

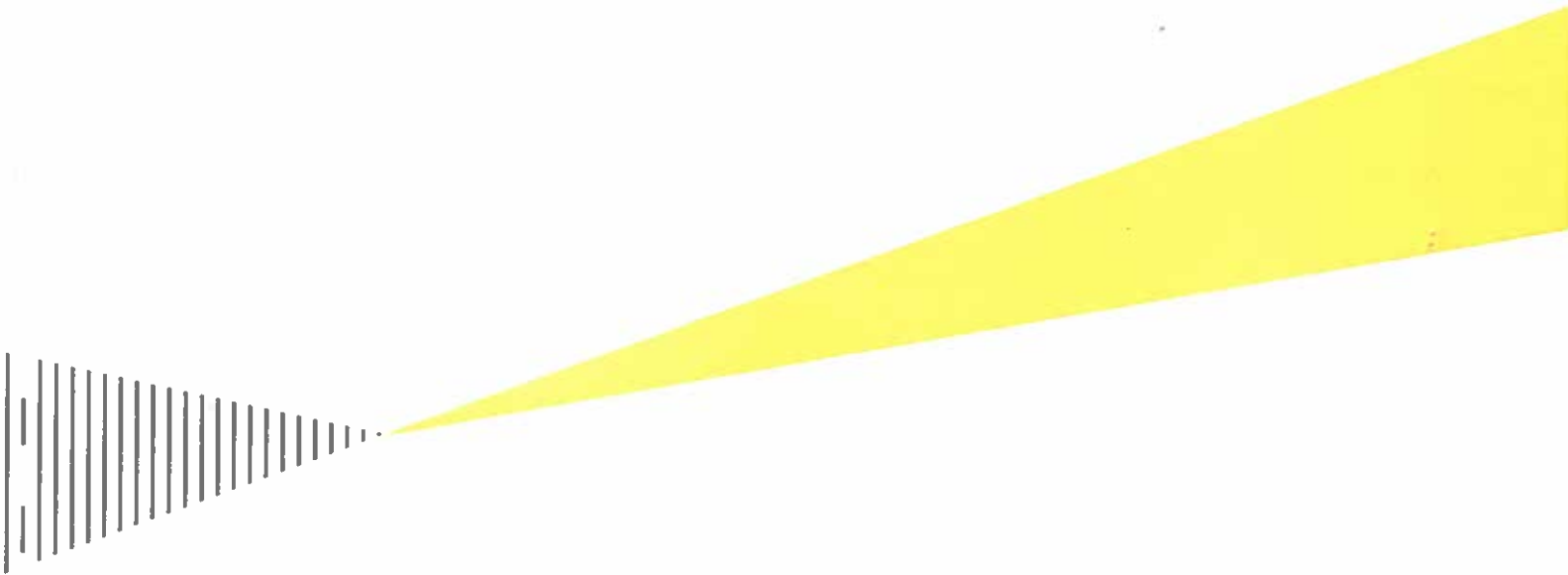
**TRINIDAD AND TOBAGO MORTGAGE FINANCE
COMPANY LIMITED**

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2015

Ernst & Young



**Building a better
working world**

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015

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INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

We have audited the accompanying financial statements of Trinidad and Tobago Mortgage Finance Company Limited which comprise the statement of financial position as at 31 December 2015, and the related statements of comprehensive income, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly in all material respects, the financial position of the Company as of 31 December 2015 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Port of Spain,
TRINIDAD
22 March 2016

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2015

(Expressed in Thousands of Trinidad and Tobago dollars)

	Notes	2015	2014
ASSETS			
Cash and cash equivalents	4	34,524	137,469
Debtors and prepayments	5	8,367	10,347
Investment securities	6	252,138	251,838
Mortgage loans	7	3,108,738	3,065,200
Property and equipment	8	46,199	46,544
Deferred tax assets	9	<u>162,903</u>	<u>168,549</u>
TOTAL ASSETS		<u>3,612,869</u>	<u>3,679,947</u>
LIABILITIES AND EQUITY			
LIABILITIES			
Prepayments by mortgagors	10	135,024	85,151
Amount due under IDB loan programme	11	1,419	816
Amount due to HDC	12	2,009	15,863
Sundry creditors and accruals	13	49,660	45,675
Short-term debt	14	331,047	597,000
Interest payable on debt		28,471	30,196
Long-term debt	15	2,140,160	2,009,487
Subsidy 2% and 5% mortgage programmes	16	68,927	94,834
Pension plan liability	18	<u>7,049</u>	<u>7,414</u>
TOTAL LIABILITIES		<u>2,763,766</u>	<u>2,886,436</u>

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

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2015

(Expressed in Thousands of Trinidad and Tobago dollars)

(Continued)


	Note	2015	2014
EQUITY			
Share capital	19	12,408	12,408
Retained earnings		<u>836.695</u>	<u>781.103</u>
TOTAL EQUITY		<u>849.103</u>	<u>793.511</u>
TOTAL EQUITY AND LIABILITIES		<u>3,612,869</u>	<u>3,679,947</u>

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

On March 22, 2016, the Board of Directors of Trinidad and Tobago Mortgage Finance Company Limited authorised these financial statements for issue.

 : Director

Feroze Khan : Director

 : Director

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)

	Notes	2015	2014
Income			
Mortgage interest		197,898	210,869
Interest expense (net)	20	<u>(74,619)</u>	<u>(106,924)</u>
Net interest income		123,279	103,945
Investment income	21	21,451	21,443
Rental income		868	703
Other income	22	<u>23,186</u>	<u>8,299</u>
		<u>168,784</u>	<u>134,390</u>
Expenses			
Administration	23	(67,114)	(50,586)
Loan impairment expense	7	(6,283)	(3,519)
Building expenses		<u>(5,708)</u>	<u>(4,797)</u>
		<u>(79,105)</u>	<u>(58,902)</u>
Net income before tax		89,679	75,488
Taxation	25	<u>(6,611)</u>	<u>(8,380)</u>
Net income after taxation		<u>83,068</u>	<u>67,108</u>
Other comprehensive income, net of taxes			
Items that will not be reclassified subsequently			
To profit or loss:			
- Re-measurement losses on defined benefit plans	18 (c)	(843)	(938)
- Income tax credit		<u>211</u>	<u>235</u>
Other comprehensive loss for the year, net of tax		<u>(632)</u>	<u>(703)</u>
Total comprehensive income for the year		<u>82,436</u>	<u>66,405</u>

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

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF CHANGES IN EQUITY
 FOR THE YEAR ENDED 31 DECEMBER 2015
 (Expressed in Thousands of Trinidad and Tobago dollars)

	Notes	Share capital	Retained earnings	Total
Balance at 31 December 2013		12,408	738,465	750,873
Dividends paid	19	—	(23,767)	(23,767)
Net income for the period		—	67,108	67,108
Other comprehensive loss for the year		—	(703)	(703)
Balance at 31 December 2014		<u>12,408</u>	<u>781,103</u>	<u>793,511</u>
Dividends paid	19	—	(26,844)	(26,844)
Net income for the period		—	83,068	83,068
Other comprehensive loss for the year		—	(632)	(632)
Balance at 31 December 2015		<u>12,408</u>	<u>836,695</u>	<u>849,103</u>

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

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)

