

**nbs** THE NEW BUILDING  
SOCIETY LIMITED

# ANNUAL REPORT 2025





**The NBS has reinforced its commitment to home ownership by continually providing affordable financing.**



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# MISSION STATEMENT

To provide our Members with the very best Mortgage and Savings products through a large network of branches, modern technology and a disciplined, affable and well trained staff and to uphold our social responsibilities through involvement in worthwhile community projects.

## BUSINESS OBJECTIVES

1▶

To provide a broad range of Mortgage and Savings products through a wide network of branches.

2▶

To provide independent financial advice on products offered.

3▶

To practice prudent management to ensure financial stability.

4▶

To provide excellent customer service using modern technology and a highly efficient and disciplined staff.

5▶

To provide employees with very favourable working conditions thereby enhancing their personal growth and development.

6▶

To be a respected and appreciated corporate citizen.

# NOTICE OF MEETING

Notice is hereby given that the Eighty-sixth Annual General Meeting of the Members of the New Building Society Limited will be held at **10:30 hours on Saturday, 28<sup>th</sup> March, 2026** at the Society's Chief Office at Lot 1 North Road & Avenue of the Republic, Georgetown.

## AGENDA

1. To receive the Financial Statements and the Reports of the Directors and Auditors for the year ended 31<sup>st</sup> December, 2025 and matters arising thereafter.
2. To elect Directors in accordance with Rule 47(1). The Directors retiring by rotation are Mrs. Chandrawati Ramson and Mr. Kalyan Tiwari who being eligible, offer themselves for re-election - Rule 47(2).
3. To fix the remuneration of the Directors for the year 2026.
4. To appoint Auditors for the year 2026.
5. To fix the remuneration of the Auditors for the year 2026.
6. To approve the sum of **eight million dollars (\$8,000,000)** for donations to Charity and for Educational purposes for the year 2026.
7. To transact any other business of which due notice shall have been given in accordance with Rule 36.

By Order of the Board,

  
.....  
Anil Kishun  
CEO/Director/Secretary  
18<sup>th</sup> February, 2026

### **Please Note:**

- **Only Members holding at least one of the following Accounts are entitled to attend the meeting**  
**Save & Prosper Accounts** - minimum balance \$1,000:  
**Five Dollar Share Accounts** - minimum balance \$1,000:
- **Only first named Members** holding any of the Accounts mentioned above will be allowed entry.
- A proxy need not be a member of the Society. A Member may uplift one proxy form from any of the Society's Offices and the form must be returned no later than 14:00 hours on **Friday, 20<sup>th</sup>, March, 2026**.
- Any Company which is a Member of the Society may by resolution of its Directors authorize such person as it thinks fit to act as its representative at the meeting.
- Please bring your **Passbook and some form of Identification** to gain entry to the Meeting.

# CORPORATE INFORMATION

## **BOARD OF DIRECTORS**

Dr. Nanda K. Gopaul - Chairman  
Chandrawati Ramson - Vice-Chairman  
Floyd Mc Donald  
Seepaul Narine  
Kalyan Tiwari  
Walter R. Persaud  
Anil Kishun - CEO/Director/Secretary

## **CHIEF OFFICE**

1 North Road & Avenue of the Republic  
Georgetown, Guyana.  
Tel: 227-4444. Fax: 225-0832  
Website: [www.nbsgy.com](http://www.nbsgy.com)  
Email: [nbsltd@nbsgy.com](mailto:nbsltd@nbsgy.com)

## **BRANCHES**

### **New Amsterdam**

15-16 New St., New Amsterdam,  
Berbice, Guyana.  
Tel: 333-2157, 2893, 5024. Fax: 333-5642

### **Rosignol**

196 Section 'A', Rosignol,  
West Coast Berbice, Guyana.  
Tel: 330-2341. Fax: 330-2268

### **Corriverton**

31 No. 78 Village, Corriverton,  
Corentyne, Berbice, Guyana.  
Tel: 335-3239. Fax: 335-3344

### **Rosehall**

26 B Public Road, Williamsburg,  
Corentyne, Berbice, Guyana.  
Tel: 322-5035. Fax: 322-5036

### **Mackenzie**

34 A Republic Avenue, Mackenzie,  
Linden, Guyana.  
Tel: 444-6543. Fax: 444-6066

## **Essequibo**

29 Henrietta,  
Essequibo Coast, Guyana.  
Tel: 771-4956. Fax: 771-4954

## **ATTORNEY-AT-LAW**

**Messrs. Cameron & Shepherd**  
2 Avenue of the Republic,  
Georgetown, Guyana.

## **BANKERS**

### **Bank of Nova Scotia**

104 Carmichael Street,  
North Cummingsburg,  
Georgetown, Guyana.

### **Republic Bank (Guyana) Limited**

38-40 Water Street, Robbstown,  
Georgetown, Guyana.

### **Bank of Baroda (Guyana) Inc.**

10 Avenue of the Republic, Robbstown,  
Georgetown, Guyana.

### **Guyana Bank for Trade & Industry Limited**

47-48 Water Street, Robbstown,  
Georgetown, Guyana.

### **Demerara Bank Limited**

230 Camp & South Streets, North C/burg,  
Georgetown, Guyana.

### **Citizens Bank Guyana Inc.**

231-233 Camp Street & South Road.  
Lacytown, Georgetown, Guyana.

## **AUDITORS**

### **Maurice Soloman & Company**

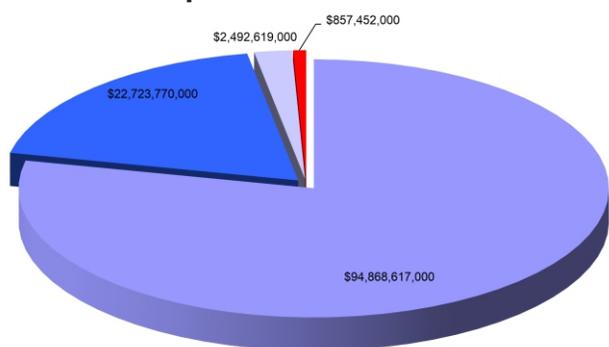
92 Oronoque Street, Queenstown,  
Georgetown, Guyana.  
Tel: 227-5568. Fax: 227-5564

# FIVE-YEAR STATISTICAL INFORMATION (2021 - 2025)

DESCRIPTION	2021 \$M	2022 \$M	2023 \$M	2024 \$M	2025 \$M
PROFIT	916	932	680	650	1,167
TOTAL ASSETS	77,146	81,788	91,319	103,982	120,470
TOTAL MORTGAGE BALANCE	43,821	49,595	64,569	75,224	94,396
INVESTMENTS	29,026	27,151	20,727	21,390	18,014
TOTAL SAVINGS BALANCE	58,309	61,976	70,779	82,206	97,499
RESERVES	18,710	19,694	20,401	21,622	22,809
MORTGAGE LOANS DISBURSED FOR YEAR	4,933	9,761	19,131	16,073	25,009

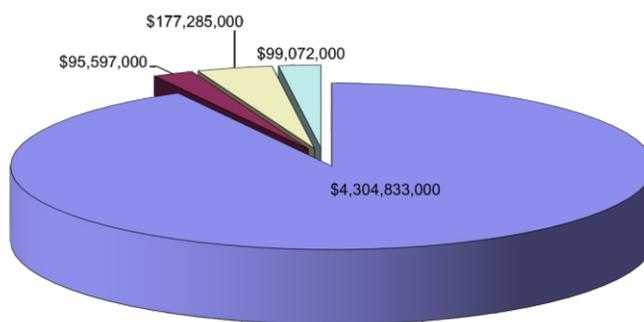
## FINANCIAL HIGHLIGHTS

Asset Composition - 31st December 2025



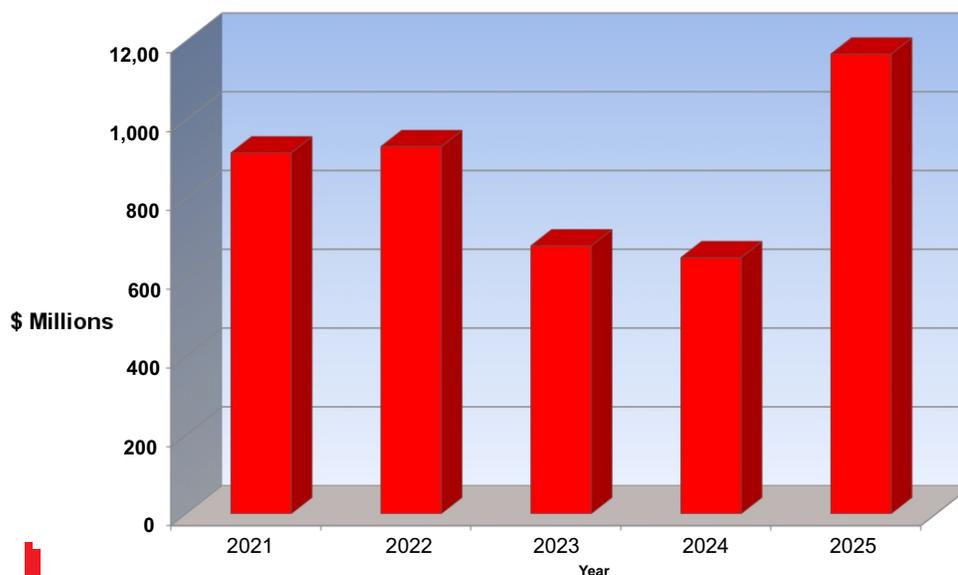
- Loan Assets
- Investments and Cash
- Fixed Assets
- Other Assets

