THE SCOTIA JAMAICA BUILDING SOCIETY

FINANCIAL STATEMENTS

OCTOBER 31, 2024

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INDEPENDENT AUDITORS' REPORT

To the Members of
THE SCOTIA JAMAICA BUILDING SOCIETY

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of The Scotia Jamaica Building Society ("the Society"), set out on pages 5 to 54, which comprise the statement of financial position as at October 31, 2024, the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising material accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Society as at October 31, 2024, and of its financial performance and cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Society in accordance with the International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants including, International Independence Standards (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
THE SCOTIA JAMAICA BUILDING SOCIETY

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 Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society'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 (CONTINUED)

To the Members of
THE SCOTIA JAMAICA BUILDING SOCIETY

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 Society's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that 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 Society 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.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
THE SCOTIA JAMAICA BUILDING SOCIETY

Report on additional matters as required by the Building Societies Act

We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit.

We have examined the mortgage deeds and other securities belonging to the Society. Title deeds numbering 1,631 held in respect of mortgage loans were produced to us and inspected by us and we are satisfied that the remaining 117 deeds not inspected by us were in the hands of attorneys or elsewhere in the normal course of business of the Society.

In our opinion, proper accounting records have been kept and the financial statements, which are in agreement therewith, are duly vouched in accordance with law.

KPMG

Chartered Accountants
Kingston, Jamaica

December 18, 2024

THE SCOTIA JAMAICA BUILDING SOCIETY

Statement of Profit or Loss and Other Comprehensive Income
Year ended October 31, 2024
(Expressed in thousands of Jamaican dollars unless otherwise stated)

	Notes	2024	2023
Net interest income and other revenue			
Interest income, calculated using the effective interest method	4	1,366,957	1,490,228
Interest expense	4	(99,090)	(73,128)
Net interest income	4	1,267,867	1,417,100
(Expected credit loss)/ Recovery	[21(a)(ii)]	(63,311)	209,191
Net interest income after (expected credit loss)/ recovery		1,204,556	1,626,291
Net foreign exchange losses		(38)	(125)
Fee and commission income	5	24,003	24,823
		1,228,521	1,650,989
Expenses			
Salaries, pension plan contributions and other staff benefits	6	26,286	22,061
Property expenses, including depreciation	7	20,532	19,376
Asset tax	7	41,669	43,323
Other operating expenses	7	75,216	74,690
Total non-interest expenses	7	163,703	159,450
Profit before taxation		1,064,818	1,491,539
Taxation	9	(331,946)	(460,459)
Profit after taxation		732,872	1,031,080
Other comprehensive income, net of tax			
Items that may be reclassified to profit or loss:			
Expected credit loss on balances with Bank of Jamaica		1	(4)
Deferred taxation		-	1
		1	(3)
Total comprehensive income		732,873	1,031,077

THE SCOTIA JAMAICA BUILDING SOCIETY

Statement of Financial Position
October 31, 2024
(Expressed in thousands of Jamaican dollars unless otherwise stated)

	Notes	2024	2023
ASSETS			
Cash resources			
Cash and balances with Bank of Jamaica		1,558,358	1,557,466
Bank current account with parent	10	4,911,041	4,544,245
	10	6,469,399	6,101,711
Loans, net of allowance for expected credit losses	11	14,210,382	15,876,302
Other assets			
Other receivables		20,235	24,322
Taxation recoverable		45,821	-
Property, plant and equipment	12	15,541	16,861
Deferred tax assets	13	34,946	33,825
		116,543	75,008
		20,796,324	22,053,021

THE SCOTIA JAMAICA BUILDING SOCIETY

Statement of Financial Position (Continued)
October 31, 2024
(Expressed in thousands of Jamaican dollars unless otherwise stated)

	Notes	2024	2023
LIABILITIES AND SHAREHOLDERS' EQUITY			
Deposits by the public	14	7,292,740	7,611,237
Deposits by parent and fellow subsidiaries	15	-	9,793
Other liabilities			
Taxation payable		-	112,397
Amount due to parent	25	25,519	13,592
Other payables	16	43,449	36,259
		68,968	162,248
		7,361,708	7,783,278
Shareholders' equity			
Share capital	17	70,000	70,000
Reserve fund	18	229,250	229,250
Retained earnings reserve	19	4,950,750	4,950,750
Loan loss reserve	20	53,750	116,104
Cumulative remeasurement results from cash resources		2	1
Unappropriated profits		8,130,864	8,903,638
		13,434,616	14,269,743
		20,796,324	22,053,021

The financial statements on pages 5 to 54 were approved for issue by the Board of Directors and signed on its behalf on December 18, 2024 by:

Director
Audrey Tugwell Henry

Director
Barbara Alexander

Director
Vernon Douglas

THE SCOTIA JAMAICA BUILDING SOCIETY

Statement of Changes in Equity
Year ended October 31, 2024
(Expressed in thousands of Jamaican dollars unless otherwise stated)

	Number of shares	Share capital (Note 17)	Reserve fund (Note 18)	Retained earnings reserve (Note 19)	Loan loss reserve (Note 20)	Cumulative remeasurement result from cash resources	Unappropriated profits	Total
Balances at October 31, 2022	**70,000**	**70,000**	**229,250**	**4,950,750**	**77,598**	**4**	**10,228,064**	**15,555,666**
Movement between reserves:								
Transfer from loan loss reserve	-	-	-	-	38,506	-	(38,506)	-
Dividends paid (Note 26)	-	-	-	-	-	-	(2,317,000)	(2,317,000)
Total comprehensive income for the year:								
Profit for the year	-	-	-	-	-	-	1,031,080	1,031,080
Expected credit losses on balances with Bank of Jamaica, net of taxes	-	-	-	-	-	(3)	-	(3)
Balances at October 31, 2023	**70,000**	**70,000**	**229,250**	**4,950,750**	**116,104**	**1**	**8,903,638**	**14,269,743**
Movement between reserves:								
Transfer from loan loss reserve	-	-	-	-	(62,354)	-	62,354	-
Dividends paid (Note 26)	-	-	-	-	-	-	(1,568,000)	(1,568,000)
Total comprehensive income for the year								
Profit for the year	-	-	-	-	-	-	732,872	732,872
Expected credit losses on balances with Bank of Jamaica, net of taxes	-	-	-	-	-	1	-	1
Balances at October 31, 2024	**70,000**	**70,000**	**229,250**	**4,950,750**	**53,750**	**2**	**8,130,864**	**13,434,616**

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

THE SCOTIA JAMAICA BUILDING SOCIETY

Statement of Cash Flows
Year ended October 31, 2024
(Expressed in thousands of Jamaican dollars unless otherwise stated)

	Notes	2024	2023
Cash flows from operating activities			
Profit for the year		732,872	1,031,080
Adjustments for:			
Depreciation	12	1,431	1,621
Foreign exchange Losses		248	177
Expected credit losses/(recovery)	[21(a)(ii)]	63,311	(209,191)
Income tax expense	9	331,946	460,459
		1,129,808	1,284,146
Interest income	4	(1,366,957)	(1,490,228)
Interest expense	4	99,090	73,128
		(138,059)	(132,954)
Changes in operating assets and liabilities:			
Cash reserves at Bank of Jamaica		2,197	(4,328)
Loans		1,583,363	1,971,969
Other receivables		4,090	(9,459)
Deposits by the public		(321,667)	511,252
Deposits by parent and fellow subsidiaries		(9,793)	395
Other liabilities		19,117	3,551
		1,139,248	2,340,426
Interest received		1,385,774	1,517,817
Interest paid		(95,921)	(67,893)
Income tax paid		(491,286)	(284,623)
Net cash provided by operating activities		1,937,815	3,505,727
Cash flow from investing activity			
Purchase of property, plant and equipment, being net cash used by investing activity	12	(111)	(1,641)
Cash flow from financing activity			
Dividends paid, being net cash used by financing activity	26	(1,568,000)	(2,317,000)
Effect of exchange rate fluctuation on cash and cash equivalents		(248)	(177)
Net increase in cash and cash-equivalents		369,456	1,186,909
Cash and cash-equivalents at beginning of year		6,021,844	4,834,935
Cash and cash-equivalents at end of year	10	6,391,300	6,021,844

1. Identification, regulation and licence

The Scotia Jamaica Building Society ("the Society"), which is domiciled in Jamaica, was incorporated under the Building Societies Act on June 24, 1993 and commenced operations in September 1994. The Society is a wholly-owned subsidiary of The Bank of Nova Scotia Jamaica Limited ("the Bank"), which is in turn a 100% subsidiary of Scotia Group Jamaica Limited. Both companies are incorporated and domiciled in Jamaica. Scotia Group Jamaica Limited is a 71.78% subsidiary of Scotia Caribbean Holdings Limited, which is incorporated and domiciled in Barbados. The Bank of Nova Scotia, which is incorporated and domiciled in Canada, is the ultimate parent. The registered office of the Society is located at 95 Harbour Street, Kingston, Jamaica.

The principal activities are the acceptance of customers' deposits and financing of mortgages. The Society is licensed under the Building Societies Act (as amended by the Banking Services Act, 2014) and the Banking Services Regulations, 2015.