	Notes	2015	2014
Cash flows from operating activities			
Net income before tax		89,679	75,488
Adjustments for			
Depreciation	23	4,280	4,205
Gain on sale of property and equipment		(403)	–
Discount amortised		(300)	(274)
Amortised subsidy 2% and 5% mortgage programmes	16	(25,907)	(17,768)
Increase in pension liability	18	(1,208)	192
Other non-cash movement		<u>529</u>	<u>–</u>
Surplus before working capital changes		66,670	61,843
Decrease in debtors and prepayments		1,980	2,054
(Increase)/decrease in mortgages		(43,538)	109,675
Increase in prepayment by mortgagors		49,873	45,677
Increase/(decrease) in amount due under IDB loan programme		603	(214)
Decrease in amount due to HDC		(13,854)	(164)
Increase/(decrease) in sundry creditors and accruals		3,985	(7,678)
Decrease in interest payable on debt		(1,725)	(587)
Taxes paid		<u>(754)</u>	<u>(447)</u>
Net cash generated from operating activities		<u>63,240</u>	<u>210,158</u>

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

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED 31 DECEMBER 2015
 (Expressed in Thousands of Trinidad and Tobago dollars)
 (Continued)

	Notes	2015	2014
Cash flows from investing activities			
Purchase of fixed assets	8	(4,483)	(5,313)
Proceeds from sale of fixed assets		<u>422</u>	<u>68</u>
Net cash used in investing activities		<u>(4,061)</u>	<u>(5,245)</u>
Cash flows from financing activities			
Proceeds from debt		735,324	707,500
Repayments on debt		(870,604)	(735,486)
Dividends paid	19	<u>(26,844)</u>	<u>(23,767)</u>
Net cash used in financing activities		<u>(162,124)</u>	<u>(51,753)</u>
Net (decrease)/increase in cash and cash equivalents		(102,945)	153,160
Cash and cash equivalents at the beginning of year		<u>137,469</u>	<u>(15,691)</u>
Cash and cash equivalents at the end of year	4	<u><u>34,524</u></u>	<u><u>137,469</u></u>
Supplemental information			
Interest received		194,750	231,133
Interest paid		76,343	107,510

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

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015 (Expressed in Thousands of Trinidad and Tobago dollars)

1. Incorporation and principal activity

Trinidad and Tobago Mortgage Finance Company Limited (TTMF) or the 'Company' is incorporated in the Republic of Trinidad and Tobago and provides mortgage financing secured by residential property. The Company is also an "approved mortgage company" under the provisions of the Housing Act, Ch. 33.01. The Company is a subsidiary of The National Insurance Board which is a statutory board under the National Insurance Act.

The registered office is located at 61 Dundonald Street, Port of Spain.

2. Significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

a) Basis of preparation

The financial statements of the Company are prepared in accordance with International Financial Reporting Standards (IFRS), and are stated in thousands of Trinidad and Tobago dollars. These financial statements have been prepared on a historical cost basis.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. Significant accounting policies (continued)

b) Changes in accounting policy

i) *New standard and amendment/revision to published standards and interpretations effective in 2015*

The following amendment to published standards is mandatory for the Company's accounting periods beginning on or after 1 January 2015:

IAS 19 Defined Benefit Plans: Employee Contributions – Amendments to IAS 19

IAS 19 requires an entity to consider contributions from employee or third parties when accounting for defined benefit plans. IAS 19 requires such contributions that are linked to service to be attributed to periods of service as a negative benefit. The amendments clarify that, if the amount of the contributions is independent of the number of years of service, an entity is permitted to recognise such contributions as a reduction in the service cost in the period in which the service is rendered instead of allocating the contributions to the periods of service. Examples of such contributions include those that are a fixed percentage of the employee's salary, a fixed amount of contributions throughout the service period, or contributions that depend on employee's age. The amendment did not have a significant impact to the financial statements of the Company

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. Significant accounting policies (continued)

b) Changes in accounting policy (continued)

ii) *New standards and amendments/revisions to published standards and interpretations effective in 2015 but not applicable to the Company*

The following new and revised IFRS that has been issued does not apply to the activities of the Company:

Annual Improvement Process 2010 – 2012 cycle (issued in December 2013)

- IAS 24 Related Party Disclosures: Key Management Personnel
- IFRS 2 Share-based payment – definition of vesting conditions
- IFRS 3 Business combination – accounting for contingent consideration
- IFRS 8 Operating segments – aggregation of operating segments
- IAS 16 Property, Plant and Equipment – Revaluation method – proportionate restatement of accumulated depreciation
- IAS 24 Related Party Disclosures – Key management personnel

Annual Improvement Process 2011 – 2013 cycle (issued in December 2013)

- IFRS 3 Business Combination – Scope exceptions for joint ventures
- IFRS 13 Fair Value Measurement – Scope of paragraph 52 (portfolio exception)
- IAS 40 Investment Property – Interrelationship between IFRS 3 and IAS 40

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. Significant accounting policies (continued)

b) Changes in accounting policy (continued)

iii) *New interpretations and revised or amended standards that are not yet effective and have not been early adopted by the Company* (continued)

The Company has not early adopted the following new and revised IFRSs and IFRIC Interpretations that have been issued but are not yet effective. The Company is currently assessing the impact of these standards and interpretations.

- IFRS 10, IFRS 12 and IAS 28 Investment Entities: Applying the Consolidation Exception – Amendment to IFRS 10, IFRS 12 and IAS 28
- IFRS 10 and IAS 28 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture – Amendment to IFRS 10 and IAS 28
- IFRS 11 Accounting for Acquisitions of Interest in Joint Operations – Amendment to IFRS 11
- IFRS 14 Regulatory Deferral Accounts
- IAS 1 Disclosure Initiative – Amendments to IAS 1
- IAS 16 and 38 – Clarification of Acceptable Methods of Depreciation and Amortisation – Amendments to IAS 16 and IAS 38
- IFRS 15 Revenue Contracts with Customers
- IFRS 9 Financial Instruments

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

c) **Financial instruments**

The Company's financial assets and liabilities are recognised in the statement of financial position when it becomes party to the contractual obligations of the instrument. Financial assets are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss.

The Company derecognises its financial assets when the rights to receive cash flows from the assets have expired or where the Company has transferred substantially all risks and rewards of ownership.

Financial liabilities are derecognised only when the obligation under the liability is discharged, cancelled or expires. All "regular way" purchases and sales are recognised on the trade date, which is the date that the Company commits to purchase or sell the instrument.

d) **Investment securities**

The Company classifies its investment securities as held-to-maturity financial assets. Held-to-maturity financial assets are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company's management has the positive intention and ability to hold to maturity.

After initial measurement, held-to-maturity financial investments are subsequently measured at amortised cost, less allowance for impairment. Premiums and discounts are amortised over the life of the instrument using the effective interest rate method. The amortization of premiums and discounts is taken to the Statement of Comprehensive Income.

e) **Mortgage loans**

Mortgage loans are financial assets provided directly to a customer. These carry fixed or determinable payments and are not quoted in an active market. Mortgage loans are carried at amortised cost using the effective interest method, less provision for impairment.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

f) **Impairment of financial assets**

Financial assets are impaired when the carrying value is greater than the recoverable amount and there is objective evidence of impairment. The recoverable amount is the present value of the future cash flows.

Provision for impairment is assessed for all loans where there is objective evidence that the full amount due to the Company would not be repaid. The allowance recognised is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted for the period of time to sell at the asset's original effective interest rate.

When properties are seized by the Company, provisions are also made for the differences between the carrying value of the mortgages and the value of the related properties in the possession of the Company at the balance sheet date.