Income Distribution 2025



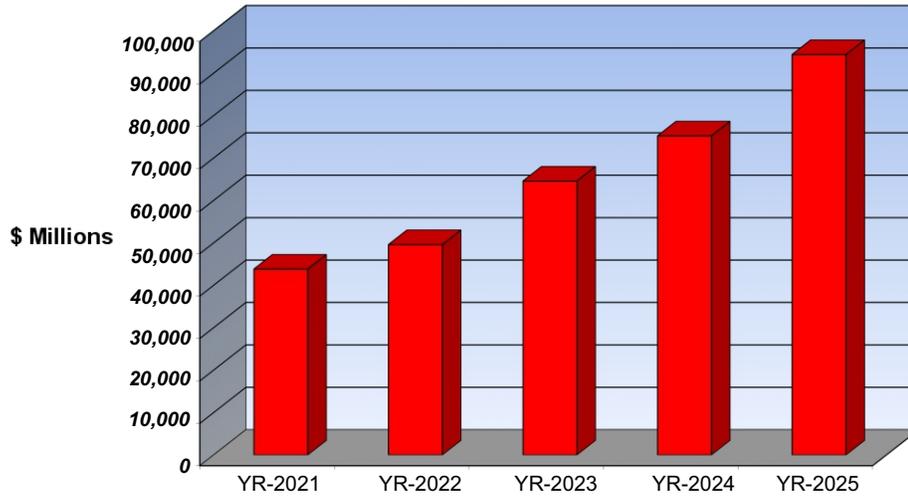
- Loan Assets
- Investments
- Cash Resources
- Other Income

## PROFITABILITY - 2021-2025

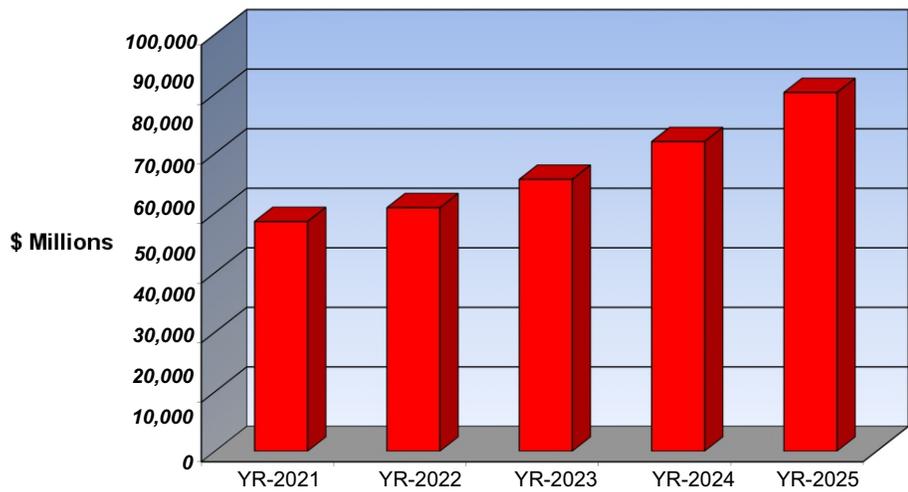


# FINANCIAL HIGHLIGHTS (Cont'd)

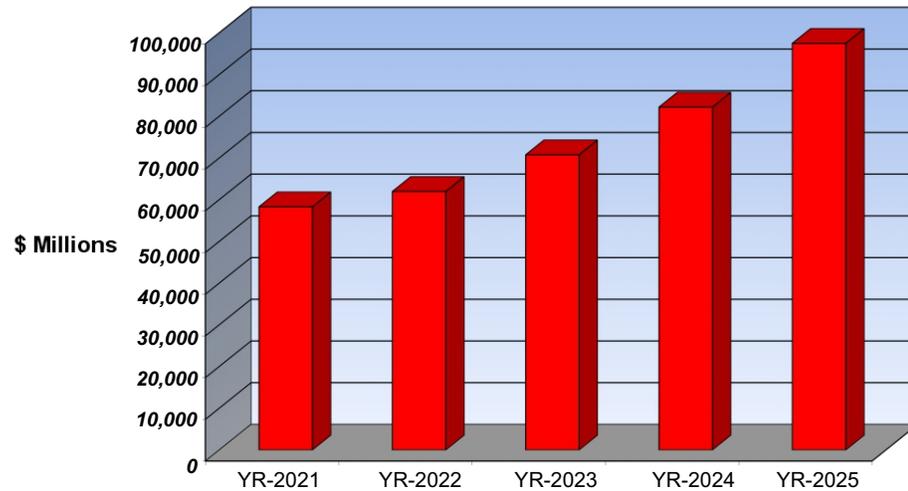
## MORTGAGE GROWTH 2021-2025



## ASSET GROWTH 2021-2025



## SAVINGS GROWTH -2021-2025



# CHAIRMAN'S REPORT 2025

As the New Building Society Limited celebrates 86 years, on behalf of the Board of Directors, I am pleased to present the Annual Report for the year ended 2025.

During the year under review, the Guyanese economy continued to reflect significant levels of economic activity associated with national development and private sector investment. National growth, expanding infrastructure, and rising opportunities across key sectors provided both prospects and challenges for financial institutions. Against this backdrop, the New Building Society Limited remained steadfast in its mission to support home ownership, savings, and financial security for our members, while maintaining prudence, resilience, and sound governance consistent with our role as a mutual financial institution.

## BRIEF GLOBAL ECONOMIC PERSPECTIVES-VS-GUYANA ECONOMY

The global economy is expected to expand moderately over the next few years, with growth constrained by inflation risks, tighter financial conditions, and geopolitical uncertainty. The World Bank's *Global Economic Prospects (January 2026)* report projects global real GDP growth of about 2.6% in 2026 and 2.7% in 2027, highlighting weaker momentum compared with long-term historical averages. Regionally, South Asia remains one of the strongest performers with approximately 6.2% growth, while East Asia & Pacific and Europe and Central Asia are projected to decelerate. Latin America and the Caribbean on the other hand are projected to grow moderately at an average of 2.3%. This slower global growth environment implies more cautious investment flows, softer trade expansion, and continued pressure on governments managing debt and fiscal constraints.

In contrast, Guyana is projected to remain a high-growth economy due to rapidly expanding offshore oil production and strong spillovers into construction and services. The Honourable Dr. Ashni K. Singh, M.P. Senior Minister in the Office of the President with Responsibility for Finance and the Public Service, in his presentation of the National Budget 2026 announced that Guyana's real GDP growth was 19.3% in 2025. The Minister pointed out that this growth was driven largely by the oil and gas sector supported by strong performances in the non-oil sectors, including agriculture, mining, manufacturing, construction and the services sector among others.



## FINANCIAL RESULTS

I am happy to report that the Society delivered a solid performance during 2025. We recorded a profit of \$1.167B, a 79.5% increase from 2024. This was achieved through disciplined financial management and continued focus on member-centric products which allowed us to strengthen our balance sheet. Liquidity levels also remained strong, and capital adequacy continued to exceed regulatory requirements.

These results reflect the collective efforts of our Board, Management, and staff, and underscore the confidence that members and depositors continue to place in the New Building Society Limited.

The Society will continue to monitor changes in the regulatory environment and also take all the necessary steps to continue compliance with the Anti Money Laundering and Countering the Financing of Terrorism Act of Guyana, as amended.

## MORTGAGES

Home ownership remains central to our purpose and we ended the year 2025 with a mortgage portfolio of \$94.4B, against \$75.2B at the end of 2024 representing an increase of 25.5%

During 2025, the Society continued to play a meaningful role in supporting the government's housing development and improving access to affordable mortgage financing to our members as we approved 4,059 new loans to a value of \$39.8B.

## REVENUE

Interest income for 2025 was \$4.6B compared to \$3.7B in 2024. Earnings on loan assets for 2025 were 94% of the total interest income (2024 - 94%).

## ASSETS

Total Assets grew by 15.9% to \$120.5B in 2025 when compared with 2024 which was \$104B.

## SAVINGS

The Society's Savings Portfolio as of December 31, 2025, was \$97.5B representing an increase of 18.6% when compared with 2024 which was \$82.2B.

## COMPLIANCE

The Society places the highest importance on managing risks, particularly those associated with non-performing loans (NPLs). The Board of Directors has implemented robust measures to monitor and manage these risks effectively. Our lending guidelines remain strong and are continually reviewed to ensure they meet the changing dynamics of the housing and financial markets.

In line with our commitment to maintaining the highest standards of governance and compliance, we continue to adhere to the regulatory framework and in strict compliance with the Anti-Money Laundering and Countering the Financing of Terrorism (AML/CFT) regulations and all associated amendments.

## CORPORATE SOCIAL RESPONSIBILITY

Strong corporate governance remains a cornerstone of the Society's operations. In 2025, we continued our tradition of supporting educational, charitable, and community-focused initiatives. Our total donations and sponsorships amounted to \$5.3M, benefiting approximately 131 entities, including schools, sports clubs, and charitable groups.

We believe that giving back to the communities where we operate is essential to fostering sustainable development, and we remain dedicated to this cause for the future.

## OUTLOOK TO THE FUTURE

As we look to the future, the Board remains cautiously optimistic. While opportunities for domestic growth are significant, we remain conscious of global economic uncertainties, evolving regulatory requirements, competitive pressures within the financial services sector thereby increasing the need for continued vigilance.