The licence requires, *inter alia*, that:

(a) 10% of profit for the year be transferred annually to a reserve fund until the amount in the reserve fund is equal to the total amount paid up on its capital shares and its deferred shares;

(b) 1% of savings funds be maintained as a cash reserve placed on deposit with the Bank of Jamaica (BOJ) provided that the value of qualifying assets is at least 40% of deposit liabilities; and

(c) Liquid assets be 5% of savings fund provided that the value of qualifying assets is at least 40% of deposit liabilities.

2. Summary of material accounting policies

The accounting policies set out below have been applied consistently to all years presented in these financial statements, unless otherwise stated.

(a) Basis of preparation

(i) Statement of compliance

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS Accounting Standards) and comply with the relevant provisions of the Building Societies Act and the Banking Services Act.

New and amended standards that became effective during the year

Effective January 1, 2023, the Society adopted the amendments to IAS 1, which resulted in the Society disclosing material accounting policies, rather than significant accounting policies, based on the following definition from the amended standard:

2. Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

(i) Statement of compliance (continued)

New and amended standards that became effective during the year (continued)

"Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general-purpose financial statements make on the basis of those financial statements".

Other pronouncements under IFRS Accounting Standards did not result in any changes to amounts recognised or disclosed in these financial statements.

New and amended standards and interpretations that are not yet effective

At the date of authorisation of these financial statements, certain new and amended standards and interpretations have been issued which were not effective for the current year and which the Society has not early-adopted. The Society has assessed them with respect to its operations and has determined that the following are relevant:

- Amendments to IFRS 9 *Financial Instruments* will apply to annual periods beginning on or after January 1, 2026. Entities may choose to early adopt these amendments.

  Derecognition of a financial liability through electronic transfer:

  The amendment allows the Society to deem a financial liability or part thereof that will be settled in cash using an electronic payment system to be discharged before the settlement date if specified criteria are met. An entity that elects to apply the derecognition option would be required to apply it to all settlements made through the same electronic payment system.

  The amendment will affect the Society for the first time in its 2027 financial. The amendment is not expected to have a significant impact.

- IFRS 18, Presentation and Disclosure in Financial Statements, (effective January 1, 2027)

  IFRS 18, Presentation and Disclosure in Financial Statements, shall be applied retrospectively and is effective for annual periods beginning on or after January 1, 2027. This Standard sets out requirements for the presentation and disclosure of information in general purpose financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.

2. Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

(i) Statement of compliance (continued)

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

- IFRS 18, Presentation and Disclosure in Financial Statements, (effective January 1, 2027) (continued)

  All companies are required to report the newly defined 'operating profit' subtotal – an important measure for investors' understanding of a company's operating results – i.e. investing and financing activities are specifically excluded. This means that the results of equity-accounted investees are no longer part of operating profit and are presented in the 'investing' category.

  IFRS 18 also requires companies to analyse their operating expenses directly on the face of the income statement – either by nature, by function or using a mixed presentation. Under the new standard, this presentation provides a 'useful structured summary' of those expenses. If any items are presented by function on the face of the income statement (e.g. cost of sales), then a company provides more detailed disclosures about their nature.

  IFRS 18 requires some 'non-GAAP' measures to be reported in the financial statements. It introduces a narrow definition for management performance measures(MPMs), requiring them to be a subtotal of income and expenses, used in public communications outside the financial statements and reflective of management's view of financial performance. For each MPM presented, companies will need to explain in a single note to the financial statements why the measure provides useful information, how it is calculated and reconcile it to an amount determined under IFRS Accounting Standards.

  Companies are discouraged from labelling items as 'other' and will now be required to disclose more information if they continue to do so.

  The amendment is expected to have a significant impact the Society's 2027 financial statement.

(ii) Basis of measurement

The financial statements have been prepared on the historical cost basis.

2. Summary of material accounting policies (continued)

(a) Basis of preparation (continued)

(iii) Use of estimates and judgements

The preparation of financial statements in conformity with IFRS requires management to make estimates based on assumptions and judgements. It also requires management to exercise its judgement in the process of applying the Society's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

(iv) Functional and presentation currency

These financial statements are presented in Jamaican dollars, which is the Society's functional currency. Except where otherwise indicated, financial information presented in Jamaican dollars has been rounded to the nearest thousand.

(b) Revenue recognition

Interest income

Interest income is recognised in profit or loss using the effective interest method. The "effective interest rate" is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial instruments or a shorter period where appropriate, to its gross carrying amount.

When calculating the effective interest rate for financial instruments, the Society estimates future cash flows considering all contractual terms of the financial instrument, but not expected credit loss (ECL).

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 'amortised cost' of a financial asset is the amount at which the financial asset 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 and, for financial assets, adjusted for any expected credit loss allowance.

The 'gross carrying amount of a financial asset' is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

2. Summary of material accounting policies (continued)

(b) Revenue recognition (continued)

Interest income (continued)

The effective interest rate of a financial asset is calculated on initial recognition. In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) and is revised as a result of periodic re-estimation of cash flows of floating rate instruments to reflect movements in market rates of interest.

However, 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.

Interest income calculated using the effective interest method presented in the statement of profit or loss and OCI, includes interest on financial assets measured at amortised cost.

Where collection of interest income is considered doubtful, or payment is outstanding for more than 90 days, the Building Societies Regulations stipulate that interest should be taken into account on the cash basis.

The difference between the amounts recognised under the banking regulations and such amounts as would have been determined under IFRS is considered to be immaterial.

Fee and commission income

Fee and commission income from contracts with customers are recognised when the performance obligations are satisfied and is measured based on the consideration specified in a contract with a customer.

Fee and commission income which includes account service fees, is recognised as the related services are performed. If a loan commitment is not expected to result in the drawdown of a loan, then the related loan commitment fee is recognised on a straight-line basis over the commitment period.

A contract with a customer that results in a recognised financial instrument in the Society'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 Society 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.

2. Summary of material accounting policies (continued)

(b) 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:

Type of service	*Nature and timing of satisfaction of performance obligations, including significant payment terms.*	*Revenue recognition under IFRS 15.*
Banking services	The Society provides banking related services, including execution of customers' transactions. Fees are charged when the transactions take place and are based on fixed rates or a fixed percentage of the assets value.	Revenue from account services and servicing fees are recognised over time as the services are provided.

(c) Interest expense

Interest expense is recognised in profit or loss using the effective interest method. The effective interest rate is the rate that exactly discounts the estimated future cash payments through the expected life of the financial liability (or, where appropriate, a shorter period) to the carrying amount of the financial liability.

(d) Foreign currency translation

Foreign currency transactions are accounted for at the exchange rates prevailing at the dates of the transactions. Monetary items denominated in foreign currencies are translated into the functional currency at the exchange rates prevailing at the reporting date. Foreign currency non-monetary items that are measured at historical cost are translated at historical rates.

Transactions in foreign currencies are converted at the rates of exchange ruling at the dates of those transactions.

Gains/losses resulting from fluctuations in exchange rates are recognised in profit or loss.

2. Summary of material accounting policies (continued)

(e) Taxation

Taxation expense comprises current and deferred income tax charges. Current and deferred income taxes are recognised as tax expense or benefit in profit or loss and other comprehensive income.

Current income tax charges are based on taxable profit for the year, which differs from the profit before tax reported because it excludes items that are taxable or deductible in other years, and items that are never taxable or deductible. The Society's liability for current tax is calculated at tax rates that have been enacted as at the reporting date.

Deferred tax is the tax expected to be paid or recovered on differences between the carrying amounts of assets and liabilities and the corresponding tax bases. Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Currently enacted tax rates as at the reporting date are used in the determination of deferred tax.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be realised.

Current and deferred tax assets and liabilities are offset when the legal right of set-off exists, and when they relate to income tax levied by the same tax authority on either the same taxable entity, or different taxable entities intend to settle current tax liabilities and assets on a net basis.

(f) Financial assets and liabilities

Financial assets comprise cash resources, loans, and certain other assets. Financial liabilities comprise deposits, amounts due to other financial institutions and certain other liabilities.

Recognition

The Society initially recognises loans, receivables and deposits on the date at which it becomes a party to the contractual provisions of the instrument, i.e., the date that they are originated. All other financial assets and liabilities are initially recognised on the trade date at which the Society become party to the contractual provisions of the instrument.

2. Summary of material accounting policies (continued)

(f) Financial assets and liabilities (continued)

Classification and measurement

Classification and measurement of financial assets

Financial assets are classified into one of the following measurement categories:

- Amortized cost;
- Fair value through other comprehensive income (FVOCI);
- Fair value through profit or loss (FVTPL);

The Society has no financial instruments measure at fair value through profit and loss and OCI.

Debt instruments

Debt instruments, including cash resources and loans, are classified and measured at amortised cost.

Classification of debt instruments is determined based on:

(i) The business model under which the asset is held; and

(ii) The contractual cash flow characteristics of the instrument.

Business model assessment

Business model assessment involves determining how financial assets are managed in order to generate cash flows. The Society's business model assessment is based on the following categories:

- Held to collect: the objective of the business model is to hold assets and collect contractual cash flows. Any sales of the asset are incidental to the objective of the model.
- Held to collect and for sale: both collecting contractual cashflows and sales are integral to achieving the objectives of the business model.