Any change in provisions required is recorded in the income statement and other comprehensive income.

g) **Property and equipment**

All property and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or are recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

All other repairs and maintenance are charged to other operating expenses during the financial period in which they are incurred.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

g) **Property and equipment (continued)**

Land is not depreciated as it is deemed to have an infinite life. Depreciation of other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Office buildings	-	2 to 33 $\frac{1}{3}$ %
Motor vehicles	-	25%
Furniture and equipment	-	12 $\frac{1}{2}$ %
Computer equipment	-	20 to 25%

Property 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 disposals of property and equipment are determined by reference to their carrying amounts and are taken into the statement of comprehensive income.

h) **Cash and cash equivalents**

Cash and cash equivalents are defined as cash on hand, bank overdraft, demand deposits and short-term, highly liquid investments readily convertible to known amounts of cash with original maturities of three months or less and subject to insignificant risks of change in value.

i) **Provisions**

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events from which, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the statement of financial position date.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. Significant accounting policies (continued)

i) Provisions (continued)

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation.

j) Employee benefits

The Company operates a defined benefit plan, the assets of which are held in a separate trustee-administered fund. The pension plan is funded by payments from employees and by the Company, taking into account the recommendations of an independent qualified actuary. A defined benefit plan is a pension plan that defines an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors, such as age, years of service and compensation.

The asset/liability recognised in the statement of financial position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the statement of financial position date less the fair value of plan assets, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. Under this method, the cost of providing pensions is charged to the income statement so as to spread the regular cost over the service lives of the employees.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating the terms of the related pension liability.

Re-measurement of the net defined benefit liability, which comprise of actuarial gains and losses and the return on Plan assets (excluding interest) are recognised immediately through the Statement of Comprehensive Income.

The defined benefit plan mainly exposes the Company to actuarial risks such as investment risk, inherent rate risk and longevity risks.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

j) **Employee benefits (continued)**

Past service cost is recognised as an expense at the earlier of the date when a plan amendment or curtailment occurs and the date when an entity recognises any termination benefits or related restructuring costs.

k) **Financial liabilities**

Financial liabilities are recognised initially at fair value net of transaction costs, and subsequently measured at amortised cost using the effective interest rate method.

l) **Taxation**

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the income statement and other comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

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. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the Statement of Financial Position date and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

l) **Taxation (continued)**

Deferred tax (continued)

Deferred tax assets are recognised where it is probable that future taxable profit will be available against which the temporary differences can be utilized. The tax effects of income tax losses available for carry forward are recognised as an asset when it is probable that future taxable profits will be available against which these losses can be utilized.

m) **Foreign currency**

Monetary assets and liabilities denominated in foreign currencies are expressed in Trinidad and Tobago dollars at rates of exchange ruling on 31 December 2015. All revenue and expenditure transactions denominated in foreign currencies are translated at the buying (cash) rate of our bankers and the resulting profits and losses on exchange from these trading activities are dealt with in the statement of comprehensive income.

n) **Revenue recognition**

Mortgage loans

Income from mortgage loans, including origination fees, is recognised on an amortised basis. Interest is accounted for on the accruals basis except where a loan becomes contractually three months in arrears and the interest is suspended and then accounted for on a cash basis of at least 6 months subsequent to the loan being brought up to date.

Investment income

Interest income is recognised in the statement of comprehensive income as it accrues, taking into account the effective yield of the asset or an applicable floating rate. Interest income includes the amortization of any discount or premium. Investment income also includes dividends.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies** (continued)

n) **Revenue recognition** (continued)

Investment income (continued)

Rental income under operating leases is recognised in the income statement and other comprehensive income on a straight line basis over the term of the lease.

Fees and commissions

Unless included in the effective interest calculation, fees are recognised on an accrual basis as the service is provided. Fees and commissions not integral to the effective interest arising from negotiating or participating in the negotiation of a transaction from a third party are recognised on completion of the underlying transaction. Portfolio and other management advisory and service fees are recognised based on the applicable service contract.

Other income and expenditure

Other income and expenditure, inclusive of borrowing costs and related government subsidies are brought into account on the accruals basis.

o) **Mortgage agency business**

The Company manages the disbursement and collection of mortgage loans on behalf of other mortgage companies. The loan portfolios managed under these agreements totalled \$387.7 million (2014: \$445.7 million) and is not reflected in these financial statements.

p) **Share capital**

Ordinary shares are classified as equity. Incremental external costs directly attributable to the issue of new shares, other than in connection with business combinations, are shown in equity as a deduction, net of tax, from the proceeds. Share issue costs incurred directly in connection with a business are included in the cost of acquisition.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

2. **Significant accounting policies (continued)**

q) **Capitalized transaction costs**

The costs incurred in the issue of bonds for investment in housing is amortised over the duration of the respective bond issue (see Note 15).

r) **Dividend distribution**

Dividend distribution to the Company's shareholders is recognised as a liability in the financial statements in the period in which the dividends are approved.

3. **Critical accounting judgments and key sources of estimation uncertainty**

Key sources of estimation uncertainty

The preparation of the financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on management's best knowledge of current events and actions, actual results ultimately may differ from those estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

3. **Critical accounting judgments and key sources of estimation uncertainty (continued)**

Critical accounting judgments

The following are the critical judgments, apart from those involving estimations that management has made in the process of applying the Company's accounting policies that have the most significant effect on the amounts recognised in financial statements.

a) *Deferred tax asset*

In calculating the provision for deferred taxation, management uses judgment to determine the possibility that future taxable profits will be available to facilitate utilization of taxable losses which have arisen at the statement of financial position date. These are detailed in Note 9 – Deferred tax assets.

b) *Impairment of financial assets*

Management makes judgments at the end of the reporting period to determine whether financial assets are impaired when the carrying value is greater than the recoverable amount and there is objective evidence of impairment. The recoverable amount is the present value of the future cash flows. These are detailed in Note 7 – Mortgage loans.

c) *Net pension liability*

In conducting valuation exercises to measure the effect of employees benefit plans throughout the Company, judgment is used and assumptions are made, in determining discount rates, salary increases, National Insurance ceiling increases, pension increases and the rate of return on the assets of the Plan. These are detailed in Note 18 – Pension and other post-employment benefits.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2015
(Expressed in Thousands of Trinidad and Tobago dollars)
(Continued)

4. Cash and cash equivalents	2015	2014
Cash in hand	1,196	7
Cash at bank	<u>33,328</u>	<u>137,462</u>
	<u>34,524</u>	<u>137,469</u>

The average effective interest rate on cash and cash equivalents for the current year is 0.00% (2014: 0.00%).

The Company has a credit line for TT\$25Mn with Citibank T&T Limited secured by a lien of TT\$19.5Mn of the Government guaranteed Trinidad and Tobago Housing Development Corporation Fixed Rate Bond TT\$228Mn. An unsecured overdraft facility for TT\$25Mn with Republic Bank Limited is also maintained.

5. Debtors and prepayments	2015	2014
Interest receivable on investments	4,578	4,576
Interest subsidy and other receivable	1,788	3,362
IDB service fee	111	816
Staff debtors	324	261
Other	<u>1,566</u>	<u>1,332</u>
	<u>8,367</u>	<u>10,347</u>

6. Investment securities		
Securities held-to-maturity		
HDC Fixed Rate 8.5% Bond	225,881	225,553
NIPDEC 6.55% Bond	26,094	26,122
First Caribbean International Bank Investment	<u>163</u>	<u>163</u>
	<u>252,138</u>	<u>251,838</u>

The average effective interest rate on held-to-maturity securities for the current year is 8.51% (2014: 8.52%).

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6. Investment securities (continued)

As at the year end the fair value of investment securities classified as held to maturity amounted to \$316,661 (2014: \$350,921)

7. Mortgage loans	2015	2014
a) Gross mortgages	3,129,563	3,077,193
Less: Net Interest prepaid	(5,536)	(1,440)
Less: Impairment provision (7b)	<u>(15,289)</u>	<u>(10,553)</u>
Net balance	<u>3,108,738</u>	<u>3,065,200</u>
b) Impairment provision:		
Balance at beginning	10,553	11,757
Amounts written off	(1,051)	(2,775)
Impairment expense for the year	<u>5,787</u>	<u>1,551</u>
Balance at end	<u>15,289</u>	<u>10,553</u>
Individual impairment	7,162	4,260
Inherent risk impairment	<u>8,127</u>	<u>6,293</u>
	<u>15,289</u>	<u>10,553</u>

The average effective interest rate on the mortgage loan portfolio for the current year is 6.41% (2014: 6.73%).