The Society will continue to pursue prudent growth, digital enhancement and operational efficiency. This will be done through investments in systems and processes that strengthen service delivery, while preserving the financial strength that members have come to expect.

## ACKNOWLEDGEMENT

On behalf of the Board of Directors, I wish to acknowledge and extend our appreciation to our management team and staff for their commitment and professionalism which remain a key strength for the Society.

I would also like to thank our members for their continued confidence and support, our regulators for their guidance, and my fellow Directors for their commitment and stewardship.

Together, we remain focused on preserving the Society's strength while positioning it for sustainable future growth.



Dr. Nanda K. Gopaul  
Chairman  
18<sup>th</sup> February, 2026

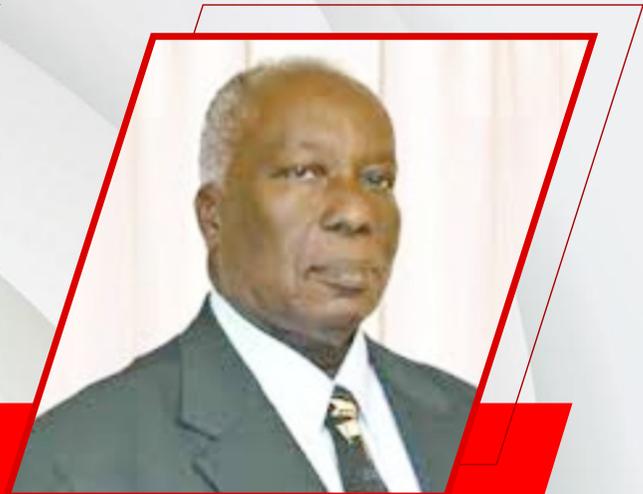
# BOARD OF DIRECTORS



**Dr. Nanda K. Gopaul**  
Chairman



**Chandrawati Ramson**  
Vice Chairman



**Floyd Mc Donald**  
Director

# BOARD OF DIRECTORS



**Seepaul Narine**  
Director



**Kalyan Tiwari**  
Director



**Walter R. Persaud**  
Director



**Anil Kishun**  
CEO/Director/Secretary

# CEO/DIRECTOR/SECRETARY'S REPORT 2025



I have the pleasure of presenting the Annual Report of the New Building Society Ltd. (NBS) for the financial year ended December 31, 2025. As a profit sufficiency financial institution, the Society remains guided by its mutual principles. All our strategic and operational decisions are focused on safeguarding our members' interests while ensuring long term sustainability and financial strength. The year, 2025 was characterized by continued execution of our core strategies, disciplined financial management, and persistent adaptation to a competitively evolving economic and financial services environment.

Throughout the year, the Society reinforced its position by providing affordable mortgage financing and very competitive savings products. Our performance in 2025 reflected a balanced approach to continued

growth in value for our savers and financial resilience. This growth was achieved by following the financial industry's best practices and ensuring our customer service is continuously enhanced to match our members' expectations. As external conditions continued to evolve, the Society remained focused on best practices, prudence, stability, and delivering equitable outcomes for both Savers and Mortgagors.

For the year under review, the Society recorded a surplus of \$1,167M, compared to \$650M in the prior year. This outcome benefitted from a tremendous growth in our mortgage loans, effective cost management and competitive interest margins on our savings and mortgage products. In keeping with our mutual model, the Society continued to prioritize member benefits and balance sheet strength over short term profit maximization.

Total Assets increased to \$120.5B as at December 31, 2025, representing a growth of 15.9% from \$103.9B in 2024-which was as a direct result of increased-savings .The excellent growth in our Total Assets and Savings has enabled the Society to increase its mortgage lending and support the Government of Guyana housing drive to ensure more Guyanese are afforded the opportunity to own their own homes.

In line with this business' growth and strategic objectives, the Society continues to invest in systems modernization, digital service delivery and staff development. These investments are critical to improving operational efficiency, managing risk effectively, and meeting rising members' expectations in a competitive financial landscape.

## ECONOMIC ENVIRONMENT

The global economic environment in 2025 remained moderately stable but is still subjected to ongoing uncertainty arising from geopolitical developments, fluctuating commodity prices, and adjustments in global monetary policy. International financial institutions estimated global economic growth at approximately 2.6% for the year, reflecting weakened trade growth as tariff effects & trade headwinds intensify.

Domestically, Guyana's economy continued to demonstrate a strong performance, driven primarily by activity in the oil and gas sector alongside steady expansion in non-oil industries. Gross Domestic Product (GDP) growth for 2025 is estimated at 19.3%, with non-oil GDP growth of approximately 14.3%. Government expenditure on infrastructure, housing, and social development continued to stimulate domestic demand and support employment.

The Guyana housing sector remained a key contributor to the nation's growing economic activity. Demand for mortgage financing remained robust, which is boosted by Government's housing initiatives and improving household incomes.

## FINANCIAL PERFORMANCE

The Society's financial results for 2025 reflect stability, consistency, and alignment with our mutual mandate. Operating within a competitive financial services sector, NBS continued to maintain sound margins while delivering value to members and preserving balance sheet strength.

## REVENUE

Total Revenue for the year 2025 amounted to \$4.7B as compared with \$ 3.8B for the previous year. Mortgage interest income remained the Society's principal revenue stream and totaled \$4.3B or 92% of Total Revenue which is consistent with the core operating model of the Society's fundamental legal purpose where our residential mortgage lending represents the primary income generating activity.

Income from Liquid Investments and other interest earning Assets totaled \$273M. Returns on these Assets continued to reflect prevailing market rates. Adequate Liquidity Investments remained an important component of the Society's overall risk and balance sheet management strategy.

## ASSETS

As at December 31, 2025, Total Assets stood at \$120.5B, representing a growth of 15.9% over the prior year's \$104B. The asset portfolio remained concentrated in residential mortgage loans and high-quality liquid assets. This structure is aligned with our prudent asset allocation practices and further, with our purpose, goals and strategic business objectives.

Asset growth was driven primarily by increased Savings deposits which supported a record mortgage disbursement ensuring that the Society executed its lending needs whilst maintaining adequate liquidity resources.

## SAVINGS

Members' savings continued to form the foundation of the Society's growth. For the year 2025, Total Savings' deposits amounted to \$97.5B, accounting for 81% of Total Assets. This represents an increase of 18.6% over the previous year of \$82.2B and reflects the market's continued confidence in the Society's Financial solidity as well as our competitive interest rate of returns.

Throughout the year, the Society maintained competitive savings interest rates that were consistent with the mutual principle of sharing value with our members. Interest Expense for the year total \$2B representing 42.6% of Total Revenue. Contributions to the Deposit Insurance Fund amounted to \$146.7M for the year 2025, further strengthening protection for members' deposits.

## MORTGAGES

Residential mortgage lending remains central to the Society's core business objectives of promoting home ownership. Mortgage Assets increased to \$94.4B at the end of 2025, representing a growth of 25.5% over the previous year of \$75.2B. Mortgage disbursements for the year 2025 totaled \$25B, with approximately 4,059 new mortgage loans being approved.

In line with the Government of Guyana aggressive housing drive, the Society continued to assist first time homebuyers and persons in the Government's housing programs. Our low mortgage interest rates, prudent loans underwriting standards, and our evolving digital mortgage process enhancements ensured that home loans remained easily accessible to Guyanese while preserving our Loan Asset quality.

Credit quality indicators are continuously monitored. Non-performing loans stood at 2.98% of total loan assets at the end of 2025, compared to 4.31% in the previous year. Where members experienced financial difficulty, the Society continued to work with them, offering restructuring and repayment solutions where appropriate.

## LIQUIDITY

The Society maintained a strong liquidity position throughout 2025. Liquid Assets as at year end totaled \$22.7B, representing 23.3% of Members' Funds and 18.9% of Total Assets. This level of liquidity remained comfortably above regulatory minimums and aligned with the Society's internal policy thresholds and industry benchmarks.

Liquid assets were primarily invested in deposits with local financial institutions and Government of Guyana Treasury Bills securities, ensuring low risk and safe liquid assets that are readily-available to meet operational requirements.

## CAPITAL ADEQUACY

The Society continued to operate with a robust capital base. Retained Earnings and General Reserves totaled \$22.3B which is equivalent to 11.2% of Total Assets. This capital position exceeded regulatory requirements and is consistent with the Society's conservative Capital Management practices to continue as a going concern.

## CUSTOMER FOCUS

Customer service excellence remains a core strategic priority. During 2025, the Society continued to enhance service delivery through digital process simplification, technology upgrades, and targeted staff training. Digital mortgage loans processing, introduced in previous years were further refined and resulted in improved turnaround times and greater convenience for our mortgagors.

Structured feedback mechanisms remained in place, enabling the Society to monitor service quality and respond proactively to members' needs. Continuous improvement in customer experience remains central to sustaining members' trust and long-term relationships.

## EMPLOYEES

The Society's employees remain integral to its success. In 2025, continued emphasis was placed on professional development, operational training, and employee well being. These initiatives are aligned with best practice, recognizing that skilled, motivated staff are essential to delivering consistent service quality and managing risk effectively.

The Society continued to foster an inclusive and supportive workplace culture, supported by ongoing engagement, recognition, and performance development initiatives.

## OUTLOOK

Looking ahead, the Society remains well positioned to continue delivering sustainable growth while maintaining financial resilience. Strategic priorities will remain focused on strengthening core savings and mortgage products, advancing digital capabilities, and maintaining prudent risk and capital management.