2. Summary of material accounting policies (continued)

(f) Financial assets and liabilities (continued)

Classification and measurement (continued)

Business model assessment (continued)

- Other business model: this business model is neither held-to-collect nor held-to-collect and for sale. The Society assesses business model at a portfolio level and reflects how groups of assets are managed together to achieve a particular business objective. For the assessment of a business model, the Society takes into consideration the following factors:

  - How the performance of assets in a portfolio is evaluated and reported to division heads and other key decision makers within the Society's business lines;

  - How compensation is determined for the Society's business lines' management that manages the assets;

  - The risks that affect the performance of assets held within a business model and how those risks are managed; and

  - The frequency and volume of sales in prior periods and expectations about future sales activity.

Contractual cash flow characteristics assessment

The contractual cash flow characteristics assessment involves assessing the contractual features of an instrument to determine if they give rise to cash flows that are consistent with a basic lending arrangement. Contractual cash flows are consistent with a basic lending arrangement if they represent cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI).

Principal is defined as the fair value of the instrument at initial recognition. Principal may change over the life of the instrument due to repayments or amortization of premium/discount.

Interest is defined as the consideration for the time value of money and the credit risk associated with the principal amount outstanding and for other basic lending risks and costs (liquidity risk and administrative costs), and a profit margin.

If the Society identifies any contractual features that could significantly modify the cash flows of the instrument such that they are no longer consistent with a basic lending arrangement, the related financial asset is classified and measured at FVTPL.

2. Summary of material accounting policies (continued)

(f) Financial assets and liabilities (continued)

Classification and measurement (continued)

Debt instruments measured at amortized cost

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

Amortized cost is calculated by taking into account any discount or premium on acquisition, transaction costs and fees that are an integral part of the effective interest rate.

Impairment on debt instruments measured at amortized cost is calculated using the expected credit loss approach. Loans and debt securities measured at amortised cost are presented net of the allowance for credit losses (ACL) in the statement of financial position.

Classification *and measurement of financial liabilities*

The Society's financial liabilities are classified and measured at amortised cost. These financial liabilities include deposits by the public, amounts due to other financial institutions, amount due to parent, taxation payable and other payables. Interest on deposits, calculated using the effective interest rate method, is recognised as interest expense.

Derecognition

Derecognition of financial assets

The derecognition criteria are applied to the transfer of part of an asset, rather than the asset as a whole, only if such part comprises specifically identified cash flows from the asset, a fully proportionate share of the cash flows from the asset, or a fully proportionate share of specifically identified cash flows from the asset.

A financial asset is derecognised when the contractual rights to the cash flows from the asset have expired; or the Society transfers the contractual rights to receive the cash flows from the financial asset; or has assumed an obligation to pay those cash flows to an independent third-party; or the Society has transferred substantially all the risks and rewards of ownership of that asset to an independent third-party.

2. Summary of material accounting policies (continued)

(f) Financial assets and liabilities (continued)

Derecognition (continued)

Derecognition of financial assets (continued)

Management determines whether substantially all the risk and rewards of ownership have been transferred by quantitatively comparing the variability in cash flows before and after the transfer. If the variability in cash flows remains significantly similar subsequent to the transfer, the Society has retained substantially all of the risks and rewards of ownership.

Where substantially all the risks and rewards of ownership of the financial asset are neither retained nor transferred, the Society derecognizes the transferred asset only if it has lost control over that asset. Control over the asset is represented by the practical ability to sell the transferred asset. If the Society retains control over the asset, it will continue to recognise the asset to the extent of its continuing involvement.

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

Derecognition of financial liabilities

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. If an existing financial liability is replaced by another from the same counterparty on substantially different terms, or the terms of the existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability at fair value. The difference in the respective carrying amount of the existing liability and the new liability is recognised as a gain/loss in the statement of profit or loss and other comprehensive income.

(g) Allowance for expected credit losses

The Society applies a three-stage approach to measure allowance for credit losses, using an expected credit loss approach, as required under IFRS 9, for the following categories of financial instruments that are not measured at fair value through profit or loss:

- Amortised cost financial assets; and

- Off-balance sheet loan commitments.

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Expected credit loss impairment model

The Society's allowance for credit losses calculations are outputs of models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. The expected credit loss impairment model reflects the present value of all cash shortfalls related to default events either (i) over the following twelve months or (ii) over the expected life of a financial instrument depending on credit deterioration from inception.

The allowance for credit losses reflects an unbiased, probability-weighted outcome which considers multiple scenarios based on reasonable and supportable forecasts.

This impairment model measures credit loss allowances using a three-stage approach based on the extent of credit deterioration since origination:

- Stage 1 – Where there has not been a significant increase in credit risk (SIR) since initial recognition of a financial instrument. The expected credit loss is computed using a probability of default occurring over the next 12 months. For those instruments with a remaining maturity of less than 12 months, a probability of default corresponding to remaining term to maturity is used.

- Stage 2 – When a financial instrument experiences a SIR subsequent to origination but is not considered to be in default. This requires the computation of expected credit loss based on the probability of default over the remaining estimated life of the financial instrument.

- Stage 3 – Financial instruments that are considered to be in default. Similar to Stage 2, the allowance for credit losses captures the lifetime expected credit losses.

Measurement of expected credit loss

The probability of default (PD), exposure at default (EAD), and loss given default (LGD) inputs used to estimate expected credit losses are modelled based on macroeconomic variables that are most closely related with credit losses in the relevant portfolio.

Details of these statistical parameters/inputs are as follows:

- PD – The probability of default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the remaining estimated life; if the facility has not been previously derecognised and is still in the portfolio.

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Measurement of expected credit loss (continued)

Details of these statistical parameters/inputs are as follows (continued):

- EAD – The exposure at default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

- LGD – The loss given default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

Forward-looking information

The estimation of expected credit losses for each stage and the assessment of significant increases in credit risk consider information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions. The estimation and application of forward-looking information may require significant judgment.

Macroeconomic factors

In its models, the Society relies on forward-looking economic information as inputs, namely GDP growth. The input and models used for calculating expected credit losses may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays may be made as temporary adjustments using expert credit judgment.

Multiple forward-looking scenarios

The Society determines its allowance for credit losses using four probability-weighted forward-looking scenarios. The Society considers both internal and external sources of information and data in order to achieve unbiased projections and forecasts. The Society prepares the scenarios using forecasts generated by Scotiabank Economics (SE). The forecasts are created using internal and external models which are modified by SE as necessary to formulate a ‘base case’ view of the most probable future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. The process involves the development of three additional economic scenarios and consideration of the relative probabilities of each outcome.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Multiple forward-looking scenarios (continued)

The 'base case' represents the most likely outcome and is aligned with information used by the Society for other purposes such as strategic planning and budgeting. The other scenarios represent more optimistic and more pessimistic outcomes. The Society has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and, using an analysis of historical data, has estimated relationships between macroeconomic variables, credit risk, and credit losses.

The following tables show certain key macroeconomic variables used to calculate the modelled estimate for the allowance for credit losses. Further changes in these variables up to the date of the financial statements is incorporated through expert credit judgment. For the base case, optimistic and pessimistic scenarios, the projections are provided for the next 12 months and for the remaining forecast period, which represents a medium-term view.

	Base Case Scenario		Alternative Scenario-Optimistic		Alternative Scenario-Pessimistic		Alternative Scenario-Very Pessimistic	
October 2024	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period
U.S Real GDP growth, y/y% change	1.6	2.2	2.3	3.1	-1.6	3.0	-4.0	3.4
Caribbean Real GDP growth, y/y% change	3.6	3.8	4.2	4.5	2.5	4.2	0.6	4.7

	Base Case Scenario		Alternative Scenario-Optimistic		Alternative Scenario-Pessimistic		Alternative Scenario-Very Pessimistic	
October 2023	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period	Next 12 Months	Remaining Forecast Period
U.S Real GDP growth, y/y% change	1.0	1.9	1.5	2.7	-2.1	2.7	-3.8	3.0
Caribbean Real GDP growth, y/y% change	3.8	3.8	4.5	4.9	2.8	4.2	0.5	4.7

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Assessment of significant increase in credit risk (SIR)

At each reporting date, the Society assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the remaining expected life from the reporting date and the date of initial recognition. The assessment considers borrower-specific quantitative and qualitative information without consideration of collateral, and the impact of forward-looking macroeconomic factors.

The common assessments for SIR on retail portfolios include macroeconomic outlook, management judgement, delinquency and monitoring. Forward-looking macroeconomic factors are a key component of the macroeconomic outlook.

The importance and relevance of each specific macroeconomic factor depends on the type of product, characteristics of the financial instruments and the borrower and the geographical region.

Quantitative models may not always be able to capture all reasonable and supportable information that may indicate a significant increase in credit risk. Qualitative factors may be assessed to supplement the gap.

Examples of situations include changes in adjudication criteria for a particular group of borrowers; changes in portfolio composition; and natural disasters impacting certain portfolios. With regards to delinquency and monitoring, there is a rebuttable presumption that the credit risk of the financial instrument has increased since initial recognition when contractual payments are more than 30 days overdue. This presumption was not rebutted by the society.

A significant increase in credit risk cannot be assessed using forward looking information at an individual account level. Therefore, the assessment must be done at the segment level. Segment migration thresholds exist for each PD model by product which considers the proportionate change in PD as well as the absolute change in PD. The thresholds used for PD migration are reviewed and assessed at least annually unless there is a significant change in credit risk management practices in which case the review is brought forward.

Expected life

When measuring expected credit loss, the Society considers the maximum contractual period over which the Society is exposed to credit risk. All contractual terms are considered when determining the expected life, including prepayment, and extension and rollover options.