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8. Property and equipment	Land & buildings	Motor vehicle	Furniture & equipment	Computer equipment	Artwork	Clearing Account	2015	2014
Cost								
At beginning of the period	49,961	1,905	4,100	8,040	-	3,493	67,499	63,720
Reclassification	-	-	(344)	-	413	(875)	(806)	-
Additions	256	184	1,654	2,389	-	-	4,483	5,313
Disposals	(354)	-	(370)	(623)	-	-	(1,347)	(1,534)
At end of period	<u>49,863</u>	<u>2,089</u>	<u>5,040</u>	<u>9,806</u>	<u>413</u>	<u>2,618</u>	<u>69,829</u>	<u>67,499</u>
Accumulated depreciation								
At beginning of the period	14,516	737	2,118	3,584	-	-	20,955	18,190
Reclassification	-	-	(277)	-	-	-	(277)	-
Current depreciation	1,506	511	564	1,699	-	-	4,280	4,205
Depreciation on disposals	(354)	-	(361)	(613)	-	-	(1,328)	(1,440)
At end of period	<u>15,668</u>	<u>1,248</u>	<u>2,044</u>	<u>4,670</u>	<u>-</u>	<u>-</u>	<u>23,630</u>	<u>20,955</u>
Net book value	<u>34,195</u>	<u>841</u>	<u>2,996</u>	<u>5,136</u>	<u>413</u>	<u>2,618</u>	<u>46,199</u>	<u>46,544</u>

Included in land and buildings is a residential property at St. Andrews Terrace, Maraval which is subject to a lease of 199 years from May 1956.

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9. Deferred tax assets	2015	2014		
Components of deferred tax asset				
Taxation losses	157,950	163,520		
Loan fees	4,437	4,376		
Pension liability	1,762	1,853		
Property and equipment	<u>(1,246)</u>	<u>(1,200)</u>		
	<u>162,903</u>	<u>168,549</u>		
			(Charge)/credit to income statement	
	2014			OCI 2015
Taxation losses	163,520	(5,570)	-	157,950
Loan fees	4,376	61	-	4,437
Pension liability	1,853	(302)	211	1,762
Property and equipment	<u>(1,200)</u>	<u>(46)</u>	<u>-</u>	<u>(1,246)</u>
	<u>168,549</u>	<u>(5,857)</u>	<u>211</u>	<u>162,903</u>

Deferred tax assets are recognized where it is probable that future taxable profit will be available against which the temporary differences can be utilized. Management's retention of this asset is largely based on the tax planning associated with likely corporate restructuring associated with the planned formation of Trinidad and Tobago Mortgage Bank (TTMB). Such restructuring will allow for the use of accumulated income tax losses against future taxable profits in the short to medium term.

10. Prepayments by mortgagors

Prepayments by mortgagors reflect payments received by customers primarily for remittance to third parties. During 2013 the company entered into a License to Occupy (LTO) and Rent to Own (RTO) agreement with The Housing Development Corporation which accounts for the increase in the Prepayments by Mortgagors to December 2015.

	2015	2014
Escrows	113,750	63,956
Insurance	15,516	18,103
Other	<u>5,758</u>	<u>3,092</u>
	<u>135,024</u>	<u>85,151</u>

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11. Amount due under IDB loan programme

The Company has been appointed agents by the Government of Trinidad and Tobago to disburse funds to beneficiaries under the IDB Settlements Programme. This balance includes funds received and not yet disbursed and repayments from borrowers received and not yet remitted.

12. Amount due to HDC

This balance relates to the liability due to HDC from the GOTT's decision to rescind the administered portfolio arrangement with TTMF.

13. Sundry creditors and accruals	2015	2014
Unearned loan fees	17,473	17,505
Home Mortgage Bank	5,466	4,991
Provision for staff costs	3,321	1,919
Advance - Beneficiary Owned Land Subsidy	2,826	2,826
Mortgage clearing accounts	13,073	9,663
Other	<u>7,501</u>	<u>8,771</u>
	<u>49,660</u>	<u>45,675</u>

14. Short-term debt

As at 31 December 2015, the outstanding amount represents a bridge facility with ANSA Merchant Bank Limited to assist in the granting of mortgages and operational expenses. The average effective interest rate on short-term debt for the current year is 2.12% (2014:1.96%).

Short term debt	2015	2014
Secured:		
First Citizens Bank Limited	–	247,000
Unsecured:		
ANSA Merchant Bank Limited (Maturing March 1, 2016)	<u>331,047</u>	<u>350,000</u>
	<u>331,047</u>	<u>597,000</u>

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15. Long term debt	2015	2014
Government of Trinidad and Tobago Loans		
- 7.00% debentures 1999/2018	8,110	10,461
- 7.50% debentures 1999/2018	3,898	5,019
- 5.00% debentures 1999/2018	20,105	26,171
- 5.00% debentures 2018	<u>127,490</u>	<u>127,490</u>
	<u>159,603</u>	<u>169,141</u>
National Insurance Board Loans		
-5.00% debentures 1999/2018	3,640	4,739
-5.00% debentures 1999/2018	<u>25,052</u>	<u>32,611</u>
	<u>28,692</u>	<u>37,350</u>
Mortgage backed Loans		
- 3.75% debentures 2012/2017	108,000	108,000
- 4.00% debentures 2012/2019	51,750	51,750
- 4.95% debentures 2012/2022	<u>90,250</u>	<u>90,250</u>
	<u>250,000</u>	<u>250,000</u>
Bonds		
6.0% 2005 Bond Issue	-	33,500
2.375% 1994 Bond Issue 2019	10,000	12,500
2.25% 1995 Bond Issue 2020	20,645	24,774
10.0% 2000 Bond Issue 2020	50,000	60,000
7%/6% 2009 Bond Issue	-	179,307
20 Series Bond Issue	495,000	542,000
20 Series Bond Issue	440,000	474,000
20 Series Bond Issue (AMBL)	212,500	235,669
3 Series Bond Issue (AMBL)	<u>498,988</u>	<u>-</u>
	<u>1,727,133</u>	<u>1,561,750</u>
	2,165,428	2,018,241
Less: unamortised transaction cost	<u>(25,268)</u>	<u>(8,754)</u>
Total long term debt	<u>2,140,160</u>	<u>2,009,487</u>

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15. Long term debt (continued)

Loans amounting to \$50 million (2014: \$60 million) are fully secured by Government guarantee, whilst debt amounting to \$1,896 million (2014: \$1,716 million) is fully secured by the Company's mortgage assets.

The average effective interest rate on long-term debt for the current year is 4.30% (2014: 4.39%).

16. Subsidy 2% and 5% mortgage programmes

The Company is the Government's partner in the provision of mortgage financing for affordable housing. The facility is provided to qualifying citizens at subsidized rates of interest through a Government subsidy.

A subsidy of TTDS\$200M was received from the GOTT in June 2007 to assist with the financing and the provision of affordable housing at subsidized rates of interest to citizens of Trinidad and Tobago. This subsidy also compensates TTMF for the overall administration of this portfolio. The subsidy is being released to income on an amortised basis over the duration of the subsidized mortgages, with the interest element of the subsidy being net off against interest expense and the administration fees being recognised in other income.