While economic conditions may continue to evolve, the Society's strong balance sheet, stable funding base, and mutual operating model provide a solid foundation to navigate future challenges and opportunities.

## ACKNOWLEDGEMENT

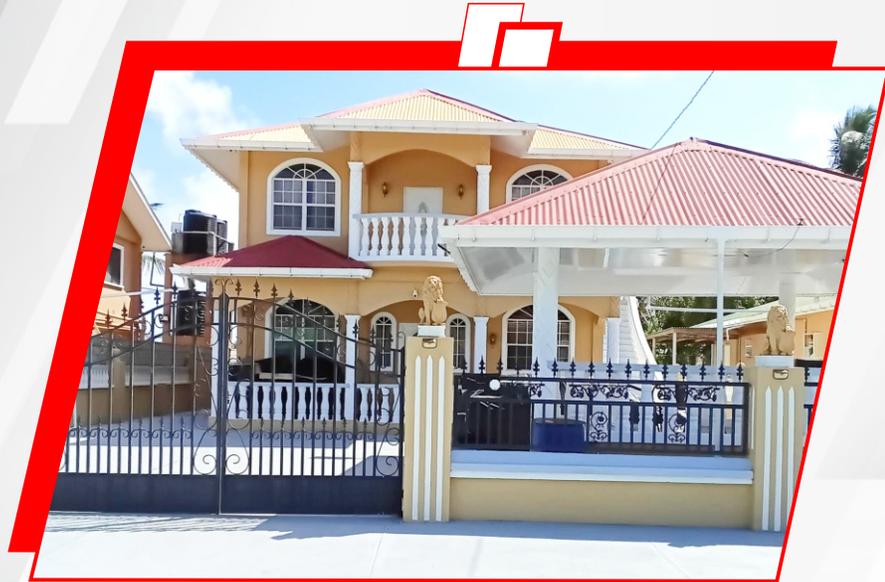
I wish to express sincere appreciation to our Members for their continued confidence and loyalty to the Society. I also extend my thanks to the Board of Directors, Management, and all members of staff for their dedication and professionalism throughout the year. Their collective efforts remain pivotal to the continued success and sustainability of the New Building Society Ltd.



Anil Kishun  
CEO/Director/Secretary  
18<sup>th</sup> February, 2026

**NBS provides loans for various categories of income earners.  
These are houses completed with funding from the Society.**

**HIGH**  
Income Residence



**MIDDLE**  
Income Residence



**LOW**  
Income Residence



# MANAGEMENT TEAM



**Savitri Samaroo**  
Operations Manager



**David Gir**  
Information Technology Manager



**Noel Fernandes**  
Assistant Operations Manager



**Rana Persaud**  
Manager - Berbice Operations



**Simone Mohanlall**  
Assistant Mortgage Manager



**Nandanie Lallbeharry**  
Assistant Mortgage Manager



**Khemraj Udit**  
Internal Audit Manager



**Shanieza Tularam**  
Senior Savings and Accounts Supervisor

# MANAGEMENT TEAM



**Asif Mahamad**  
Systems Administrator



**Sewchan Raghunandan**  
Branch Manager - Essequibo



**Subrena Budhoo**  
Branch Manager - Rosehall



**Gleniss Ramsahoi**  
Branch Manager - Mackenzie



**Guwantie Hiralall**  
Branch Manager - Rosignol



**Sarojne Ramdat**  
Branch Manager - Corriverton



**Latchmi Beepat**  
Human Resource Officer

# REPORT OF THE DIRECTORS

For the year ended December 31, 2025

The Directors are pleased to present the 86<sup>th</sup> Annual Report together with the audited Financial Statements of the New Building Society Limited (NBS) for the year ended December 31, 2025.

## Principal Business Activities

The main aim of the New Building Society is to provide a broad range of quality Mortgage and Savings Products that are widely available from our network of Branches located across the Country. These products and services are delivered with quality, efficiency, courtesy and are reliably supported by our key values of fairness, honesty, corporate responsibility, employees' and customers' prioritization.

## Business Highlights:

Residential Mortgage Balances increased from \$75.2B in 2024 to \$94.3B at the end of the year 2025.

Investors Balances increased from \$82.2B in 2024 to \$97.5B in 2025.

## Financial Highlights

In the year 2025 NBS:-

	2025 \$ Millions	2024 \$ Millions	% Change
- Recorded a profit of	1,167	650	80
- Increased Total Reserves to	22,809	21,622	5
- Increased Assets under Management to	120,470	103,982	16
- Provided New Advances to Mortgagors totaling	25,009	16,073	56

## Mortgages:

As at December 31, 2025, there were 13,525 Mortgage Accounts totaling \$94,396M which represented 78 % of our Total Assets (2024 – 11,748 Mortgage Accounts totaling \$75,224M or 72% of our Total Assets).

## Savings:

The value of net receipts for the year was \$15,293 (2024- \$14,428). Our Total Investors' Balances as at December 31, 2025 amounted to \$97,499M (2024 - \$82,206M).

**Assets:**

Total Assets as at December 31, 2025 were \$120,470M (2024 - \$103,982M), representing an increase of approximately 15.9%. All changes in tangible fixed assets during the year are detailed in the Financial Statements. Liquid Assets in the form of Cash and Short-Term Securities were \$22,724M and represented 19% of our Investors' Balances as at December 31, 2025 (2024 – \$25,416M – 31%).

**Charitable Donations:**

At the end of 2025, the Society made donations to several charitable and educational institutions in the communities across the country totaling \$5,275M.

**Employees:**

The New Building Society recognizes the important role employees' play in its continued growth and development and therefore continually trains, motivates and appropriately compensates them.

**Going Concern:**

The Directors are satisfied that the New Building Society has adequate resources to continue in business for the foreseeable future and it is therefore appropriate to adopt the going concern principle in preparing these Financial Statements.

**Directorate:**

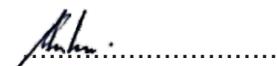
In accordance with Rule 47(1), the Directors whose names are listed below will retire after the 86<sup>th</sup> Annual General Meeting and are eligible for re-election.

- Mr. Kalyan Tiwari
- Mrs. Chandrawati Ramson

**Auditors:**

The Auditors Messrs. Maurice Solomon and Company will retire and are eligible for re-election.

By Order of the Board,



Anil Kishun  
CEO/Director/Secretary  
18<sup>th</sup> February, 2026

# REPORT OF THE DIRECTORS ON CORPORATE GOVERNANCE

## CORPORATE GOVERNANCE AND SUB COMMITTEES OF THE BOARD

The Board ensures the Society's long term sustainability for the good of our customers and members. We do this by formulating our strategy in order to ensure that we meet the needs of our customers, members and regulators, while remaining competitive and delivering our services adequately with a profit margin to help build our capital over the long term. The main role of the Board of Directors is to ensure that the Society is organized in such a manner to ensure that the financial statements, the management of its assets and the general financial affairs of the business are controlled in a satisfactory manner in keeping with generally accepted accounting standards and principles.

It is also responsible for the formulation of strategies, reviewing of business performance, overseeing the identification and management of risks, ensuring adherence to the relevant laws and regulations and ensuring that the required internal control systems are in place and aligned to our strategy. Years of successive growth and generation of profits are testament to the success and effectiveness of the policies of the Board and their implementation by Management.

The Directors of the Society are committed to best practices in corporate governance and are dedicated to the principles of good corporate governance in order to achieve the highest level of integrity and enhanced stakeholders' value.

In addition to attending Board meetings, Directors are required to serve on one or more of the following Sub Committees which meet on a quarterly basis:-

### ROLE OF THE SUB COMMITTEES OF THE BOARD

Sub Committees are chaired by Non-Executive Directors and consist primarily of Non-Executive Directors.

#### AUDIT AND COMPLIANCE SUB COMMITTEE

The Audit and Compliance Sub Committee ensures the adequacy of controls and judgments made in financial reporting and regulatory compliance and assesses the effectiveness of the internal audit and compliance units. The Committee reviews the Terms of Reference of our External Auditors and ensures their continued independence and effectiveness.

This Committee is also responsible for the effectiveness of the Society's AML/CFT framework and has an oversight role designed to ensure that there is compliance with all of the relevant laws and regulations. It also reviews the Society's AML/CFT Policies to ensure that they are consistent with its business model.

Additionally, the Committee reviews the functionality of our internal control mechanism, risk management policies and ensures that observations and recommendations made by the internal and external auditors are addressed. It comprises of three Non-Executive Directors.

**Current Chair (Director):** Mr. F. Mc. Donald  
**Director:** Mrs. C. Ramson  
**Director:** Mr. W. Persaud

## HUMAN RESOURCES SUB COMMITTEE

The Human Resources Sub Committee comprising of three Non-Executive Directors discusses and makes proposals to the Board on the Society's organizational structure, employees' compensation and employment policies and procedures. The appointment of key management personnel is approved by this Committee prior to deliberations by the full Board.

**Current Chair (Director):**

**Director:** Mr. F. McDonald

**Director:** Mrs. C. Ramson

**Director:** Mr. W. Persaud

## PENSIONS SUB COMMITTEE

The Pensions Sub Committee comprising of three Non-Executive Directors addresses matters related to the management of the Society's defined benefit pension scheme.