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Expected life (continued)

Presentation of allowance for expected credit losses in the Statement of Financial Position

- Financial assets measured at amortised cost: as a deduction from the gross carrying amount of the financial assets;
- Off-balance sheet credit risks include undrawn lending commitments, letters of credit and letters of guarantee: as a provision in other liabilities.

Modified financial assets

If the terms of a financial asset are modified or an existing financial asset is replaced with a new one, an assessment is made to determine if the existing financial asset should be derecognised. Where a modification does not result in derecognition, the date of origination continues to be used to determine SIR. Where a modification results in derecognition, the new financial asset is recognised at its fair value on the modification date. The modification date is also the date of origination for this new asset.

The Society may modify the contractual terms of loans for either commercial or credit reasons. The terms of a loan in good standing may be modified for commercial reasons to provide competitive pricing to borrowers. Loans are also modified for credit reasons where the contractual terms are modified to grant a concession to a borrower that may be experiencing financial difficulty.

For all financial assets modifications of the contractual terms may result in derecognition of the original asset when the changes to the terms of the loans are considered substantial. These terms include interest rate, authorised amount, term, or type of underlying collateral. The original loan is derecognised and the new loan is recognised at its fair value. The difference between the carrying value of the derecognised asset and the fair value of the new asset is recognised in the statement of profit or loss and other comprehensive income.

For all loans, performing and credit-impaired, where the modification of terms did not result in the derecognition of the loan, the gross carrying amount of the modified loan is recalculated based on the present value of the modified cash flows discounted at the original effective interest rate and any gain or loss from the modification is recorded in the provision for credit losses line in the statement of profit or loss and other comprehensive income.

2. Summary of material accounting policies (continued)

(g) Allowance for expected credit losses (continued)

Definition of default

The Society considers a financial instrument to be in default as a result of one or more loss events that occurred after the date of initial recognition of the instrument and the loss event has a negative impact on the estimated future cash flows of the instrument that can be reliably estimated.

The definition of the default is widely align with that applied by the Group for regulatory capital purposes

This includes events that indicate:

- significant financial difficulty of the borrower;
- default or delinquency in interest or principal payments;
- high probability of the borrower entering a phase of bankruptcy or a financial reorganisation;
- measurable decrease in the estimated future cash flows from the loan or the underlying assets that back the loan.

The Society considers that default has occurred and classifies the financial asset as credit-impaired when it is more than 90 days past due, unless reasonable and supportable information demonstrates that a more lagging default criterion is appropriate.

Write-off policy

The Society writes off an impaired financial asset (and the related impairment allowance), either partially or in full, when there is no realistic prospect of recovery. Where financial assets are secured, write-off is generally after receipt of any proceeds from the realisation of security. In circumstances where the net realisable value of any collateral has been determined i.e less than the credit exposure, and and there is no reasonable expectation of further recovery, write-off may be earlier. In subsequent periods, any recoveries of amounts previously written off are credited to the provision for credit losses in the statement of profit or loss and other comprehensive income.

The contractual amount outstanding on financial assets that were written off during the year ended October 31, 2024 and that are still subject to enforcement activity is $17 Million (2023: Nil).

Statutory and other regulatory loan loss reserve requirements

Statutory and other regulatory loan loss reserve requirements that exceed the amounts determined under IFRS are included in a non-distributable loan loss reserve as an appropriation of profits (note 20).

2. Summary of material accounting policies (continued)

(h) Property, plant and equipment

Land is measured at historical cost. All property, plant and equipment are recorded at historical cost less accumulated depreciation and, if any, impairment losses. Costs include expenditures that are directly attributable to the acquisition of the asset. Depreciation is calculated on the straight-line method at rates estimated to write-down the depreciable amounts of the assets to their residual values over their expected useful lives, as follows:

Freehold buildings	40 years
Furniture, fixtures and equipment	10 years
Computer equipment	4 years
Office machines	5 years

The depreciation method, useful lives and residual values are reassessed at each reporting date.

Property, plant and equipment are reviewed periodically for impairment. Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

Gains and losses on disposal of property, plant and equipment are determined by reference to their carrying amounts and are taken into account in determining profit or loss for the year.

(i) Pension plan

The employees of the Society participate in the defined-benefit pension plan of the Society's parent company. The Society's contribution to the plan is at a fixed percentage of pensionable salaries. Once the contributions have been paid, the Society has no further legal or constructive obligations (note 24). Obligations for contributions to the plan are charged to the statement of profit or loss and other comprehensive income in the period to which they relate.

(j) Cash and cash equivalents

For the purpose of the statement of cash flows, cash and cash-equivalents include notes and coins on hand, unrestricted balances held with Bank of Jamaica, amounts due from other financial institutions, and highly liquid financial assets with original maturities of less than ninety days, which are readily convertible to known amounts of cash, are subject to insignificant risk of changes in their fair value, and are used by the Society in the management of its short-term commitments, rather than for investment or other purposes.

Cash and cash-equivalents are measured at amortised cost.

2. Summary of material accounting policies (continued)

(k) Related parties

Definition of related party:

A related party is a person or entity that is related to the Society ("reporting entity").

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

  (i) has control or joint control over the Society;
  (ii) has significant influence over the Society; or
  (iii) is a member of the key management personnel of the Society or of a parent of the Society.

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

  (i) The entity and the Society are members of the same 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 Society or an entity related to the Society.
  (vi) The entity is controlled, or jointly controlled by a person identified in (a).
  (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
  (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Society or to the parent of the Society.

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

(Expressed in thousands of Jamaican dollars unless otherwise stated)

3. Critical accounting estimates and judgements in applying accounting policies

The Society makes estimates and assumptions that affect the amounts of, and disclosures relating to, assets, liabilities, income and expenses reported in these financial statements, and may be reported in the next financial year. Estimates and judgements are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances, and are continually evaluated. The significant item most affected by assumptions and judgements is as follows:

Expected credit losses

The measurement of the expected credit loss allowance for financial assets measured at amortised cost is an area that requires the use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. the likelihood of customers defaulting and the resulting losses) [see Notes 2(g), 11(c), 21(aii)].

A number of significant judgements are required in applying the accounting requirements for measuring expected credit loss (ECL), such as:

- Determining criteria for significant increases in credit risk;
- Choosing appropriate models and assumptions for the measurement of ECL;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

4. Net interest income

	2024	2023
Interest income calculated using the effective interest method:		
Certificates of deposit with Bank of Jamaica	140,887	129,228
Loans	1,205,107	1,341,094
Resale agreements	3,629	2,413
Bank current account with parent	17,334	17,493
	1,366,957	1,490,228
Interest expense:		
Customers and other financial institutions	(99,090)	(73,128)
Net interest income	1,267,867	1,417,100

5. Fee and commission income

	2024	2023
Credit related fees	10,253	11,363
Retail banking fees	13,750	13,460
	24,003	24,823

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Notes to the Financial Statements (Continued)
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6. Salaries, pension plan contributions and other staff benefits

	2024	2023
Wages and salaries	20,494	17,063
Statutory payroll contributions	1,956	1,622
Pension plan contributions and other staff benefits	3,836	3,376
	26,286	22,061

7. Expenses by nature

	2024	2023
Salaries, pension plan contribution and other staff benefits (note 6)	26,286	22,061
Property expenses, including depreciation	20,532	19,376
Systems related expenses (Note 25)	24,857	30,001
Transportation and communication	1,345	1,378
Professional, legal and consulting fees	24,673	15,256
Technical and support services	6,142	7,267
Asset tax	41,669	43,323
Licencing and fees paid to regulators	4,412	4,542
Deposit insurance	12,194	12,951
Stationery	368	410
Other operating expenses	1,225	2,885
	163,703	159,450

8. Profit before taxation

In arriving at the profit before taxation, the following are among the items that have been charged:

	2024	2023
Audit fees	14,900	8,090
Non-Audit fees	1,138	659
Depreciation (note 12)	1,431	1,621
Directors' fees	7,700	4,186

9. Taxation

(a) The charge is computed on the profit for the year as adjusted for tax purposes, and is made up as follows:

	2024	2023
Current income tax:		
Income tax at 30%	333,067	437,153
Deferred income tax (note 13)	(1,121)	23,306
	331,946	460,459

(b) Reconciliation of applicable tax charge to effective tax charge:

	2024	2023
Profit before taxation	1,064,818	1,491,539
Tax calculated at 30%	319,445	447,462
Expenses not deductible for tax purposes	15,668	15,087
Other charges and allowances	(3,167)	(2,090)
	331,946	460,459

(Expressed in thousands of Jamaican dollars unless otherwise stated)

10. Cash and cash equivalents

(a) Cash reserves at Bank of Jamaica represent funds which have been deposited at Bank of Jamaica [note 1(b)]. This amount is held under Section 43 of the Banking Services Act, 2014, substantially on a non-interest-bearing basis and is not available for investment or other use by the Society.

(b) The bank current account balance is held with the Society's parent, The Bank of Nova Scotia Jamaica Limited.