	2015	2014
Grant balance brought forward	<u>94,834</u>	<u>112,602</u>
Less amounts released:		
Interest expense (Note 20)	(19,300)	(14,041)
Other	<u>(6,607)</u>	<u>(3,727)</u>
Total	<u>(25,907)</u>	<u>(17,768)</u>
Balance deferred	<u>68,927</u>	<u>94,834</u>

17. Subsidy – Government \$100M & \$200M bond

The subsidy received from the GOTT is calculated on a quarterly basis as the difference between the cost of the bonds, plus an administrative fee, and the effective rate of return on the Company's mortgage loans, over the term of the bonds. This enabled the Company to lend at specified mortgage interest rates under the approved mortgage company programme. This is recognised on the accruals basis and is net off against interest expense in the statement of comprehensive income.

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17. Subsidy – Government \$100M & \$200M bond (continued)

The total subsidy net off against interest expenses during the current year was \$2,084 million (2014: \$4,513 million). Refer to Note 20.

18. Pension and other post-employment benefits	2015	2014
a) Amounts recognised in the statement of financial position:		
Defined benefit obligations	(44,739)	(39,982)
Fair value of plan assets	<u>37,690</u>	<u>32,568</u>
Net defined benefit liability	<u>(7,049)</u>	<u>(7,414)</u>
b) Amounts recognised in profit or loss		
Current service cost	2,425	2,319
Interest costs	322	311
Admin expenses	<u>146</u>	<u>66</u>
Net benefit cost	<u>2,893</u>	<u>2,696</u>
c) Amounts recognised in other comprehensive income		
Experienced loss – demographic	653	746
Experience loss – financial	<u>190</u>	<u>192</u>
	<u>843</u>	<u>938</u>
d) Actual return on plan assets	<u>1,529</u>	<u>1,342</u>

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18. Pension and other post-employment benefits (continued)	2015	2014
e) Changes in the present value of the defined benefit obligation are as follows:		
Opening defined benefit obligation	39,982	36,399
Current service cost	2,425	2,319
Interest costs	2,050	1,845
Members' contributions	1,050	853
Actuarial losses	653	746
Benefits paid	<u>(1,421)</u>	<u>(2,180)</u>
Closing defined benefit obligation	<u>44,739</u>	<u>39,982</u>
f) Changes in the fair value of plan assets are as follows:		
Opening fair value of plan assets	32,568	30,115
Expected return	1,718	1,534
Employer contributions	4,110	2,504
Members' contributions	1,051	853
Actuarial loss on plan assets	(190)	(192)
Benefits paid	<u>(1,567)</u>	<u>(2,246)</u>
Closing fair value of plan assets	<u>37,690</u>	<u>32,568</u>
g) The major categories of plan assets as a percentage of total plan assets are as follows:		
	2015	2014
Deposit administration contracts	<u>100%</u>	<u>100%</u>
Summary of principal actuarial assumptions		
Discount rate	5.0%	5.0%
Salary increases	3.0%	3.0%

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18. Pension and other post-employment benefits (continued)

h) The Company is expected to contribute \$3,904 (2015: \$2,632) to its defined benefit plan in 2016.

i) Sensitivity of Present value of Defined Benefit Obligation

	1% Increase	1% Decrease
Discount rate	(8,256)	10,951
Salary growth	4,561	(3,937)

The weighted average duration of the obligations is 24 years.

19. Share capital

	2015	2014
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Authorised:
Unlimited number of ordinary shares of no par value

Issued and fully paid: 2,585,000 shares of no par value	<u>12,408</u>	<u>12,408</u>
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Dividend per share in 2015 was \$10.38 (2014: \$9.19).

20. Interest expense

Gross interest expense	96,003	125,478
Less Government subsidy:		
Bonds (Note 17)	(2,084)	(4,513)
2% and 5% Mortgage Programmes (Note 16)	<u>(19,300)</u>	<u>(14,041)</u>
Net interest expense	<u>74,619</u>	<u>106,924</u>

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	2015	2014
21. Investment income		
Amortization of discount and premium on held-to-maturity investment	299	274
Interest on call deposits and bank account	74	90
Interest on investments	<u>21,078</u>	<u>21,079</u>
	<u>21,451</u>	<u>21,443</u>
22. Other income		
Loan fees	2,622	2,515
IDB income	473	548
Home Mortgage Bank service and origination fee	4,484	2,183
Government assisted programme-Administration fees	14,197	2,884
Other	<u>1,410</u>	<u>169</u>
	<u>23,186</u>	<u>8,299</u>
23. Administration expenses		
Staff costs (Note 24)	37,956	30,308
Depreciation	4,280	4,205
Legal and professional fees	7,527	1,918
Advertising and public relations	6,197	3,243
Bank interest and charges	195	199
Bond issue costs	4,021	2,916
Other	<u>6,938</u>	<u>7,797</u>
	<u>67,114</u>	<u>50,586</u>
24. Staff costs		
Wages, salaries and other benefits	30,529	26,266
National insurance	1,545	1,346
Pension costs and other benefits	<u>5,882</u>	<u>2,696</u>
	<u>37,956</u>	<u>30,308</u>

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25. Taxation	2015	2014
a) Components of tax (charge)/income		
Deferred tax	(5,857)	(8,372)
Current tax - current year	(964)	(243)
Other	<u>210</u>	<u>235</u>
	<u>(6,611)</u>	<u>(8,380)</u>
b) Reconciliation of accounting to tax profit:		
Accounting profit	<u>89,679</u>	<u>75,488</u>
Tax at applicable statutory rate (25%)	22,420	18,872
Tax effect of items that are adjustable in determining taxable profit:		
Tax exempt income	(14,102)	(16,429)
Other	<u>(14,929)</u>	<u>(10,823)</u>
Tax income	<u>(6,611)</u>	<u>(8,380)</u>

26. Mortgage commitments

At 31 December 2015, the Company had outstanding commitments totalling \$62.0 million (2014: \$89.7 million), to intending mortgagors.

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27. Related party transactions

Parties are considered to be related if one has the ability to control or exercise significant influence over the other party in making financial or operational decisions. A number of transactions are entered into with related parties in the normal course of business.

Key management personnel are those persons having authority and responsibility for planning and controlling the activities of the Company.

	2015	2014
Mortgage loans		
Key management personnel (including Directors)	4,590	5,263
Borrowings and other liabilities		
National Insurance Board		
Interest payable on debt	1,260	2,019
Borrowings	78,692	130,850
Home Mortgage Bank		
Other liabilities	5,466	4,991
Interest and other income		
Key management personnel	201	243
Borrowings interest and other expense		
National Insurance Board	9,267	12,694
Home Mortgage Bank	-	116
Key management compensation		
Short-term benefits	2,981	2,669
Post-employment benefits	371	1,524
Directors' remuneration	445	445

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015 (Expressed in Thousands of Trinidad and Tobago dollars) (Continued)

27. Related party transactions (continued)

In the normal course of the Company's business, Government and Government related entities invest in the Company's funding instruments offered to the public. The Government also provides financing for specifically designated arrangements. The Company also administers portfolios for Government and Government related entities and earns fees for these services. These specific arrangements have been disclosed in the financial statements.

28. Contingent liabilities - litigation

As at 31 December 2015, there were certain legal proceedings outstanding for the Company. This is expected in the normal course of business, with the re-possession of the underlying collateral supporting mortgage loans in arrears. This is taken into consideration in the establishment of individual and collective provisions in the assessment of the impairment of mortgages.

29. Capital management

The Company's objectives when managing capital, which is a broader concept than equity on the face of the Statement of Financial Position, are:

- To safeguard the Company's ability to continue as a going concern so that it can continue to provide returns to shareholders and benefits for other stakeholders; and
- To maintain a strong capital base to support the development of its business.