**Current Chair (Director):** Mr. S. Narine

**Director:** Mrs. C. Ramson

**Director:** Mr. W. Persaud

## FINANCE SUB COMMITTEE

The Finance Sub Committee considers the external and internal environment of the Society and assesses the opportunities for investment along with the associated inherent risks thereof as part of its strategy to ensure the soundness of such investments. The Committee also reviews the performance of the Society against its budget and addresses issues relating to any shortfalls or cost overruns. It comprises of three Non-Executive Directors.

**Current Chair (Director):** Mr. F. McDonald

**Director:** Mr. K. Tiwari

**Director:** Mr. W. Persaud

## ASSETS AND LIABILITIES SUB COMMITTEE

The Assets and Liabilities Sub Committee monitors market trends and fluctuations in interest rates and considers how these factors will influence investment. The Committee also reviews significant financial risk exposures facing the Society generally and more specifically in the area of investments. It also monitors the performance of the Society against its budgeted targets and addresses issues relating to any shortfalls. It comprises of three Non-Executive Directors.

**Current Chair (Director):** Mr. F. McDonald

**Director:** Mr. K. Tiwari

**Director:** Mr. W. Persaud

## LOANS SUB COMMITTEE

The Loans Sub Committee which comprises of three Non-Executive Directors is guided by a clearly defined lending policy as approved by the Board. The Committee pays particular attention to the risks relating to lending and assesses our Debt Recovery Management Systems for adequacy and compliance.

**Current Chair (Director):** Mr. F. McDonald

**Director:** Mr. K. Tiwari

**Director:** Mrs. C. Ramson

## INFORMATION TECHNOLOGY (IT) SUB COMMITTEE

This Sub Committee is tasked with reviewing the Information Technology policies of the Society to mitigate against any potential or real operational risks due to technological failures of the Society which may render it not being able to effectively carry out its day-to-day operations.

**Current Chair (Director):** Dr. N.K. Gopaul  
**Director:** Mr. K. Tiwari  
**Director:** Mr. W. Persaud

**Executives and Senior Managers are required to attend meetings of the Sub Committees depending on the nature and functions of each Sub Committee.**

## DIRECTORS' RESPONSIBILITIES FOR ACCOUNTING RECORDS AND INTERNAL CONTROLS

The Directors have general responsibility for safeguarding the assets of the Society and for taking reasonable steps to enable the prevention and detection of fraud and other irregularities.

The Directors are also responsible for ensuring that the Society:

- Keeps accounting records in accordance with the New Building Society (Amendment) Act 2010, the Financial Institution Act 1995, the Anti Money Laundering & Countering the Financing of Terrorism Act 2009 as amended and International Financial Reporting Standards.
- Takes reasonable care to establish, maintain, document and review such systems and internal controls as are appropriate to its business in accordance with the Financial Institutions Act 1995, along with recommendations and guidelines that may be issued by the Bank of Guyana.

## BUSINESS OBJECTIVES AND ACTIVITIES

The Society's business objectives and principal activities are to provide the best savings products and to promote home ownership.

The Board pays continuous attention to the financial market having regard to the provision of attractive rates of interest for investors and mortgagors. We endeavour to continue offering affordable financing for home-building and provide excellent returns to our investors in a safe and secure environment.

Each mortgage or advance granted by the Society is certified by at least one Director, and is subsequently approved by the full Board.

The Society has established ethical rules and policies to ensure that the affairs of our customers and members remain confidential. We promote a culture of zero tolerance against discrimination of all forms. We strive to resolve all issues communicated to us in writing or orally by our customers and members, in a timely and efficient manner.

### On behalf of the Board of Directors



Dr. Nanda K. Gopaul  
Chairman  
18<sup>th</sup> February, 2026

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NEW BUILDING SOCIETY LIMITED**

MSC 005/2026

## **Report on the Audit of the Financial Statements**

### **Opinion**

We have audited the accompanying financial statements of The New Building Society Limited which comprise the Statement of Financial Position as at 31 December 2025, the Statement of Profit or Loss and Other Comprehensive Income and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies as set out in pages 35 to 68.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at December 31, 2025, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs), The New Building Society Act 1940, as amended, the Financial Institutions Act 1995, as amended, the Anti-Money Laundering & Countering the Financing of Terrorism Act 2009 & Regulations 2010, as amended, Deposit Insurance Act No. 15 of 2018 and Credit Reporting Act No. 9 of 2010, as amended.

### **Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's 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' Code of Ethics for Professional Accountants together with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the International Ethics Standards Board for Accountants' Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. The key audit matter noted hereunder was addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NEW BUILDING SOCIETY LIMITED

Key Audit Matters	How our audit procedures addressed the key audit matter
<p><b>Impairment Provision for Loans and Mortgages</b></p> <p>The Society has mortgages outstanding of \$94.8 billion, or 78% of total asset net of provision as referred to in note 6.</p>	
<p>The Society adopted the accounting standard IFRS 9 'Financial instruments' during the financial year. The standard introduces new requirements around two main aspects of how financial instruments are treated – measurement and classification and impairment.</p> <p>IFRS 9 introduces a new classification and measurement approach for financial assets that reflects the business model in which the financial assets are managed and the underlying cashflow characteristics. IFRS 9 contains three principal classification categories for financial assets:</p> <ul style="list-style-type: none"> <li>- Measured at amortized cost,</li> <li>- Fair value through other comprehensive income (FVOCI); and</li> <li>- Fair value through profit and loss (FVPL).</li> </ul> <p>IFRS 9 introduces new impairment rules which prescribe a new forward looking expected credit loss ('ECL') impairment model which takes into account reasonable and supportable forward looking information which will generally result in the earlier recognition of impairment provisions.</p> <p>We have focused on this area, because there are a number of significant judgments which management will need</p>	<p>With respect to the measurement and classification of the financial assets and liabilities, we read the relevant accounting policies adopted by the Society and compared them to the requirements of IFRS 9.</p> <p>We obtained an understanding of the Society's business model assessment and for a sample of instruments verified solely the inputs into payments of principal and interest test performed by the client with original contracts.</p> <p>We tested the opening equity adjustments in relation to the adoption of the new standard's classification and measurement requirements.</p> <p>With respect to the ECL model, our audit approach was as follows:</p> <ul style="list-style-type: none"> <li>- We obtained the Society's impairment provisioning policies and compared them to the requirements of IFRS 9;</li> <li>- We tested the ratings used in the ECL model for a sample of instruments. For investment, the Society made comparison to publically available data. For loans, source documents used in the Society's rating process were verified;</li> <li>- For a sample of instruments, we tested whether the significant increase in credit risk and default definitions were appropriately applied and the resulting impact of this on the staging of the</li> </ul>

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NEW BUILDING SOCIETY LIMITED

Key Audit Matters	How our audit procedures addressed the key audit matter
<p>to determine as a result of the requirements in measuring ECL under IFRS 9:</p> <ul style="list-style-type: none"> <li>- Determining the criteria for a significant increase in credit risk;</li> <li>- Techniques used to determine probability of default (PDs) and loss given default (LGD); and</li> <li>- Factoring in possible future economic scenarios.</li> </ul> <p>These judgments have required new models to be built and implemented to measure the expected credit losses on loans and investments. Management engaged a credit modeler expert to assist in the more complex aspects of the expected credit loss model.</p> <p><b>Regulatory Environment</b></p> <p>The Society operates in a highly regulated environment and non-compliance with laws and regulations, particularly the Anti-Money Laundering and Countering the Financing of Terrorism (AML/CFT) Act of 2009, as amended could result in the Society facing penalties and other administrative sanctions by the Central Bank and Financial Intelligence Unit (FIU).</p> <p>The Compliance Officer is responsible for establishing various controls to ensure that the Society is AML/CFT compliant with governing regulations.</p>	<p>instruments.</p> <ul style="list-style-type: none"> <li>- We tested the loss given default in the ECL calculation for a sample of instruments, including the value of collateral where appropriate.</li> <li>- In assessing the reasonableness of the probability of default, we verified the critical data inputs into the vintage analysis against source documents.</li> <li>- We tested the critical data fields used in the ECL model, such as origination date, date of maturity, credit rating, date of default if any, principal, interest rate, collateral type and value, by tracing data back to source documents.</li> <li>- We tested the completeness of the amounts assessed for impairment on Financial Assets.</li> </ul> <p>Our procedures in relation to this key audit matter included, but were not limited to, the following: We evaluated and tested the Society's internal controls with emphasis on compliance with AML/CFT policy. This includes:</p> <ul style="list-style-type: none"> <li>A review of policy and procedures in place including of approval of those policies by those charged with governance.</li> <li>Adequate training and refresher programmes for new and existing bank personnel including those charged with governance.</li> <li>Testing of transactions to ensure AML/CFT requirements are carried out by bank personnel.</li> <li>Reporting to Financial Intelligence Unit (FIU) are in conformity with the requirements of the AML/CFT Act of 2009, as amended.</li> </ul>

# **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NEW BUILDING SOCIETY LIMITED**

## **Responsibilities of Management and those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRSs), The New Building Society Act 1940, as amended, the Financial Institutions Act 1995, as amended, the Anti-Money Laundering & Countering the Financing of Terrorism Act 2009 & Regulations 2010, as amended, Deposit Insurance Act No. 15 of 2018, Credit Reporting Act No. 9 of 2010, as amended 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.

## **Auditor's 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing 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 International Standards on Auditing, 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.
- 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.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NEW BUILDING SOCIETY LIMITED

- 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 auditor's 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 auditor's 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.