(c) Cash and cash equivalents are as follows:

	2024	2023
Cash resources	6,469,399	6,101,711
Less: amounts not considered as cash and cash equivalents		
Statutory reserves	(74,683)	(76,888)
Accrued interest	(3,974)	(3,649)
Allowances for credit losses	558	670
	6,391,300	6,021,844
Cash and cash equivalents is comprised of:		
Balances with Bank of Jamaica other than statutory reserves	1,484,233	1,481,248
Accounts with parent	4,911,041	4,544,245
Accrued interest	(3,974)	(3,649)
	6,391,300	6,021,844

11. Loans, net of allowance for expected credit losses

	2024	2023
Residential mortgages	14,306,498	15,897,042
Interest receivable	148,584	167,725
	14,455,082	16,064,767
Less: Allowance for expected credit losses [note 11(c)]	(244,700)	(188,465)
Loans, net allowance for credit losses	14,210,382	15,876,302

(a) The aging of the loans at the reporting date was as follows:

	2024	2023
Current	12,755,374	14,386,249
Number of days past due		
Past due 1-30 days	774,244	840,049
Past due 31-60 days	326,783	211,111
Past due 61-90 days	45,621	68,074
	1,146,648	1,119,234
Impaired		
Past due more than 90 days	404,476	391,559
Interest receivable	148,584	167,725
Gross loan portfolio	14,455,082	16,064,767
Less: Allowance for expected credit losses [note 11(c)]	(244,700)	(188,465)
Loans, net allowance for credit losses	14,210,382	15,876,302

(Expressed in thousands of Jamaican dollars unless otherwise stated)

11. Loans, net of allowance for expected credit losses (continued)

(a) The aging of the loans at the reporting date was as follows (continued):

There are no financial assets other than those listed above that were individually impaired.

(b) Repossessed collateral

In the normal course of business, the security documentation which governs the collateral charged to secure loans gives the Society express authority to repossess the collateral in the event of default. Repossessed collateral is sold as soon as practicable, with the proceeds used to reduce the outstanding indebtedness. Repossessed collateral is only recognised on the statement of financial position when all the risks and rewards are transferred to the Society.

(c) Allowance for expected credit losses

The Society's allowance calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs.

Some of the key drivers include the following:

- Changes in risk ratings of the borrower or instrument reflecting changes in their credit quality;
- Changes in the volumes of transactions;
- Changes in the forward-looking macroeconomic environment reflected in the variables used in the models such as GDP growth, unemployment rates, commodity prices, and house price indices, which are most closely related with credit losses in the relevant portfolio;
- Changes in macroeconomic scenarios and the probability weights assigned to each scenario; and
- Borrower migration between the three stages which can result from changes to any of the above inputs and assumptions.

The following table shows the movement in expected credit losses on loans and receivables during the year.

	2024			
	Stage 1	Stage 2	Stage 3	Total
Allowance at beginning of the year	37,467	65,579	85,419	188,465
(Recovered)/provided during the year	(52,128)	(13,453)	136,862	71,281
Bad debts written off	-	-	(15,046)	(15,046)
Transfer to/(from) stages				
Stage 1	48,523	(26,970)	(21,553)	-
Stage 2	(3,968)	72,934	(68,966)	-
Stage 3	(156)	(22,245)	22,401	-
Allowance at end of year [note 21 (a)(ii)]	29,738	75,845	139,117	244,700
(Recovered)/provided during the year	(52,128)	(13,453)	136,862	71,281
Recoveries of bad debts	-	-	(7,866)	(7,866)
Expected credit losses reported in profit for the year	(52,128)	(13,453)	128,996	63,415

(Expressed in thousands of Jamaican dollars unless otherwise stated)

11. Loans, net of allowance for expected credit losses (continued)

(c) Allowance for expected credit losses (continued)

	2023			
	Stage 1	Stage 2	Stage 3	Total
Allowance at beginning of the year	61,231	120,976	246,841	429,048
Recovered during the year	(89,219)	(51,859)	(51,394)	(192,472)
Bad debts written off	-	-	(48,111)	(48,111)
Transfer to/(from) stages				
Stage 1	69,206	(33,209)	(35,997)	-
Stage 2	(3,728)	57,006	(53,278)	-
Stage 3	(23)	(27,335)	27,358	-
Allowance at end of year [note 21 (a)(ii)]	37,467	65,579	85,419	188,465
Recovered during the year	(89,219)	(51,859)	(51,394)	(192,472)
Recoveries of bad debts	-	-	(17,300)	(17,300)
Expected credit losses reported in profit for the year	(89,219)	(51,859)	(68,694)	(209,772)

There were no significant changes in the gross carrying amounts outside the normal course of business. The increase in the expected credit losses report stems from the performance of the portfolio. There were no new loans issued during the year (2023:Nil).

The total allowance for credit losses is made up as follows:

	2024	2023
Allowance based on IFRS [see (i) below]	244,700	188,465
Additional allowance based on BOJ regulations [see (ii) below]	53,750	116,104
	298,450	304,569

(i) This is the allowance based on the requirement of IFRS 9 *Financial Instruments.*

(ii) This represents the additional allowance to meet the Bank of Jamaica loan loss provisioning requirement. A non-distributable loan loss reserve was established to represent the excess of the provision required by BOJ over the IFRS 9 requirements (note 20).

(d) Collateral and other credit enhancements held against loans

It is the Society's practice to lend on the basis of the customer's ability to meet their obligations out of their cash flow resources rather than rely on the value of security offered as collateral. Nevertheless, the collateral is an important mitigant of credit risk. A charge over collateral is obtained and considered in determining the credit decision and pricing.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

11. Loans, net of allowance for expected credit losses (continued)

(d) Collateral and other credit enhancements held against loans (continued)

In the event of default, the Society may utilise the collateral as a source of repayment. In such cases the collateral is used to settle all debt obligations to the Society, and excess value is returned to the borrower.

The Society holds collateral against credits to borrowers primarily in the form of real estate. Estimates of fair values are based on the value of collateral assessed at the time of borrowing and are periodically assessed when credits to borrowers are individually assessed as impaired.

Loan-to-value (LTV) ratio is calculated as a ratio of the gross loans to the value of the collateral. The estimated fair value of the collateral with enforceable legal right pursuant to the agreements for outstanding loans by ranges of LTV ratio is shown in the below:

LTV ratio	2024	2023
Less than or equal to 50%	7,955,499	8,525,761
51-70%	3,987,303	4,469,382
71-90%	2,306,463	2,816,323
91-100%	43,908	62,980
Greater than 100%	13,325	22,596
Total	14,306,498	15,897,042

Impaired loans	2024	2023
Less than or equal to 50%	228,189	173,240
51-70%	110,101	98,985
More than 70%	66,186	119,334
Total	404,476	391,559

(e) Uncollected interest not accrued in the financial statements on impaired loans is estimated at $87,814 (2023: $87,855).

(f) The expected maturities of loans, net of allowances for expected credit losses are as follows:

	2024	2023
Within 3 months	350,199	191,830
3 months to 1 year	664,847	696,010
1 to 5 years	3,223,180	3,413,109
5 years and over	9,972,156	11,575,353
	14,210,382	15,876,302

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12. Property, plant and equipment

	Freehold Land & Buildings	Furniture, Fixtures & Equipment	Computer Equipment	Office Machines	Total
Cost:					
October 31, 2022	32,261	16,924	12,112	1,048	62,345
Additions	-	-	1,641	-	1,641
October 31, 2023	32,261	16,924	13,753	1,048	63,986
Additions	-	111	-	-	111
October 31, 2024	32,261	17,035	13,753	1,048	64,097
Depreciation:					
October 31, 2022	16,571	16,601	11,284	1,048	45,504
Charge for the year	687	55	879	-	1,621
October 31, 2023	17,258	16,656	12,163	1,048	47,125
Charge for the year	687	64	680	-	1,431
October 31, 2024	17,945	16,720	12,843	1,048	48,556
Net book values:					
October 31, 2024	14,316	315	910	-	15,541
October 31, 2023	15,003	268	1,590	-	16,861
October 31, 2022	15,690	323	828	-	16,841

13. Deferred tax assets

Deferred tax is calculated on all temporary differences under the liability method using an effective tax rate of 30%.

The movement on the deferred tax account is as follows:

	2024	2023
Balance at beginning of year	33,825	57,130
Recognised in profit or loss [note 9(a)]	1,121	(23,306)
Recognised in other comprehensive income	-	1
Balance at end of year	34,946	33,825

Net deferred tax assets are attributable to the following items:

	2024	2023
Outstanding vacation leave	2,008	1,603
Accelerated tax depreciation	1,083	1,096
Allowance for loan impairment	31,855	31,126
	34,946	33,825

(Expressed in thousands of Jamaican dollars unless otherwise stated)

13. Deferred tax assets (continued)

The deferred tax charged in the statement of profit or loss and other comprehensive income for the year comprises tax arising from the following temporary differences:

	2024	2023
Outstanding vacation leave	13	(11)
Accelerated tax depreciation	(405)	(325)
Allowance for loan impairment	(729)	23,642
	(1,121)	23,306

14. Deposits by the public

	2024	2023
Personal	6,613,417	6,773,774
Other	664,238	825,548
Accrued interest	15,085	11,915
	7,292,740	7,611,237

15. Amounts due to other financial institutions

	2024	2023
Deposits by parent and fellow subsidiaries	-	9,793

16. Other payables

	2024	2023
Accrued vacation (note 16(a))	6,694	5,345
Other accrued liabilities	36,755	30,914
	43,449	36,259

(a) The movement on accrued vacation leave included in other payables is as follows:

	2024	2023
At beginning of year	5,345	4,262
Provided during the year	6,694	5,345
Utilised during the year	(5,345)	(4,262)
At end of year	6,694	5,345

(Expressed in thousands of Jamaican dollars unless otherwise stated)

17. Share capital

	2024	2023
Authorised, issued and fully paid:		
70,000 (2023: 70,000) proprietary shares of $1,000 par value each	70,000	70,000

The Rules of the Society provide five classes of shares which the Directors may issue, but empower them to create additional classes of shares, and to issue shares at any value per share that they determine. At the reporting date, only proprietary shares have been issued. The proprietary shares are not withdrawable, and entitle the members holding them to:

- interest at such rates, payable at such intervals, as the Directors may determine;
- a pro rata share in the undistributed profits and the reserves (other than the doubtful debt appropriation account and the bonus account) of the Society; and
- attend and vote at meetings of members of the Society, having one vote for each share held.