The Company defines capital as an appropriate mix of debt and equity. Capital decreased by \$80 million to \$3.3 billion during the year under review.

The Company reviews its capital adequacy annually at the Asset/Liability Risk Management committee and Board Level. The Company maintains healthy capital ratios in order to support its business and to maximize shareholder value.

TRINIDAD AND TOBAGO MORTGAGE FINANCE COMPANY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2015 (Expressed in Thousands of Trinidad and Tobago dollars) (Continued)

30. Risk management

The Company's activities are primarily related to the provision of mortgage loans for the purchase of residential properties. The Company's activities expose it to a variety of financial risks and those activities involve analysis, evaluation, acceptance and management of some degree of risk or combination of risks. Taking risk is core to the financial business, and the operational risks are an inevitable consequence of being in business. The Company's aim is therefore to achieve an appropriate balance between risk and return and minimize potential adverse effects on the Company's financial performance.

The Company's risk management policies are designed to identify and analyse these risks, 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. The Company regularly reviews its risk management policies and systems to reflect changes in markets and emerging best practice. The most important types of risk that the Company is exposed to are credit risk, liquidity risk, market risk and other operational risk.

Risk management structure

The Board of Directors is ultimately responsible for identifying and controlling risks however, there are separate independent bodies responsible for managing and monitoring risks.

Board of Directors

The Board of Directors is responsible for the overall risk management approach and for approving the risk strategies and principles.

Internal audit

Risk management processes throughout the Company are audited periodically by the internal audit function, which examines both the adequacy of the procedures and the Company's compliance with the procedures. In addition, internal audit is responsible for the independent review of risk management and the control environment. Internal Audit discusses the results of all assessments with management, and reports its findings and recommendations to the Audit Committee.

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30. Risk management (continued)

Credit risk

The Company takes on exposure to credit risk, which is the risk that a counter party will cause a financial loss for the Company either by its unwillingness to perform on an obligation or its ability to perform such an obligation is impaired. The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counter-parties and for geographical concentrations, and by monitoring exposures in relation to such limits.

Credit risk is the most important risk that the Company faces; management therefore carefully manages its exposure to credit risk. Credit exposures arise principally in lending activities that lead to mortgage loans, and investment activities that bring debt securities and other bills into the Company's asset portfolio. There is also credit risk in financial instruments, such as loan commitments which is not included in the Statement of Financial Position. These commitments are due within one year of the financial year end.

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

The table below show the Company's maximum exposure to credit risk:

Details	Maximum exposure	
	2015	2014
Financial assets		
Mortgage loans	3,129,563	3,077,193
Investment securities	252,138	251,838
Other receivables	4,578	4,576
Cash at bank and cash equivalents	<u>34,524</u>	<u>137,469</u>
Total gross financial assets	3,420,803	3,471,076
Mortgage commitments	<u>61,967</u>	<u>89,708</u>
Total credit risk exposure	<u>3,482,770</u>	<u>3,560,784</u>

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(Continued)

30. Risk management (continued)

Credit risk (continued)

Of the Investment securities which the Company holds, \$19.5 Million was pledged as security for a Revolving Loan facility at Citibank.

Risk limit control and mitigation policies

The Company manages limits and controls concentrations of credit risk wherever they are identified in particular, to individual counterparties.

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

Exposure to credit risk is also managed through regular analysis of the ability of borrowers and potential borrowers to meet interest and capital repayment obligations.

The Company has developed a credit risk strategy that establishes the objectives guiding the organization's credit-granting activities and has adopted the necessary policies and procedures for conducting such activities having determined the acceptable risk/reward trade-off for its activities, factoring in the cost of capital. The credit risk strategy, as well as significant credit risk policies are approved and periodically reviewed by the Board of Directors.

The Company's credit strategy reflects its willingness to grant credit based on exposure type residential mortgages, geographic location, maturity and anticipated profitability. The strategy also encompasses the identification of specific target markets.

Concentrations arise when a number of counterparties are engaged in similar activities in the same geographic region that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular geographic location.

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(Continued)

30. Risk management (continued)

Credit risk (continued)

Risk limit control and mitigation policies (continued)

In order to avoid excessive concentrations of risk, the Company's policies and procedures include specific guidelines to focus on a diversified portfolio.

Some specific risk control and mitigation measures are outlined below:

(1) Collateral

The Company employs various policies and practices to mitigate credit risk. The most traditional of these is the taking of security for funds advanced, which is common practice. The Company implements guidelines on the acceptability of specific classes of collateral or credit risk mitigation. The principal collateral type for mortgage loans is charges over residential properties.

Management monitors the market value of collateral at the point of granting the mortgage commitment and during its review of the adequacy of the allowance for impairment losses.

The Company's policy is to dispose of repossessed properties in a structured manner. The proceeds from the sale are used to repay the outstanding amounts. In general, the Company does not occupy repossessed properties for business use.

(2) Lending

The Company lends up to a maximum of 90% of the property value and 100% under a special programme for projects of The Trinidad and Tobago Housing Development Corporation.

In measuring credit risk of mortgage loans, the Company assesses the probability of default by a counter party on its contractual obligation and the possibility of recovery on defaulted obligations.

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30. Risk management (continued)

Credit risk (continued)

Risk limit control and mitigation policies (continued)

(2) Lending (continued)

The Company assesses the probability of default of individual counterparties using internal rating tools tailored to the various categories of counterparty. These rating tools combine statistical analysis with credit officer judgment and are validated, where appropriate, by comparison with externally available data.

(3) Geographical concentrations

The Company monitors the financial assets credit risk by geographical concentration to prevent over exposure in any area or any residential housing development. The Company manages its investment portfolio by focusing on maintaining a diversified portfolio and concentration percentages. Identified concentrations of credit risks are controlled and managed accordingly.

The table below breaks down mortgage loans, which are the Company's principal financial asset, by region, based upon where the land and building taxes are paid.

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30. Risk management (continued)

Credit risk (continued)

Concentration of risks of financial assets with credit risk exposure

Details	2015		2014	
	\$	%	\$	%
Mortgage Loans	400,915	11.72	400,064	11.53
Arima Borough Council	459,443	13.43	415,423	11.96
Chaguanas Borough Council	331,743	9.70	327,736	9.44
Couva/Tabaquite/Talparo Reg.	252,916	7.39	256,203	7.38
D/Martin Regional Corporation	221,926	6.49	227,654	6.56
Laventille/San Juan Regional Corporation	14,658	0.43	15,085	0.43
Mayaro/Rio Claro Regional Corporation	112,697	3.29	111,896	3.22
POS City Council	55,951	1.64	50,429	1.45
Penal/Debe Regional Corporation	40,559	1.19	41,845	1.21
Point Fortin Borough Council	70,067	2.05	70,359	2.03
Princess Town Regional Corporation	304,725	8.91	302,261	8.71
San Fernando City Council	93,415	2.73	89,085	2.57
Sangre Grande Regional Corporation	28,260	0.83	30,252	0.87
Scarborough	59,159	1.73	59,278	1.71
Siparia Regional Corporation	42,899	1.25	44,480	1.28
Tobago East	69,445	2.03	58,051	1.67
Tobago West	570,785	16.69	577,092	16.62
Tunapuna/Piarco Regional Corporation				
Total Mortgage Loans	3,129,563	91.49	3,077,193	88.65
Other Financial Assets	291,240	8.51	393,883	11.35
Total	3,420,803	100.00	3,471,076	100.00

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets

The Company has determined that credit risk exposure arises from the following statement of financial position lines:

- Mortgage loans
- Investment securities
- Cash and cash equivalents

Mortgage loans are classified based on the arrears position at the end of the financial year in addition to other factors that may threaten the quality of the portfolio.

