquired through business combination (Note 27)	-	-	138,479	-	-	138,479
Additions	-	254,003	730,484	-	1,504,596	2,489,083
Depreciation	(445)	(766,513)	(626,060)	(124,842)	(582,170)	(2,100,030)
Closing net book value	<u>\$ 3,137,965</u>	<u>\$ 19,865,309</u>	<u>\$ 2,483,869</u>	<u>\$ 1,092,940</u>	<u>\$ 2,807,532</u>	<u>\$ 29,387,615</u>
At December 31, 2025						
Cost	3,240,944	29,945,729	13,123,979	1,683,541	5,325,549	53,319,742
Accumulated depreciation	(102,979)	(10,080,420)	(10,640,110)	(590,601)	(2,518,017)	(23,932,127)
Net book value	<u>\$ 3,137,965</u>	<u>\$ 19,865,309</u>	<u>\$ 2,483,869</u>	<u>\$ 1,092,940</u>	<u>\$ 2,807,532</u>	<u>\$ 29,387,615</u>

EAST COAST CREDIT UNION LIMITED
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22. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

At inception of a contract, the Credit Union assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. All leases are accounted for by recognizing a right-of-use asset and a lease liability except for:

- Leases of low value assets (based on the value of the underlying asset when new); and
- Short-term leases with a lease term of twelve months or less.

i) Nature of leasing activities (in the capacity as lessee)

The Credit Union leases branch offices. The leases of their branch offices expire between 2027 and 2040 with extension periods ranging from 5 to 10 years. Extension options are included in the lease term when the Credit Union is reasonably expected to exercise that option. The lease payments comprise annual payments over the lease term ranging from \$14 to \$50 per square foot. All leases have either a fixed rate as outlined in the lease agreement or increase based on an inflation adjustment. The Credit Union's obligation under lease are secured by the lessor's title to the leased assets.

ii) Recognition and initial measurement of ROU assets

The Credit Union recognizes right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets are initially measured at the amount of the lease liability, reduced for any lease incentives received, and increased for lease payments made at or before commencement of the lease or initial direct costs incurred.

Lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Credit Union's incremental borrowing rate. Generally the Credit Union uses its incremental borrowing rate as the discount rate. Variable lease payments are only included in the measurement of the lease liability if they depend on an index or rate (e.g. CPI or inflation). In such cases, the initial measurement of the lease liability assumes the variable element will remain unchanged throughout the lease term. Other variable lease payments that are not dependent on an index or rate are expensed in the period to which they relate.

For contracts that both convey a right to the Credit Union to use an identified asset and require services to be provided to the Credit Union by the lessor, the Credit Union has elected to account for the entire contract as a lease, and therefore the Credit Union does not allocate the amount of the contractual payments to, and account separately for, any services provided by the supplier as part of the contract.

iii) Subsequent measurement

Right-of-use assets are subsequently measured at cost less any accumulated depreciation and impairment losses, and adjusted for certain remeasurements of the lease liability.

Lease liabilities are subsequently increased by the interest cost on the lease liability and decreased by lease payments made. Lease liabilities are remeasured when there is a change in future lease payments arising from a change in an index or rate. The revised future lease payments are discounted at the same discount rate that applied on lease commencement. Lease liabilities are also remeasured when there is a change in the assessment of the term of any lease (for example, a change in the Credit Union's assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not to be exercised). The future lease payments over the revised term are discounted at the revised discount rate at the date of reassessment. In both cases, an equivalent adjustment is made to the carrying value of the right-of-use asset.

EAST COAST CREDIT UNION LIMITED
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22. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (continued)

Right-of-use assets consist of the following:

Cost	
Balance at December 31, 2024	\$ 3,898,828
Additions	<u>1,188,298</u>
Balance at December 31, 2025	<u>\$ 5,087,126</u>
Accumulated Depreciation	
Balance at December 31, 2024	(1,656,023)
Depreciation for the year on right-of-use assets	<u>(265,051)</u>
Balance at December 31, 2025	<u>(1,921,074)</u>
Carrying amount at December 31, 2025	<u>\$ 3,166,052</u>

Lease liabilities consist of the following:

Balance at December 31, 2024	\$ 2,501,889
Additions	1,188,187
Interest expense on lease liability	144,088
Lease payments	<u>(415,765)</u>
Balance at December 31, 2025	<u>\$ 3,418,399</u>

iv) Liquidity risk

The Credit Union does not face a significant liquidity risk with regard to its lease liabilities. Lease liabilities are monitored within the Credit Union's finance function.

The following table sets out the contractual maturities, representing undiscounted contractual cash-flows, of lease liabilities:

	<u>2025</u>
No later than 1 year	\$ 520,919
Later than 1 year and not later than 5 years	2,074,741
Later than 5 years	<u>1,700,068</u>
	<u>\$ 4,295,728</u>

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23. COMPENSATION OF KEY MANAGEMENT

The Credit Union entered into the following transactions with key management personnel, which are defined by IAS 24, Related Party Disclosures, as those persons having authority and responsibility for planning, directing and controlling the activities of the Credit Union, including directors and senior management.

Key management, excluding directors

	2025	2024
Salaries, and other short-term employee benefits	\$ 1,330,776	\$ 1,275,010
Pension benefits	415,004	114,751
Other	216,209	175,027
	<u>\$ 1,961,989</u>	<u>\$ 1,564,788</u>

Director's remuneration

	2025	2024
Honorarium	\$ 143,715	\$ 131,707
Repayment for expenses	68,173	122,745
	<u>\$ 211,888</u>	<u>\$ 254,452</u>

Loans to directors, key management personnel and their families

Loans to directors and key management personnel are either unsecured or secured by registered mortgage over eligible security in accordance with standard lending policies.