18. Reserve fund

	2024	2023
As at October 31	229,250	229,250

Section 41 of the Banking Services Act, 2014 requires the Society to make a transfer of at least 10% of its net profit, depending on the circumstances, to the reserve fund until the amount in the fund is equal to the total of the amount paid up on its capital shares and the amount of its deferred shares. No transfers were made during the year as the Society has surpassed the required statutory level.

19. Retained earnings reserve

Transfers to retained earnings reserve are made at the discretion of the Board of Directors. During the financial year there was no transfer to the reserve (2023: $Nil).

20. Loan loss reserve

The loan loss reserve represents the excess of the BOJ loan loss provision over IFRS 9 requirements, and is non-distributable [see note 11(c)].

21. Financial risk management

The Society's activities expose it to a variety of financial risks, including credit risk and the effects of changes in foreign currency exchange rates and interest rates. Management seeks to minimise potential adverse effects on the financial performance of the Society by applying procedures to identify, evaluate and manage these risks, based on guidelines set by the Board of Directors.

21. Financial risk management (continued)

The Society's activities are principally related to the use of financial instruments. Therefore, this will involve analysis, evaluation and management of some degree of risk or a combination of risks. The Society's aim is, therefore, to achieve an appropriate balance between risk and return and minimise potential adverse effects on its financial performance.

The Society manages risk through a framework of risk principles, organizational structures and risk measurement and monitoring processes that are closely aligned with the activities of the business unit. The Society's risk management policies are designed to identify and analyse these risks, to set appropriate risk limits and controls, and to monitor the risks and adherence to limits by means of reliable and up-to-date information systems. Management regularly reviews its risk management policies and systems to reflect changes in markets, products and emerging best practice.

The Board of Directors is ultimately responsible for the establishment and oversight of the Society's risk management framework.

The Society manages its risk through the Asset and Liability Committee (ALCO). ALCO has the responsibility of ensuring that risks are managed within the limits established by the Board of Directors; it meets at least once monthly to review risks, evaluate performance, and provide strategic direction.

It also reviews investments, loan and funding activities, and ensures that the existing policies comprehensively deal with the management and diversification of the Society's investment and loan portfolios and that appropriate limits are being adhered to.

The most important types of risk for the Society are credit risk, market risk and liquidity risk.

(a) Credit risk

(i) Management of credit risk

The Society takes on exposure to credit risk, which is the risk that a counterparty will be unable to pay amounts in full when due. Impairment provisions are made for losses that have been incurred and expected to be incurred at the reporting date. However, significant negative changes in the economy, industry segment that represent a concentration in the Society's loan portfolio, or positions in tradable assets, could result in losses that are different from those provided for at the reporting date.

At a strategic level, the Society manages the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to any one borrower, or group of borrowers. Limits on the level of credit risk by product and industry sector are approved quarterly by the Board of Directors. The exposure to any one borrower is further restricted by sub-limits covering on balance sheet exposures. Actual exposures against limits are monitored daily. The Society's loan portfolio is concentrated in retail mortgages which are predominantly located in Jamaica.

21. Financial risk management (continued)

(a) Credit risk (continued)

(i) Management of credit risk (continued)

Operationally, the exposure to credit risk is managed through regular analysis of the ability of borrowers and potential borrowers to meet interest and capital repayment obligations and by restructuring loans where appropriate. Exposure to credit risk is also managed in part by obtaining collateral and personal guarantees. The principal collateral types for loans are charges over residential properties.

Collateral held as security for financial assets other than loans is determined by the nature of the instrument.

The Society's policy requires the review of individual financial assets that are above specified thresholds at least annually or more regularly when individual circumstances require. Impairment allowances are consistent with policies noted in [note 2(g)].

The assessment normally encompasses collateral held and the anticipated receipts for that individual account. Collectively assessed impairment allowances are provided for:

(1) portfolios of homogenous assets; and

(2) losses that have been incurred but have not yet been identified, by using the available historical experience, experienced judgment and statistical techniques.

(ii) Credit quality

In measuring credit risk at the counterparty level, the loans are risk-rated based on an internal scoring system which combines statistical analysis with credit officer judgement.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(a) Credit risk (continued)

(ii) Credit quality (continued)

Internal grades (IG) are used to differentiate the risk of default of the borrower, the following table illustrates the internal grades with the PD range.

Category of PD Grade	PD Range
Very Low	<0.2%
Low	0.2% to <1%
Medium	1% to <3%
High	3% to <20%
Very High	20% to <99.9%
Default	100%

The following table sets out information about the credit risk and the credit quality of financial assets measured at amortised cost. Unless specifically indicated, for financial assets, the amounts in the table represent gross carrying amounts. For loan commitments, the amounts in the table represent the amounts committed.

Loans at amortised cost (note 11):

	2024			
	Stage 1	Stage 2	Stage 3	Total
Category of PD Grade				
Low	12,129,283	13,287	-	12,142,570
Medium	775,889	66,118	-	842,007
High	167,366	586,777	-	754,143
Very High	-	311,886	-	311,886
Subtotal: PD Grades (Advanced Models)	13,072,538	978,068	-	14,050,606
Default	-	-	404,476	404,476
Total	13,072,538	978,068	404,476	14,455,082
Expected credit loss allowance [note 11(c)]	(29,738)	(75,845)	(139,117)	(244,700)
Carrying Amounts	13,042,800	902,223	265,359	14,210,382

THE SCOTIA JAMAICA BUILDING SOCIETY

Notes to the Financial Statements (Continued)
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(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(a) Credit risk (continued)

(ii) Credit quality (continued)

	2023			
	Stage 1	Stage 2	Stage 3	Total
Category of PD Grade				
Low	13,724,270	50,493	-	13,774,763
Medium	809,200	26,732	-	835,932
High	56,355	838,948	-	895,303
Very High	-	167,210	-	167,210
Subtotal: PD Grades (Advanced Models)	14,589,825	1,083,383	-	15,673,208
Default	-	-	391,559	391,559
Total	14,589,825	1,083,383	391,559	16,064,767
Expected credit loss allowance [note 11(c)]	(37,467)	(65,579)	(85,419)	(188,465)
Carrying Amounts	14,552,358	1,017,804	306,140	15,876,302

(Expected credit loss)/recovery recognised in profit or loss during the year is summarised below:

	2024	2023
Loans	(63,415)	209,772
Deposits with bank of Jamaica	104	(581)
	(63,311)	209,191

The following table presents an analysis by rating agency designation of debt and similar securities, other than loans, based on Standard & Poor's ratings or their equivalent as at October 31:

	2024	2023
BB to B -	1,483,675	1,480,578
Classified as follows:		
Cash resources:		
Deposits with Bank of Jamaica	1,483,675	1,480,578

21. Financial risk management (continued)

(a) Credit risk (continued)

(iii) Maximum exposure to credit risk

The maximum exposure to credit risk is assessed without taking account of any collateral held or other credit enhancements. For the Society's financial assets, the exposure to credit risk equals their carrying amount. For mortgage commitments that are irrevocable over the life of the respective facilities, the maximum exposure to credit risk is the full amount of the committed facilities.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks arise from open positions in interest rate and currency, both of which are exposed to general and specific market movements and changes in the level of volatility of market rates or prices, such as interest rates and foreign exchange rates.

The market risks relevant to the Society are interest rate and foreign exchange risks, which are discussed below:

(i) Interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest rates. The Society takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position, profit or loss and cash flows. Interest margins may increase, may decline, or create losses in the event that unexpected movements arise.