## Report on Additional Requirement

We have examined the mortgage deeds, transports and other securities belonging to the Society, Title deeds held in respect of mortgages were produced to us and actually inspected by us and we are satisfied that deeds not inspected by us were in the hands of the Society's attorneys or elsewhere in the normal course of the business of the Society.



**Maurice Solomon & Co.**  
**Chartered Accountants**  
**18<sup>th</sup> February , 2026**

# STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	NOTE	2025	2024
<b>Assets</b>			
Cash Resources	5	14,918,335	16,633,195
Loan Assets	6	94,396,035	75,223,577
Investments	7	7,805,436	8,782,603
Property, Plant & Equipment	8	2,492,620	2,544,923
Other Assets	9	172,679	161,855
Defined Benefit Asset	12	684,773	636,309
		<u>120,469,878</u>	<u>103,982,462</u>
<b>Investors' Balances, Other Liabilities And Reserves</b>			
Investors' Balances	10	97,499,386	82,206,318
Other Liabilities	11	161,446	153,428
Assigned Capital	13 (b)	250,000	250,000
Risk Reserve		474,244	462,694
Revaluation Reserve		1,484,160	1,484,160
Retained Earnings		20,600,642	19,425,862
		<u>120,469,878</u>	<u>103,982,462</u>

The Board of Directors approved these financial statements for issue on February 18th, 2026



Chairman



Vice-Chairman



CEO/Director/Secretary

The notes on pages 35 to 68 form an integral part of the Financial Statements.

# STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	NOTE	2025	2024
<b>INTEREST INCOME ON:</b>			
Loan Assets		4,304,833	3,491,476
Investments		95,598	73,850
Cash Resources		177,286	165,786
		<u>4,577,717</u>	<u>3,731,112</u>
<b>INTEREST EXPENSES</b>	<b>16</b>	<b>1,991,258</b>	<b>1,672,146</b>
<b>INTEREST REVENUE</b>		<b>2,586,459</b>	<b>2,058,966</b>
<b>Other Income</b>			
Other Operating Income		90,330	113,563
Gain on Disposal of assets		8,742	833
<b>TOTAL NET INCOME</b>		<b>2,685,531</b>	<b>2,173,362</b>
<b>Operating Expenses</b>			
(Increase)/Decrease in Impairment on Loan Assets	<b>14</b>	<b>98,662</b>	<b>(72,956)</b>
Depreciation	<b>15(a)</b>	<b>(74,578)</b>	<b>(73,544)</b>
General Administrative Expenses	<b>15(b)</b>	<b>(1,434,606)</b>	<b>(1,269,500)</b>
Other Expenses	<b>15(c)</b>	<b>(107,599)</b>	<b>(107,706)</b>
<b>Total Operating Expenses</b>		<b>(1,518,121)</b>	<b>(1,523,706)</b>
<b>PROFIT FOR THE YEAR</b>		<b>1,167,410</b>	<b>649,656</b>
<b>OTHER COMPREHENSIVE INCOME</b>			
<b>Items that will not be reclassified subsequently to profit or loss:</b>			
Remeasurement of Provision of Employee Benefits	<b>12</b>	<b>18,920</b>	<b>136,126</b>
<b>Total Other Comprehensive Income</b>		<b>18,920</b>	<b>136,126</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>1,186,330</b>	<b>785,782</b>

The notes on pages 35 to 68 form an integral part of the Financial Statements.

# STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	Risk Reserves	Assigned Capital	Revaluation Reserves	Retained Earnings	Total
<b>Balance as at 1 January 2025</b>	<b>462,694</b>	<b>250,000</b>	<b>1,484,160</b>	<b>19,425,862</b>	<b>21,622,716</b>
Profit for the year	-	-	-	1,167,410	1,167,410
Other Comprehensive Income for the year	-	-	-	18,920	18,920
Transfer to Risk Reserve	11,550	-	-	(11,550)	-
<b>Balance as at 31 December 2025</b>	<b>474,244</b>	<b>250,000</b>	<b>1,484,160</b>	<b>20,600,642</b>	<b>22,809,046</b>
<b>Balance as at 1 January 2024</b>	<b>386,098</b>	<b>250,000</b>	<b>1,048,486</b>	<b>18,716,676</b>	<b>20,401,260</b>
Profit for the year	-	-	-	649,656	649,656
Other Comprehensive Income for the year	-	-	-	136,126	136,126
Revaluation of Non- Current Assets	-	-	435,674	-	435,674
Transfer to Risk Reserve	76,596	-	-	(76,596)	-
<b>Balance as at 31 December 2024</b>	<b>462,694</b>	<b>250,000</b>	<b>1,484,160</b>	<b>19,425,862</b>	<b>21,622,716</b>

The notes on pages 35 to 68 form an integral part of the Financial Statements.

# STATEMENT OF CASH FLOWS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>OPERATING ACTIVITIES</b>		
<b>Net Profit for the year</b>	<b>1,167,410</b>	649,656
<b>Adjustments for:</b>		
Interest payable on Treasury bills and Fixed deposits	<b>(88,018)</b>	(85,783)
Depreciation	<b>74,578</b>	73,544
Net Provision and write offs for Impairment on Loan Assets	<b>(98,662)</b>	72,956
Movement in Retirement Benefit Plan Liability	<b>(29,544)</b>	(17,030)
Profit on Disposal of Property, Plant and Equipment	<b>(8,742)</b>	(833)
	<hr/> <hr/>	<hr/> <hr/>
<b>OPERATING INCOME BEFORE CHANGES IN OPERATING ASSETS AND LIABILITIES</b>	<b>1,017,022</b>	692,510
Loans Advances (net of repayments)	<b>(19,073,796)</b>	(10,727,484)
Increase in Other Assets	<b>(10,824)</b>	(33,531)
Receipts from Investors Net of Withdrawals	<b>15,293,069</b>	11,427,731
Increase in Other Liabilities	<b>8,018</b>	13,966
	<hr/> <hr/>	<hr/> <hr/>
<b>NET CASH ( OUTFLOW ) / INFLOW - OPERATING ACTIVITIES</b>	<b>(2,766,511)</b>	1,373,192
<b>INVESTING ACTIVITIES</b>		
Acquisitions of Property, Plant and Equipment	<b>(22,608)</b>	(35,391)
Additions to Investments	<b>(7,805,436)</b>	(8,782,603)
Redemptions of Investments	<b>8,782,603</b>	7,698,399
Net Decrease in Restricted Cash Resources and Fixed Deposits	<b>2,486,117</b>	507,854
Proceeds from sale of non-current assets	<b>9,075</b>	3,000
	<hr/> <hr/>	<hr/> <hr/>
<b>NET CASH INFLOW / (OUTFLOW) - INVESTING ACTIVITIES</b>	<b>3,449,751</b>	(608,741)
<b>NET MOVEMENT IN CASH AND CASH EQUIVALENTS</b>	<b>683,240</b>	764,451
<b>CASH AND CASH EQUIVALENTS AS AT BEGINNING OF YEAR</b>	<b>4,026,221</b>	3,261,770
	<hr/> <hr/>	<hr/> <hr/>
<b>CASH AND CASH EQUIVALENTS AS AT END OF YEAR</b>	<b>4,709,461</b>	4,026,221

The notes on pages 35 to 68 form an integral part of the Financial Statements.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 1. ENTITY IDENTIFICATION

The New Building Society Limited was established in Guyana under the New Building Society Act 1940, as amended. Its registered office is located at Lot 1, North Road and Avenue of the Republic, Georgetown.

The Society operates under the purview of the New Building Society Act 1940, as amended, the Financial Institutions Act 1995, as amended, the Supervision Guidelines of the Bank of Guyana, as provided under the Financial Institutions Act 1995, as amended, the Anti-Money Laundering and Countering the Financing of Terrorism Act 2009, as amended and Regulations 2010, as amended, Credit Reporting Act No. 9 of 2010, as amended and Deposit Insurance Act No. 15 of 2018.

The Society is not subject to taxation under the tax regime of Guyana.

### 2. PRINCIPAL ACTIVITY

The principal activity is the provision of a range of mortgage and savings products.

### 3. SIGNIFICANT ACCOUNTING POLICIES

#### 3.1 BASIS OF PREPARATION

The Financial Statements have been prepared under the historical cost convention, as modified by the revaluation of freehold land and buildings, and in accordance with the New Building Society Act 1940, as amended and International Financial Reporting Standards.

The preparation of the Society's financial statements in conformity with International Financial Reporting Standards (IFRSs) requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Society's accounting policies. The areas involving a higher degree of judgement and complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 4.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.1 BASIS OF PREPARATION (cont'd)

**a) Standards, amendments and interpretations that are not yet effective and may not have an impact on the Society: -**

IFRS 18: Presentation and Disclosure in financial statements (effective 1 January 2027)

IFRS 19: Subsidiaries without Public Accountability: Disclosures (effective 1 January 2027)

Annual Improvements to IFRS Accounting Standards - Volume 11 (effective 1 January 2026)

Amendments to IFRS 9 and IFRS 7 regarding the classification and measurement of financial instruments. (effective 1 January 2026)

**b) The standards and amendments that are effective in the current year and are expected to have no material impact on the Society's financial reporting: -**

Classification of liabilities, as Current or Non-Current (Amendments to IAS 1) (effective 1 January 2024)

Lease Liability in a sale and leaseback (Amendment to IFRS 16) (effective 1 January 2024)

Non-Current Liabilities with Covenants (Amendment to IAS 1) (effective 1 January 2024)

IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information (effective 1 January 2024)

IFRS S2 Climate-related Disclosures (effective 1 January 2024)

Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7) (effective 1 January 2024)

Lack of Exchangeability (Amendments to IAS21) (effective 1 January 2025)

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.2 FOREIGN CURRENCIES

##### a) Functional and Presentation Currency

Items included in the financial statements are measured using the currency of the primary economic environment in which the Society operates. The financial statements are presented in Guyana Dollars, which is the Society's functional currency.