	2025	2024
Aggregate value of loans advanced	\$ 1,960,371	\$ 1,874,573
Total value of lines of credit advanced	\$ 11,500	\$ 8,500
Undrawn value of lines of credit	\$ 85,084	\$ 90,538
Interest income earned	\$ 229,712	\$ 139,101

No provisions have been recognized in respect of loans given to key management (2024 - \$nil). Loans to directors, key management personnel and close family members are repayable over 0-30 years and have interest rates of 1.98% - 5.39%.

Deposits to directors, key management personnel and their families

	2025	2024
Aggregate value of term and savings deposits	\$ 522,881	\$ 638,950
Interest income earned	\$ 7,557	\$ 11,845

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24. INTANGIBLE ASSET

On January 1, 2016, the Credit Union acquired all the assets of Bergengren Credit Union Limited. Intangible assets consisting of the value of the core deposits acquired in a business combination, which represent a low-cost source of financing as compared to obtaining funds from the market, are carried at cost, net of accumulated amortization and accumulated impairment losses. Amortization is provided for over its estimated useful life of 20 years, on a straight-line basis.

On February 28, 2023, the Credit Union's subsidiary acquired 75% of the shares of Alternative Mortgage Solutions Ltd. Intangible assets consist of the value of investor relationships and customer lists. These assets will be carried at cost, net of accumulated amortization and accumulated impairment losses. Amortization is provided for over its estimated useful life of 10 years, on a straight-line basis.

The Credit Union acquired all assets of LaHave River Credit Union Limited on January 1, 2024, and of Provincial Government Employees Credit Union Limited on January 1, 2025. Intangible assets consisting of the value of the core deposits acquired in a business combination, which represent a low-cost source of financing as compared to obtaining funds from the market, are carried at cost, net of accumulated amortization and accumulated impairment losses. Amortization is provided for over its estimated useful life of 10 years, on a straight-line basis.

	<u>2025</u>	<u>2024</u>
Net book value - beginning of year	\$ 5,488,135	\$ 3,482,669
Additions during the year	574,031	2,620,006
Amortization for the year	<u>(606,821)</u>	<u>(614,540)</u>
Net book value - end of year	<u>5,455,345</u>	<u>5,488,135</u>
 Cost	 10,651,957	 10,077,926
Accumulated Amortization	<u>(5,196,612)</u>	<u>(4,589,791)</u>
 Net book value	 <u>\$ 5,455,345</u>	 <u>\$ 5,488,135</u>

25. GOODWILL

The Credit Union recognized assets for goodwill upon the past acquisitions of Heritage Credit Union Limited, AROI Management Incorporated and the 2023 acquisition of Alternative Mortgage Solutions Ltd. The goodwill is attributable to the synergies and advances gained by an increase in market share and a reduction in total overhead costs needed to manage the consolidated Credit Union. Goodwill is measured as the excess of the consideration transferred over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. Any subsequent impairment in carrying value is charged to net income. No impairment has been recorded for the year ended December 31, 2025.

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26. OTHER ASSETS

	2025	2024
Prepaid expenses	\$ 11,393,596	\$ 9,606,294
Accrued interest receivable	134,781	34,437
Rebates and other receivables	1,183,098	5,207,582
	<u>\$ 12,711,475</u>	<u>\$ 14,848,313</u>

27. BUSINESS COMBINATION

On January 1, 2025, the Credit Union acquired 100% of the net assets of Provincial Government Employees Credit Union. No consideration was exchanged as a result of the transaction and the fair value of net assets was determined based on the market price of property, plant and equipment and financial assets and liabilities. Core deposit intangible assets were determined using the discounted cash flows model over 10-years. The fair value of net assets is recognized as a direct increase in contributed surplus.

	Carrying Value	Adjustment to Fair Value	Fair Value
Cash and cash equivalents	\$ 413,463	-	\$ 413,463
Liquidity deposits	9,698,963	-	9,698,963
Investments	1,938,264	-	1,938,264
Members' loans	35,539,344	627,131	36,166,475
Other assets	718,083	-	718,083
Property, plant and equipment	138,479	-	138,479
Intangible assets	-	574,031	574,031
Accounts payable	(93,679)	-	(93,679)
Income taxes payable	(7,696)	-	(7,696)
Members' deposits	(43,768,808)	76,537	(43,692,271)
Deferred income tax liability	(15,175)	-	(15,175)
Members' shares	(12,425)	-	(12,425)
Net assets at fair value	<u>\$ 4,548,813</u>	<u>\$ 1,277,699</u>	<u>\$ 5,826,512</u>

The business combination is accounted for using the acquisition method as prescribed under IFRS 3. The fair values of certain acquired assets and liabilities are provisional and subject to adjustment within the measurement period of 12 months from the acquisition date as additional information becomes available.

28. SUBSEQUENT EVENTS

Subsequent to year end on January 27, 2026, the Credit Union declared a 2% dividend on common and surplus shares and a 4.25% dividend on Class A preferred shares.

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29. COMPARATIVE FIGURES

During the year, the Credit Union recorded a prior period reclassification in Note 4 Credit Quality Analysis to reflect a presentation movement of all amounts classified as undoubted to moderate. This change was made for comparative purposes only and had no impact on previously reported net income or members' equity.