The Society monitors interest rate risk using its Asset and Liability model. It calculates the interest rate risk gaps, economic value and annual income amounts which are compared with risk limits approved by the Board of Directors. The Board sets limits on the level of mismatch of interest rate repricing that may be undertaken, which is monitored regularly.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(b) Market risk (continued)

(i) Interest rate risk (continued)

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

	2024					
	Immediately rate sensitive	Within 3 months	3 to 12 months	1 to 5 years	Non-rate sensitive	Total
Cash resources	4,984,552	1,480,000	-	-	4,847	6,469,399
Loans, net of allowance for expected credit losses (1)	12,055,323	621,044	1,224,676	981	308,358	14,210,382
Other assets (2)	-	-	-	-	116,543	116,543
Total assets	17,039,875	2,101,044	1,224,676	981	429,748	20,796,324
Deposits by the public	4,539,024	1,225,508	1,092,503	420,621	15,084	7,292,740
Other liabilities (2)	-	-	-	-	68,968	68,968
Shareholders' equity	-	-	-	-	13,434,616	13,434,616
Total liabilities and shareholders' equity	4,539,024	1,225,508	1,092,503	420,621	13,518,668	20,796,324
Total interest rate sensitivity gap	12,500,851	875,536	132,173	(419,640)	(13,088,920)	-
Cumulative gap	12,500,851	13,376,387	13,508,560	13,088,920	-	-

	2023					
	Immediately rate sensitive	Within 3 months	3 to 12 months	1 to 5 years	Non-rate sensitive	Total
Cash resources	4,620,162	1,480,000	-	-	1,549	6,101,711
Loans, net of allowance for expected credit losses (1)	13,335,812	741,845	1,427,827	-	370,818	15,876,302
Other assets (2)	-	-	-	-	75,008	75,008
Total assets	17,955,974	2,221,845	1,427,827	-	447,375	22,053,021
Deposits by the public	4,660,793	1,335,622	1,075,573	527,334	11,915	7,611,237
Amounts due to other financial institutions	-	9,793	-	-	-	9,793
Other liabilities (2)	-	-	-	-	162,248	162,248
Shareholders' equity	-	-	-	-	14,269,743	14,269,743
Total liabilities and shareholders' equity	4,660,793	1,345,415	1,075,573	527,334	14,443,906	22,053,021
Total interest rate sensitivity gap	13,295,181	876,430	352,254	(527,334)	(13,996,531)	-
Cumulative gap	13,295,181	14,171,611	14,523,865	13,996,531	-	-

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(b) Market risk (continued)

(i) Interest rate risk (continued)

(1) This includes impaired loans.
(2) This includes non-financial instruments.

Sensitivity to interest rate movements:

The following table shows the potential impact on profit or loss and equity in the event of shifts in interest rates.

The changes in interest rates as noted below are based on recently observed market movements. This analysis assumes that all other variables, in particular foreign exchange rates, remain constant.

	2024	2023
JMD Interest rates	increase/decrease by 300bps	increase/decrease by 450bps
USD Interest rates	increase/decrease by 200bps	increase/decrease by 150bps

	2024	2023
Effect on profit or loss	444,560	693,131
Effect on shareholders' equity	25,091	228,391

Average effective yields by the earlier of the contractual repricing and maturity dates:

	2024					
	Immediately rate sensitive %	Within 3 months %	3 to 12 months %	1 to 5 years %	Over 5 years %	Average %
ASSETS						
Cash resources	-	6.50	-	-	-	1.49
Loans, net of allowance for expected credit loss (1)	7.61	12.18	9.68	19.49	-	8.00
LIABILITIES						
Deposits by the public (2)	1.32	1.48	1.59	1.46	-	1.40
Amounts due to other financial institutions (2)	-	-	-	-	-	-

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(b) Market risk (continued)

(i) Interest rate risk (continued)

	2023					
	Immediately rate sensitive	Within 3 months	3 to 12 months	1 to 5 years	Over 5 years	Average
	%	%	%	%	%	%
ASSETS						
Cash resources	-	9.00	-	-	-	2.18
Loans, net of allowance for expected credit losses (1)	7.61	12.22	9.67	-	-	8.02
LIABILITIES						
Deposits by the public (2)	1.33	1.21	1.22	1.36	-	1.29
Amounts due to other financial institutions (2)	0.00	5.50	-	-	-	5.50

(1) Yields are based on book values, net of allowances for credit losses.

(2) Yields are based on contractual interest rates.

(ii) Foreign exchange risk

The Society takes on exposure to the effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows. The main currencies giving rise to this risk are the United States dollar (USD) and the British Pound (GBP). The Society ensures that the net exposure is kept to an acceptable level by matching foreign assets with liabilities as far as possible.

The table below summarizes the Society's exposure to foreign currency exchange rate risk:

	2024		2023	
	USD	GBP	USD	GBP
Foreign currency assets	7,775	2,070	8,657	1,894
Foreign currency liabilities	8,849	2,071	8,641	1,895
Net foreign currency	(1,074)	(1)	16	(1)

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(b) Market risk (continued)

(ii) Foreign exchange risk (continued)

Sensitivity to foreign exchange rate movements

A weakening of the JMD against the following currencies at October 31 would have increased/(decreased) equity and profit or loss by the amounts shown below. This analysis is performed on the same basis for 2023, analysing the market movements for exchange rates during the year. The strengthening of the JMD against the same currencies at 31 October would have had the equal but opposite effect on the amounts shown, on the basis that all other variables remain constant.

	2024	2023
USD	increase by/decrease by 1.66%	increase by/decrease by 2.13%
GBP	increase by/decrease by 6.94%	increase by/decrease by 11.91%

	2024	2023
Effect on profit or loss and shareholders' equity	(84)	(372)

The following significant exchange rates were applied during the period:

	Average rate		Reporting date spot rate	
	2024	2023	2024	2023
USD	155.96	153.47	158.12	155.25
GBP	198.10	188.00	203.28	186.27

There was no change to the Society's approach to measuring and managing market risks during the year.

(c) Liquidity risk

The Society is exposed to daily calls on its available cash resources from maturing deposits and loan disbursements. The Society does not maintain cash resources to meet all of these needs as experience shows that a minimum level of reinvestment of maturing funds can be predicted with a high level of certainty. The Board sets limits on the minimum proportion of maturing funds available to meet such calls and on the minimum level of inter-bank and other borrowing facilities that should be in place to cover withdrawals at unexpected levels of demand.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(c) Liquidity risk (continued)

The Board of Directors approves the Society's liquidity and funding management policies and establishes limits to control the risk. The Society assesses the adequacy of its liquidity position by analysing its current liquidity position, present and anticipated funding requirements, and alternative sources of funds. This process includes:

- Projecting day-to-day cash flows for each major currency;
- Managing the concentration and profile of debt maturities;
- Monitoring of depositor concentration both in terms of the overall funding mix and to avoid undue reliance on large individual depositors;
- Maintaining a portfolio of highly marketable assets that can easily be liquidated as protection against any unforeseen interruption of cash flow;
- Monitoring liquidity ratios against internal and regulatory requirements; and
- Maintenance of liquidity and funding contingency plans.

The matching and controlled mismatching of the maturities and interest rates of assets and liabilities is fundamental to the management of the Society. It is unusual for financial institutions to be completely matched, as transacted business is often of uncertain term and of different types. An unmatched position potentially enhances profitability but can also increase the risk of loss.

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

The Society expects that many depositors will not request repayment on the earliest date the Society could be required to pay.

Undiscounted cash flows payable for financial liabilities

The tables below present the undiscounted cash flows for the Society's financial assets and liabilities, based on contractual obligations. The expected maturity dates of financial assets and liabilities are based on estimates made by management as determined by retention history.

	2024					
	Within 3 months	3 to 12 months	1 to 5 years	Over 5 years	No specific Maturing	Total
Financial Asset						
Cash resources	6,464,552	-	-	-	4,847	6,469,399
Loans net of allowance for expected credit losses	350,199	664,847	3,223,180	9,972,156	-	14,210,382
Other Assets	-	-	-	-	116,543	116,543
Total financial assets	6,814,751	664,847	3,223,180	9,972,156	121,390	20,796,324

(Expressed in thousands of Jamaican dollars unless otherwise stated)

21. Financial risk management (continued)

(c) Liquidity risk (continued)

	2024					
	Within 3 months	3 to 12 months	1 to 5 years	Over 5 years	No specific Maturing	Total
Financial liabilities						
Deposits by the public	5,757,091	1,109,144	426,505	-	-	7,292,740
Deposits by parent and fellow subsidiaries	-	-	-	-	-	-
Amount due to parent	25,519	-	-	-	-	25,519
Other payables	43,449	-	-	-	-	43,449
Shareholders' equity	-	-	-	-	13,434,616	13,434,616
Total liabilities and equity	5,826,059	1,109,144	426,505	-	13,434,616	20,796,324

	2023					
	Within 3 months	3 to 12 months	1 to 5 years	Over 5 years	No specific Maturing	Total
Financial Assets						
Cash resources	6,100,162	-	-	-	1,549	6,101,711
Loans, net of allowance For expected credit loss	375,833	687,845	3,373,068	11,439,556	-	15,876,302
Other Assets	-	-	-	-	75,008	75,008
Total financial assets	6,475,995	687,845	3,373,068	11,439,556	76,557	22,053,021
Financial liabilities						
Deposits by the public	5,999,546	1,082,442	529,249	-	-	7,611,237
Deposits by parent and fellow subsidiaries	9,793	-	-	-	-	9,793
Amount due to parent	13,592	-	-	-	-	13,592
Other payables	36,259	-	-	-	112,397	148,656
Total equity	-	-	-	-	14,269,743	14,269,743
Total liabilities and equity	6,059,190	1,082,442	529,249	-	14,382,140	22,053,021

There was no change to the Society's approach to measuring and managing liquidity risk during the year.

22. Fair values of financial instruments

Fair value of a financial asset or liability is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal, or in its absence, the most advantageous market to which the Society has access at the measurement date. Market price is used to determine fair value where an active market exists as it is the best evidence of the fair value of a financial instrument. However, market prices are not available for a significant number of the financial assets held and liabilities issued by the Society.

Therefore, for financial instruments where no market price is available, the fair values presented have been estimated using present value or other estimation and valuation techniques based on market conditions existing at the reporting date.

The Society measures fair value using the following fair value hierarchy, which reflects the significance of the inputs used in making the measurements.