High grade mortgages are defined as those where loan payments are up to date. Standard grade mortgages are those where loan payments are no more than six months in arrears and sub-standard mortgages are those mortgages over six months in arrears. Individually impaired mortgages are mortgages that are not being serviced, legal action is being taken against the mortgages and specific provisions are made for the impaired portion.

The tables below show the credit quality of mortgage loans as at 31 December:

Mortgage loans	High grade	Standard grade	Sub-standard grade	Individually impaired	Total
2015	2,756,612	269,610	70,237	33,104	3,129,563
Balance	88%	9%	2%	1%	100%
2014	2,628,602	343,410	82,211	22,970	3,077,193
Balance	85%	11%	3%	1%	100%

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets (continued)

Investment securities and cash and cash equivalents are classified as 'high grade' where the instruments were issued by the Government or government related organizations. Standard grade assets consist of instruments issued by other reputable financial institutions.

The table below shows the credit quality of investments securities as at 31 December:

Investment securities	High grade	Standard grade	Sub-Standard grade	Individually impaired	Total
2015	251,976	162	–	–	252,138
Held-to-maturity	99.94%	0.06%	–	–	100%
2014					
Held-to-maturity	251,676	162	–	–	251,838
	99.93%	0.07%	–	–	100%

The credit quality of cash and cash equivalents as at 31 December 2015 and 31 December 2014 has been assessed as standard grade.

Management is confident in its ability to continue to ensure minimal exposure of credit risk to the Company resulting from its mortgage loans portfolio and investment securities based on the following:

- As at 31 December 2015, mortgage loans which represent the largest portion of the Company's financial assets (91%) are backed by collateral. The comparative figure is 89%.
- 1% of the mortgage loans portfolio is impaired (2014: 1%). The fair value of collateral supporting these impaired mortgage loans generally exceeds the outstanding balances. Where shortfalls in security values are noted, adequate provisions have been established.

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets (continued)

Impairment assessment

The main considerations for the mortgage loans impairment assessment include whether any payments of principal or interest are overdue by more than 180 days or whether there are any known difficulties in the cash flows of mortgagors or infringement of the original term of the contract. The Company addresses impairment assessment in two areas: individually assessed allowances and collectively assessed allowances.

Individually assessed allowances

The Company determines the allowances appropriate for each significant mortgage loan on an individual basis. Items considered when determining allowance amounts include the availability of other financial support and the realizable value of collateral, and the timing of the expected cash flows. The criteria that the Company uses to determine that there is objective evidence of an impairment loss include:

- Delinquency in contractual payments of principal or interest;
- Breach of loan covenants or conditions;
- Initiation of bankruptcy proceedings.

The impairment losses are evaluated at each reporting date, unless unforeseen circumstances require more careful attention.

The fair value of individually impaired loans is determined by reference to external valuations or valuations updated by Management based on their knowledge of recent comparable transactions. No interest is accrued on individually impaired mortgage loans.

Where it is determined that the realizable value of collateral is insufficient to offset the balance of an impaired loan, the allowance account is offset against the receivable and the remaining balance is written off.

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets (continued)

Individually assessed allowances (continued)

Legal action may be initiated against the mortgagor for the outstanding sum. If monies are recovered, these are offset against bad debt expense.

The carrying amounts of impaired financial assets are not otherwise directly reduced.

Mortgage loans - individually impaired

The individually impaired loans and advances to customers before taking into consideration the cash flows from collateral held is \$33.10 million (2014: \$22.97 million). The breakdown of the gross amount of individually impaired loans and advances, along with the fair value of the related collateral held by the Company as security, are as follows:

	2015	2014
Mortgage loans – individually impaired		
Total	<u>33.104</u>	<u>22.970</u>
Fair value of collateral (before factoring in time to sell)	<u>31.573</u>	<u>22.750</u>

Collectively assessed allowances

Allowances are assessed collectively for losses on mortgage loans that are not individually significant and for individually significant loans where there is not yet objective evidence of individual impairment.

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets (continued)

Collectively assessed allowances (continued)

The collective assessment takes account of impairment that is likely to be present in the portfolio even though there is not yet objective evidence of the impairment in an individual assessment. Impairment assessment are estimated by taking into consideration the following information: current economic conditions, the approximate delay between the time a loss is likely to have been incurred and the time it will be identified as requiring an individually assessed impairment allowance, and expected receipts and recoveries once impaired.

Following is a reconciliation of the movement in the impairment provision:

Impairment provision Details	2015			2014		
	Individual	Collective	Total	Individual	Collective	Total
Beginning balance	4,260	6,293	10,553	7,097	4,660	11,757
Amounts written off (Recoveries)/write- backs	(1,051)	–	(1,051)	(2,755)	–	(2,755)
Provision for the year	<u>3,953</u>	<u>1,834</u>	<u>5,787</u>	<u>–</u>	<u>1,633</u>	<u>1,633</u>
Balance at year end	<u>7,162</u>	<u>8,127</u>	<u>15,289</u>	<u>4,260</u>	<u>6,293</u>	<u>10,553</u>

Repossessed collateral

Repossessed properties are sold as soon as practicable, with the proceeds used to reduce the outstanding indebtedness. The fair value (after factoring in time to sell) of repossessed properties as at 31 December 2015 is \$41.63 million (2014: \$37.82 million).

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30. Risk management (continued)

Credit risk (continued)

Credit quality per class of financial assets (continued)

Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices. Market risk comprises of interest rate risk, currency risk and other price risk. The Company has no significant exposure to currency risk and other price risk.

Interest rate risk

The Company is exposed to risks associated with the effects of fluctuations in the prevailing levels of market interest rates. This exposure is concentrated in the Company's financial liabilities, because the majority of the Company's financial assets carry fixed interest rates where movements in market rates will not affect the statement of income.

i. Financial assets

a) Mortgage loans

Mortgage loans account for 86% (2014: 83%) of the Company's total assets. A Ministerial decree is required by the Company for any changes in mortgage interest rates. There were no changes to interest rates since 2012.

b) Investment securities

Investments securities account for 7.0% (2014: 6.8%) of the Company's total assets. These are held-to-maturity financial assets comprising of fixed rate bonds.

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30. Risk management (continued)

Interest rate risk (continued)

ii. Financial liabilities

Long-term and short-term debt accounts for 97% (2014: 97%) of the Company's financial liabilities. This is made up of fixed and floating bonds and debentures as follows:

	2015	%	2014	%
Short-term debt				
Fixed	331,047	100	350,000	59
Floating	<u>—</u>	<u>—</u>	<u>247,000</u>	<u>41</u>
	<u>331,047</u>	<u>100</u>	<u>597,000</u>	<u>100</u>
Long-term debt				
Fixed	2,059,515	96	1,912,213	95
Floating	<u>80,645</u>	<u>4</u>	<u>97,274</u>	<u>5</u>
	<u>2,140,160</u>	<u>100</u>	<u>2,009,487</u>	<u>100</u>
Total debt	<u>2,471,207</u>		<u>2,606,487</u>	

Long-term and short-term debt is mainly fixed. However, we have assessed the impact of a 100 basis points change in interest rates on the long-term floating debt. Such movement is believed by management to represent those variable changes which are reasonably possible as at the balance sheet date.

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30. Risk management (continued)

Interest rate risk (continued)

ii. Financial liabilities (continued)

The following table demonstrates the sensitivity to a reasonable possible change in interest rates, with all other variables held constant, on the Company's income. This change in interest rates does not give rise to changes in equity.