##### b) Transactions and Balances

Foreign currency transactions are accounted for at the exchange rates prevailing at the date of the transactions. Gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies are recognized in the income statement. Such balances are translated at the prevailing year end exchange rates.

#### 3.3 LOAN ASSETS

##### (a) Financial Assets (IFRS 9 Recognition)

The Society has fully adopted the requirements of IFRS 9 using the Expected Credit Loss model on the 1st January 2018.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.3 LOAN ASSETS (Cont'd)

##### (a) Financial Assets (IFRS 9 Recognition) (Cont'd)

##### (i) Impairment of Financial Assets

Under the general approach adopted by the Society, IFRS 9 establishes a three (3) stage impairment model, based on whether there has been a significant increase in the credit risk of a financial asset since its initial recognition. These three stages then determine the amount of impairment to be recognised as Expected Credit Losses (ECL) at each reporting period as well as the amount of interest revenue to be recorded in future periods. ECLs are defined as the weighted average of credit losses, with the respective risks of a default occurring as the weights.

These three stages then determine the amount of impairment to be recognised as Expected Credit Losses (ECL) at each reporting date:

– **Stage 1:** Credit risk has not increased significantly since initial recognition – recognise 12 months ECL, and recognise interest on a gross basis.

– **Stage 2:** Credit risk has increased significantly since initial recognition – recognise lifetime ECL, and recognise interest on a gross basis.

– **Stage 3:** Impairment occurs when there is objective evidence that an impairment event has occurred at reporting date and a loss allowance equal to lifetime ECLs is recognised and present interest on net basis (i.e. gross carrying amount less loss allowance).

For financial assets classified under Stage 3, the Society directly reduces the gross carrying amount when there is no reasonable expectation of recovery, which required that a write-off constitutes a derecognition event and may relate to either the asset in its entirety or a portion of it.

12 months ECL under Stage 1 is calculated by multiplying the probability of default occurring in the next 12 months by the lifetime ECL that would result from that default, regardless when those losses occur.

"Lifetime expected credit losses, results from all possible default events over the life of the financial asset. Lifetime expected credit losses are calculated based on a weighted average of the expected credit losses, with weightings being based on the respective probabilities of default."

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.3 LOAN ASSETS (cont'd)

##### (a) Financial Assets (IFRS 9 Recognition) (cont'd)

###### (i) Impairment of Financial Assets (cont'd)

A loss allowance for lifetime expected credit losses is required for financial asset, if the credit risk on that asset has increased significantly since initial recognition. Additionally, the Society elected an accounting policy of recognising lifetime expected credit losses for all contract assets, including those that contain a significant financing component.

###### (ii) Calculation of Expected Credit Losses (ECLs)

The Society has the necessary tools to ensure an adequate estimate and timely recognition of Expected Credit Losses (ECLs). Information on historical loss experiences or the impact of current conditions may not fully reflect the credit risk in lending exposures. In that context, the Society uses experienced credit judgment to thoroughly incorporate the expected impact of all reasonable and supportable forward-looking information, including macroeconomic factors, on its estimate for each stage of ECLs.

The methodologies and key elements for assessing credit risk and measuring the level of allowances ECL estimates are as follows:

**Probability of Default (PD)** - is assigned to each risk measure and represents a percentage of the likelihood of default. The calculation is for a specific time frame and measures the percentage of loans that default. The PD is then assigned to the risk level, and each risk level has one PD percentage.

**Loss Given Default (LGD)** - measures the expected loss and is shown as a percentage of Exposure at Default (EAD). LGD represents the amount unrecovered by the lender after selling the underlying asset if a borrower defaults on a loan.

**Exposure at Default (EAD)** - is seen as an estimation of the extent of risk to which the Society may be exposed to, in the event of, and at the time of, the borrower's default. EAD value of each loan is then used to determine their overall default risk. This risk can be affected by a number of factors as the borrower repays the lender.

**Stage 1** - 12-month expected credit losses ('ECL') are recognised and interest revenue is calculated on the gross carrying amount of the asset (that is, without deduction for credit allowance). 12-month ECL are the expected credit losses that result from default events that are possible within 12 months after the reporting date. It is not the expected cash shortfalls over the 12-month period but the entire credit loss on an asset weighted by the probability that the loss will occur in the next 12 months.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.3 LOAN ASSETS (Cont'd)

##### (a) Financial Assets (IFRS 9 Recognition) (cont'd)

##### (ii) Calculation of Expected Credit Losses (ECLs) (Cont'd)

Stage 2 - Lifetime ECLs are recognised when the loan assets or investments that have had a significant increase in credit risk since initial recognition, but interest revenue is still calculated on the gross carrying amount of the asset. Lifetime ECLs are the expected credit losses that result from all possible default events over the expected life of the financial instrument. Expected credit losses are the weighted average credit losses with the Probability of Default ('PD') as the weight.

Stage 3 - Loan Assets have evidence of impairment at the reporting date. Lifetime ECLs are recognised and interest revenue is calculated on the net carrying amount (that is, net of credit allowance). Credit risk on a financial instrument has increased significantly, to consider reasonable and supportable information available, in order to compare the risk of a default occurring at the reporting date with the risk of a default occurring at initial recognition of the financial instrument.

##### (b) Loans Provisioning and Classification

The Society continues to apply loan provisioning as per requirements of the Bank of Guyana Supervision Guideline No.5 as a statutory compliance with full reporting on a bi-annual basis.

##### Provisioning

The Society follows the conditions of the Bank of Guyana Supervision Guidelines and Financial Institution Act 1995, as amended and applies loan provisioning under the following classification categories:

Classification	Level of Provision
Pass	0%
Special Mention	0%
Substandard	20%
Doubtful	20%
"Loss:	
Year One	20%
Year Two	40%
Year Three	100%"

A general provision of 1% of the portion of the loan portfolio not individually assessed is also made.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.4 INVESTMENTS

##### (a) IFRS 9: Financial Instruments, Recognition and Measurement

The Society classified and subsequently measured its investments at amortised cost under the IFRS 9 using specified conditions of the business model. These investments are non-derivative financial assets with fixed and determinable payments and fixed maturities that management has the positive intent and ability to collect contractual cashflows.

The Society's objective met the conditions of the "Hold to collect business model" states to hold financial assets in order to collect contractual cash flows and solely payments of principal and interest (referred to as "SPPI") outstanding at specified date.

Investment Securities held by the Society are classified under Amortised cost, as stated under the business model, the Society holds financial asset to collect the contractual cash flows. The characteristics of the contractual cash flows are that of solely payments of the principal amount and interest (referred to as "SPPI").

- Principal is the fair value of the instrument at initial recognition.
  - Interest is the return within a basic lending arrangement and typically consists of consideration for the time value of money, and credit risk. It may also include consideration for other basic lending risks such as liquidity risk.
- (b) Impairment on financial assets are mentioned in **Note 3.3 (a) (i)** for the requirements of IFRS 9.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.5 PROPERTY, PLANT & EQUIPMENT

Freehold land and buildings are stated at the revalued amounts less accumulated depreciation thereon. All other fixed assets are stated at cost less accumulated depreciation.

Freehold land is not depreciated. Depreciation on all other assets is calculated on a straight line basis at rates estimated to write off the depreciable assets over their expected useful economic lives.

The following rates are used:-

Buildings	2.0%
Office Furniture	10.0%
Machinery and Equipment	12.5%
Motor Vehicles	20.0%

Increases in the carrying amount arising on the revaluation of land and building are credited to a revaluation reserve. Decreases that offset previous increases of the same asset are charged against the revaluation reserve; all other decreases are charged to the income statement.

Subsequent costs are included in the assets carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Society and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use.

#### 3.6 INTEREST RECOGNITION

The Society's financial instruments are measured at amortized cost, with the effective interest method is used to determine the carrying value of a financial asset or a liability and to allocate the associated interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the net carrying amount of the financial asset or liability.

##### **Recognition of Interest Revenue Under IFRS 9**

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.7 RECOGNITION OF FEES AND COMMISSION

Fees and commission are recognised as earned in the statement of profit or loss account.

#### 3.8 INVESTORS' BALANCES

Investors' balances are initially recognized at the nominal amount of funds received and subsequently at nominal amount plus accrued interests.

#### 3.9 DEFINED BENEFIT PLAN

The Society operates the New Building Society Limited Pension Scheme which is a Defined Benefit Scheme as the amount of pension that an employee will receive on retirement is dependent on years of service and compensation. The assets of the Scheme are held independently from those of the Society. The Scheme is funded by employee and Society contributions.

The projected actuarial method is used for the retirement benefit plan. Under this method, the actuarial liabilities consist of the present value of pensions in payment and vested deferred benefits for terminated members, plus that portion of the future benefits expected to be paid to present members which is related to their credited service up to the valuation date. Amounts of pension are determined based on each member's projected final earnings. The current service cost for the defined benefit provisions for the year following the valuation date is the present value of benefits accrued by members with respect to their service in that year.