22. Fair values of financial instruments (continued)

- Level 1: Inputs that are quoted market prices (unadjusted) in active markets for identical instruments.

- Level 2: Significant market-observable inputs to models, other than quoted prices included within Level 1 that are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices). This category includes instruments valued using quoted market prices in active markets that are considered less than active; or other valuation techniques in which all significant inputs are directly or indirectly observable from market data.

- Level 3: Valuations that require significant use of unobservable inputs. This category includes all instruments for which the valuation technique includes inputs not based on observation data and the observation inputs have a significant effect on the instrument valuation. This category includes instruments that are valued based on prices for similar instruments for which significant observation adjustments or assumptions are to reflect differences between the instruments.

The values derived from applying these techniques are significantly affected by the underlying assumptions used concerning both the amounts and timing of future cash flows and the discount rates. The following methods and assumptions have been used:

(i) The fair value of liquid assets and other assets maturing within one year is assumed to approximate their carrying amount. This assumption is applied to liquid assets and the short-term elements of all other financial assets and liabilities;

(ii) The fair value of time deposits and savings deposits, with no specific maturity is assumed to be the amount payable on demand at the reporting date;

(iii) The fair value of variable rate financial instruments is assumed to approximate their carrying amounts, as they are frequently repriced to current market rates; and

(iv) The fair value of fixed rate loans is estimated by comparing market interest rates when the loans were granted with current market rates offered on similar loans. If the difference is significant, the fair value is computed by discounting future cash flows from the loans using the market interest rates at the year-end. Changes in the credit quality of loans within the portfolio are not taken into account in determining gross fair values as the impact of credit risk is recognised separately by deducting the amount of the provision for credit losses from both book and fair values. The fair values are estimated using discounted cash flow analysis with current average market rates of 9.89% (2023: 8.64%.).

Accounting classifications and fair values:

The following tables present the fair value of financial instruments that are not carried at fair value based on the above-mentioned valuation methods and assumptions. The table excludes financial instruments not measured at fair value but for which carrying amounts are reasonable approximation of fair values.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

22. Fair values of financial instruments (continued)

	2024		
	Carrying amount		Fair value
	Amortised Cost	Total	Level 3
Financial asset not measured at fair value:			
Loans, net of allowances for expected credit losses	14,210,382	14,210,382	14,187,965

	2023		
	Carrying amount		Fair value
	Amortised Cost	Total	Level 3
Financial asset not measured at fair value:			
Loans, net of allowances for expected credit losses	15,876,302	15,876,302	15,935,195

23. Capital risk management

Capital risk is the risk that the Society fails to comply with mandated regulatory requirements, resulting in a breach of its minimum capital ratios and the possible suspension or loss of its licences.

Regulators are primarily interested in protecting the rights of depositors, and monitor the Society closely to ensure that it is satisfactorily managing its fiduciary responsibility to the depositors. At the same time, the regulators are also interested in ensuring that the Society maintains an appropriate solvency position to meet unforeseen liabilities arising from economic shocks or natural disasters.

The Society manages its capital resources according to the following objectives:

- To comply with the capital requirements established by the regulatory authority;
- To safeguard its ability to continue as a going concern, and meet future obligations to depositors and shareholders;
- To provide adequate returns to shareholders by pricing investment and other contracts commensurately with the level of risk; and
- To maintain a strong capital base to support the future development of the Society's operations.

The Society is regulated by the Bank of Jamaica, which sets and monitors capital adequacy requirements. Required capital adequacy information is filed with the regulators at least quarterly.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

23. Capital risk management (continued)

Regulatory capital is divided into two tiers:

1. Tier 1 capital comprises share capital, reserve fund and reserves created by appropriations of retained earnings.

2. Tier 2 capital comprises qualifying subordinated loan capital, collective impairment allowances and revaluation surplus on property, plant and equipment.

The risk weighted assets are measured by means of a hierarchy of five risk weights classified according to the nature of each asset and counterparty, taking into account any eligible collateral and guarantees. A similar treatment is adopted for off-balance sheet exposure, with some adjustments to reflect the more contingent nature of the potential losses.

The table below summarises the composition of regulatory capital and the ratios for the Society. During the year, the Society complied with the only externally imposed capital requirement to which it is subject, that is, that imposed by Bank of Jamaica.

	2024	2023
Tier 1 capital being, total regulatory capital	5,250,000	5,250,000
Risk weighted assets		
Statement of financial position	8,354,159	9,085,450
Actual regulatory capital to risk weighted assets (%)	62.8	57.8
Regulatory requirement (%)	10	10

There was no change to the Society's approach to measuring and managing capital risk during the year.

24. Pension scheme

(a) Benefits to members are based on the final pensionable salary (the average of the best three consecutive years' remuneration, with no salary cap), as follows:

(i) Per year of contributory service - 1¾% of final pensionable salary;

(ii) Per year of non-contributory service:

- 1½% of final pensionable salary for employees who started to contribute on November 1, 1971; and

- 1¼% of final pensionable salary for employees who started to contribute after November 1, 1971.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

24. Pension scheme (continued)

(a) Benefits to members are based on the final pensionable salary (the average of the best three consecutive years' remuneration, with no salary cap), as follows (continued):

(iii) Maximum pension is the lesser of 70% of the average of final pensionable salary and ⅔ of salary at retirement.

(b) The employees contribute 3% of salary up to $250 per annum, plus 6% of salary thereafter.

25. Related party transactions and balances

The Society is controlled by The Bank of Nova Scotia Jamaica Limited, which is in turn a 100% subsidiary of Scotia Group Jamaica Limited.

Parties are considered to be related if one party has the ability to control or exercise significant influence over, or be controlled and significantly influenced by, the other party or both parties are subject to common control or significant influence. A number of banking transactions are entered into with related parties, in the normal course of business. These include loans, deposits and investment transactions.

Related party transactions with the parent company include systems support fee, interest income and interest expense. There are no related party transactions with the ultimate parent company.

No provisions have been recognised in respect of loans made to related parties.

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

	2024			
	Parent company	Fellow subsidiaries	Directors and key management personnel	2024
Loans				
Balance at October 31	-	-	27,992	27,992
Interest income earned	-	-	2,135	2,135
Deposits				
Balance at October 31	-	-	27,327	27,327
Interest expense on deposits	-	44	46	90
Securities purchased under resale agreements				
Interest earned	3,629	-	-	3,629

(Expressed in thousands of Jamaican dollars unless otherwise stated)

25. Related party transactions and balances (continued)

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

	2024			
	Parent company	Fellow subsidiaries	Directors and key management personnel	2024
Amounts due from parent				
Balance at October 31	25,519	-	-	25,519
Bank account with parent				
Balance at October 31	4,911,041	-	-	4,911,041
Interest income earned	17,334	-	-	17,334
Other				
System related fees	24,857	-	-	24,857
Dividend paid (Note 26)	1,568,000	-	-	1,568,000
Other fees	-	7,579	7,700	15,279

	2023			
	Parent company	Fellow subsidiaries	Directors and key management personnel	2023
Loans				
Balance at October 31	-	-	54,925	54,925
Interest income earned	-	-	5,184	5,184
Deposits				
Balance at October 31	-	9,793	11,651	21,444
Interest expense on deposits	-	527	39	566
Securities purchased under resale agreements				
Interest earned	2,413	-	-	2,413
Amounts due from parent				
Balance at October 31	13,592	-	-	13,592
Bank account with parent				
Balance at October 31	4,544,245	-	-	4,544,245
Interest income earned	17,493	-	-	17,493
Other				
System related fees	30,001	-	-	30,001
Dividend paid (Note 26)	2,317,000	-	-	2,317,000
Other fees	-	8,733	4,186	12,919

There are no key management personnel at the Society. The KMP services are provided by employees of the Parent entity with no charge back to the Society.

(Expressed in thousands of Jamaican dollars unless otherwise stated)

25. Related party transactions and balances (continued)

Balance comprises of cash, technical and system support charges, deposits with interest rates ranging from 0.0001% - 1.35% (2023: 0.0001% - 1.825%) and a maximum maturity of 2024 (2023: 2023) and loans secured by real estate amounts with interest rates ranging from 7.45% - 9.50% (2023: 7.45% - 11.75%) having a maximum maturity of 2044 (2023: 2044). The method of loans settlement is cash.

26. Dividends

(a) Paid to stockholders

	2024	2023
In respect of 2022:	-	154,000
In respect of 2023:	1,204,000	2,163,000
In respect of 2024:	364,000	-
	1,568,000	2,317,000

(b) Proposed

At the Board of Directors' meeting held on December 2, 2024 dividend proposed in respect of 2024, of $2000 per share totaling $140 million (2023: $15,000 and $2,200 per share amounting to $1,050 billion and $154 million respective of special and regular dividend was proposed). Stockholders' equity for the current financial year does not reflect this resolution, which will be accounted for in stockholders' equity as an appropriation of retained profits in the ensuing financial year.

27. Litigation and contingent liabilities

The Society is subject to various claims, disputes and legal proceedings, in the normal course of business. Provision is made for such matters when, in the opinion of management and its legal counsel, it is probable that a payment will be made by the Society, and the amount can be reasonably estimated.

In respect of claims asserted against the Society which have not been provided for, management is of the opinion that such claims are either without merit, can be successfully defended or will result in exposure to the Society which is immaterial to both financial position and results of operations.