Effect on profit after tax of a 100 basis points change in interest rates

	100 Basis points	
	Increase	Decrease
31 December 2015		
Profit before tax	(801)	801
Tax impact 25%	<u>200</u>	<u>(200)</u>
Profit after tax	<u>(601)</u>	<u>601</u>
31 December 2014		
Profit before tax	(973)	973
Tax impact 25%	<u>243</u>	<u>(243)</u>
Profit after tax	<u>(730)</u>	<u>730</u>

Interest rate risk is further mitigated by the subsidies received from the Government in support of granting subsidized mortgages. These subsidies serve to reduce borrowing cost.

Liquidity risk

Liquidity risk is financial risk due to uncertain liquidity. It is the risk that the Company is unable to meet its payment obligations associated with its financial liabilities when they fall due and to replace funds when they are withdrawn. The Company might lose liquidity if it experiences sudden unexpected cash outflows, or some other event causes counterparties to avoid trading with the Company. The consequence may be the failure to meet obligations to repay debts and fulfil commitments to lend.

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30. Risk management (continued)

Liquidity risk management process

The Company's liquidity management process includes:

- Day-to-day funding, managed by monitoring future cash flows to ensure that requirements can be met. These include replenishment of funds as they mature or are borrowed by customers;
- Maintaining a portfolio of highly marketable assets that can easily be liquidated as protection against any unforeseen interruption to cash flow;
- Diversification of its funding base through access to an expanded range in terms of the number of financial institutions and longer term financing tenure;
- Monitoring balance sheet liquidity ratios against internal requirements; and
- Managing the concentration and profile of debt maturities.

The Company also monitors unmatched medium-term assets, the level and type of undrawn lending commitments and the usage of overdraft facilities.

The table below summarises the maturity profile of the Company's financial liabilities at 31 December based on contractual undiscounted cash flow repayment obligations.

Liquidity risk management process

2015	Up to 1 year \$'000	One to five years \$'000	Over 5 years \$'000	Total \$'000
Liabilities				
Amounts due under IDB loan programme	1,419	-	-	1,419
Short-term debt	331,047	-	-	331,047
Interest payable on debt	28,471	-	-	28,471
Sundry creditors and accruals	49,660	-	-	49,660
Long-term debt	<u>183,123</u>	<u>1,168,767</u>	<u>788,270</u>	<u>2,140,160</u>
Total undiscounted financial liabilities	<u>593,720</u>	<u>1,168,767</u>	<u>788,270</u>	<u>2,550,757</u>

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30. Risk management (continued)

Liquidity risk management process (continued)

2014	Up to 1 year \$'000	One to five years \$'000	Over 5 years \$'000	Total \$'000
Liabilities				
Amounts due under IDB loan programme	816	—	—	816
Short-term debt	597,000	—	—	597,000
Interest payable on debt	30,196	—	—	30,196
Sundry creditors and accruals	45,675	—	—	45,675
Long-term debt	<u>353,631</u>	<u>1,165,589</u>	<u>490,267</u>	<u>2,009,487</u>
Total undiscounted financial liabilities	<u>1,027,318</u>	<u>1,165,589</u>	<u>490,267</u>	<u>2,683,174</u>

Funding approach

Sources of liquidity are regularly reviewed to maintain a wide diversification by provider and term.

Fair value of financial assets and liabilities

The Company computes the estimated fair value of all financial instruments held at the statement of financial position date and separately discloses information where the fair values are different from the carrying values. As at 31 December 2015, carrying values approximated their fair values for all classes of financial instruments as follows:

Financial instruments where the carrying values are assumed to approximate to their fair values, due to their short-term to maturity include: Cash and cash equivalents, debtors and prepayments, short-term debt and sundry creditors and accruals.

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30. Risk management (continued)

Fair value of financial assets and liabilities (continued)

The fair value of fixed rate financial assets and liabilities carried at amortised cost are estimated by comparing market interest rates when they were first recognised with current market rates offered for similar financial instruments. The carrying value of Investment securities and floating long term debt approximate their fair values as market rates are comparable with the instruments' actual interest rates.

The Company's loan portfolio is net of specific provisions for impairment and a general provision. The fair value of performing mortgages approximates the present value of the estimated future cash flows discounted at the current market rate of return having factored in the subsidies received from the Government.

The Company's assets are all classified as Level 2. Included in the Level 2 category are financial assets that are measured using valuation techniques based on assumptions that are supported by prices from observable current market transactions and for which pricing is obtained via pricing services, but where prices have not been determined in an active market. This includes financial assets valued using the Company's own models whereby the majority of assumptions is market observable.

For the year ended 31 December 2015 there was no transfer of assets among any level (2014: no transfers).

Operational risk

Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to perform, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Company cannot expect to eliminate all operational risks, but through a controlled framework and by monitoring and responding to potential risks, the Company is able to manage the risks. Controls include a periodically reviewed disaster recovery plan and business continuity plan, effective segregation of duties, access, authorization and reconciliation procedures, staff training and development and assessment processes.

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31. Maturity analysis of assets and liabilities

The table below analyses the assets and liabilities on the remaining period at December 31, 2015 to the contractual maturity date. See Note 30 – ‘Risk management: Liquidity risk management process’ for an analysis of the financial liabilities based on contractual undiscounted repayment obligations.

2015	Up to 1 year \$'000	Over 1 years \$'000	Total \$'000
Assets			
Cash and cash equivalents	34,524	–	34,524
Debtors and pre-payments	8,367	–	8,367
Investment securities	163	251,975	252,138
Mortgage loans	384,862	2,723,876	3,108,738
Property and equipment	–	46,199	46,199
Deferred tax asset	–	<u>162,903</u>	<u>162,903</u>
Total assets	<u>427,916</u>	<u>3,184,953</u>	<u>3,612,869</u>
Liabilities			
Prepayments by mortgagors	135,024	–	135,024
Amounts due under IDB loan programme	1,419	–	1,419
Amount due to HDC	2,009	–	2,009
Sundry creditors and accruals	49,660	–	49,660
Short-term debt	331,047	–	331,047
Interest payable on debt	28,471	–	28,471
Long-term debt	183,123	1,957,037	2,140,160
Subsidy 2% and 5% mortgage programmes	29,957	38,970	68,927
Pension plan liability	–	<u>7,049</u>	<u>7,049</u>
Total liabilities	<u>760,710</u>	<u>2,003,056</u>	<u>2,763,766</u>

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31. Maturity analysis of assets and liabilities (continued)

2014	Up to 1 year \$'000	Over 1 years \$'000	Total \$'000
Assets			
Cash and cash equivalents	137,469	–	137,469
Debtors and pre-payments	10,347	–	10,347
Investment securities	163	251,675	251,838
Mortgage loans	386,565	2,678,635	3,065,200
Property and equipment	–	46,544	46,544
Deferred tax asset	–	168,549	168,549
Total assets	<u>534,544</u>	<u>3,145,403</u>	<u>3,679,947</u>
Liabilities			
Prepayments by mortgagors	85,151	–	85,151
Amounts due under IDB loan programme	816	–	816
Amount due to HDC	15,863	–	15,863
Sundry creditors and accruals	45,675	–	45,675
Short-term debt	597,000	–	597,000
Interest payable on debt	30,196	–	30,196
Long-term debt	353,631	1,655,856	2,009,487
Subsidy 2% and 5% mortgage programmes	25,907	68,927	94,834
Pension plan liability	–	7,414	7,414
Total liabilities	<u>1,154,239</u>	<u>1,732,197</u>	<u>2,886,436</u>

32. Events after the reporting period

On 1 March 2016, approval was obtained for an extension of the maturity date of the bridge facility with ANSA Merchant Bank Limited (see Note 14) for a further six (6) months to September 2016.

ANSA Merchant Bank is actively arranging the issue of a three (3) Series Bond which will be used to retire the bridge facility.