The characteristics of this actuarial cost method are that it matches year-by-year costs of benefits expected to be accrued by the members each year to the contributions required for those years and, since it results in a pattern of progressively increasing costs for an individual employee as that employee ages, it may also result in progressively increasing costs for the Scheme as a whole if the average age profile of the Scheme membership increases from year to year.

#### 3.10 PROVISIONS AND CONTINGENT LIABILITIES

A provision is recognized when there is a present obligation as a result of a past event, it is probable that the obligation will be settled and it can be reliably estimated (IAS 37). Contingent liabilities have not been recognized.

#### 3.11 PROPERTIES IN POSSESSION

Properties are carried at lower of carrying amount and fair value less costs to sell. Fair values of these assets are determined by independent valuers.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 3. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

#### 3.12 CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, cash and cash equivalents comprise cash in hand and cash at bank excluding balances redeemable after three months.

#### 3.13 COMPARATIVES

Where necessary, comparative figures have been adjusted to conform with changes in presentation in the current year.

### 4. CRITICAL ACCOUNTING ESTIMATES AND JUDGMENTS

#### 4.1 IMPAIRMENT LOSSES ON LOAN ASSETS

To identify impairment of the Society's loan assets, judgments are made as to whether there is any observable data indicating that there is a measurable decrease in the estimated future cash flows. Estimating the quantum and timing of future recoveries involves significant judgment. The size of receipts will depend on the future performance of the borrower and the value of the security, both of which will be affected by future economic conditions; additionally, collateral may not be readily marketable. The actual amount of future cash flows and the date they are received may differ from these estimates and consequently actual losses incurred may differ from those recognized in these financial statements.

Impairment on Loan Assets are estimated based on the requirements set out in Note 3.3 (a) (i) for the recognition and allowances for ECL.

#### 4.2 FINANCIAL ASSETS "HOLD TO COLLECT BUSINESS MODEL"

The Society classifies and subsequently measures its investments at amortised cost under the IFRS 9 using specified conditions of the business model. These investments are non-derivative financial assets with fixed and determinable payments and fixed maturities that management has the positive intent and ability to collect contractual cashflows.

The Society's objective met the conditions of the "Hold to collect business model" states to hold financial assets in order to collect contractual cash flows and solely payments of principal and interest (referred to as "SPPI") outstanding at specified date.

#### 4.3 RETIREMENT BENEFIT PLAN

The present value of the retirement benefit plan obligation depends on a number of factors that are determined on an actuarial basis using a number of assumptions. Any changes in these assumptions will impact the carrying amount of the plan's obligation. The assumptions used are disclosed in note 12 to the financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>5. CASH RESOURCES</b>		
Redeemable on Demand:		
Cash in Hand	5,000	7,200
Cash at Bank, excluding Fixed Deposits	4,704,461	4,019,021
Classified as Cash and Cash Equivalents	4,709,461	4,026,221
Redeemable after 3 Months:		
Fixed Deposits	10,208,874	12,606,974
	14,918,335	16,633,195
<b>6. LOAN ASSETS</b>		
Mortgages	94,868,618	75,752,949
Provision for Impairment on Loan Assets (notes 6 (b) & 14)	(397,457)	(429,123)
Unearned Interest	(75,126)	(100,249)
	94,396,035	75,223,577

The stages of mortgages and the related Expected Credit Losses (ECL) based on the Society's criteria and policies shown in **Note 3.3 (a)** for the calculation of ECL allowances as follows:

**(a) Impairment of Loan Assets (Mortgages)**

Stage 1: 12 Month ECL	119,480	91,330
Stage 2: Lifetime ECL	57,817	64,890
Stage 3: Lifetime Credit Impaired ECL for Financial Assets	220,160	272,903
	397,457	429,123

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025		2024	
6. LOAN ASSETS (cont'd)	No. of Securities	Value	No. of Securities	Value
The table below shows the analysis of the mortgage portfolio by value bands				
Balances not exceeding \$1,000,000	919	472,387	1,004	505,328
Balances exceeding \$1,000,000 but not \$1,500,000	572	705,088	498	621,283
Balances exceeding \$1,500,000 but not \$2,000,000	592	1,041,243	572	997,441
Balances exceeding \$2,000,000 but not \$2,500,000	711	1,576,982	664	1,476,055
Balances exceeding \$2,500,000 but not \$3,000,000	615	1,671,140	634	1,729,566
Balances exceeding \$3,000,000 but not \$4,000,000	1,160	4,012,898	1,103	3,848,169
Balances exceeding \$4,000,000 but not \$5,000,000	1,277	5,761,767	1,058	4,774,146
Balances exceeding \$5,000,000 but not \$6,000,000	1,164	6,324,551	1,000	5,453,984
Balances exceeding \$6,000,000 but not \$7,000,000	929	5,991,776	878	5,653,051
Balances exceeding \$7,000,000 but not \$8,000,000	797	5,919,352	659	4,886,386
Balances exceeding \$8,000,000 but not \$9,000,000	888	7,534,446	761	6,511,158
Balances exceeding \$9,000,000 but not \$10,000,000	552	5,230,130	460	4,334,752
Balances exceeding \$10,000,000 but not \$11,000,000	566	5,852,765	398	4,129,332
Balances exceeding \$11,000,000 but not \$12,000,000	470	5,400,773	420	4,812,059
Balances exceeding \$12,000,000 but not \$13,000,000	332	4,155,895	228	2,835,052
Balances exceeding \$13,000,000 but not \$14,000,000	327	4,414,958	253	3,400,998
<b>Bal C/F to next page</b>	<b>11,871</b>	<b>66,066,151</b>	<b>10,590</b>	<b>55,968,760</b>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025		2024	
6. LOAN ASSETS (cont'd)	No. of Securities	Value	No. of Securities	Value
The table below shows the analysis of the mortgage portfolio by value bands				
<b>Bal B/F from previous page</b>	<b>11,871</b>	<b>66,066,151</b>	10,590	55,968,760
Balances exceeding \$14,000,000 but not \$15,000,000	<b>470</b>	<b>6,808,983</b>	391	5,682,117
Balances exceeding \$15,000,000 but not \$16,000,000	<b>163</b>	<b>2,514,216</b>	127	1,924,876
Balances exceeding \$16,000,000 but not \$17,000,000	<b>128</b>	<b>2,117,041</b>	84	1,387,597
Balances exceeding \$17,000,000 but not \$18,000,000	<b>129</b>	<b>2,262,622</b>	73	1,274,408
Balances exceeding \$18,000,000 but not \$19,000,000	<b>180</b>	<b>3,340,086</b>	87	1,611,196
Balances exceeding \$19,000,000 but not \$20,000,000	<b>467</b>	<b>9,140,474</b>	305	5,969,956
Balances exceeding \$20,000,000 but not \$21,000,000	<b>88</b>	<b>1,777,219</b>	91	1,833,790
Balances exceeding \$21,000,000 but not \$22,000,000	<b>3</b>	<b>63,811</b>	-	-
Balances exceeding \$22,000,000 but not \$23,000,000	<b>3</b>	<b>66,714</b>	-	-
Balances exceeding \$23,000,000 but not \$24,000,000	<b>4</b>	<b>93,244</b>	-	-
Balances exceeding \$24,000,000 but not \$25,000,000	<b>1</b>	<b>24,100</b>	-	-
Balances exceeding \$25,000,000 but not \$26,000,000	<b>3</b>	<b>76,122</b>	-	-
Balances exceeding \$26,000,000 but not \$27,000,000	<b>1</b>	<b>26,861</b>	-	-
Balances exceeding \$27,000,000 but not \$28,000,000	<b>2</b>	<b>55,114</b>	-	-
<b>Bal C/F to next page</b>	<b>13,513</b>	<b>94,432,758</b>	11,748	75,652,700

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025		2024	
	No. of Securities	Value	No. of Securities	Value
<b>6. LOAN ASSETS (cont'd)</b>				
The table below shows the analysis of the mortgage portfolio by value bands				
<b>Bal B/F from previous page</b>	<b>13,513</b>	<b>94,432,758</b>	11,748	75,652,700
Balances exceeding \$28,000,000 but not \$29,000,000	1	28,266	-	-
Balances exceeding \$29,000,000 but not \$30,000,000	-	-	-	-
Balances exceeding \$30,000,000	11	332,468	-	-
<b>Total</b>	<b>13,525</b>	<b>94,793,492</b>	11,748	75,652,700

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>7. INVESTMENTS</b>		
Government of Guyana Treasury Bills	7,805,436	8,782,603

### 8. PROPERTY, PLANT & EQUIPMENT

	Freehold Land and Buildings	Machinery, Furniture and Equipment	Motor Vehicles	Work In Progress	Total
<b>Cost</b>					
As at 01 January, 2025	2,456,192	312,122	106,650	-	2,874,964
Additions	12,479	10,129	-	9,797	32,405
Disposals	-	(1,591)	(15,400)	(9,797)	(26,788)
As at 31 December, 2025	2,468,671	320,660	91,250	-	2,880,581
<b>Accumulated Depreciation</b>					
As at 01 January, 2025	-	264,749	65,292	-	330,041
Charges for the Year	43,231	14,497	16,850	-	74,578
Written back on Disposals	-	(1,591)	(15,067)	-	(16,658)
As at 31 December, 2025	43,231	277,655	67,075	-	387,961
<b>Net Book Value</b>					
As at 31 December, 2025	2,425,440	43,005	24,175	-	2,492,620
As at 1 January 2025	2,456,192	47,373	41,358	-	2,544,923

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 8. PROPERTY, PLANT & EQUIPMENT (cont'd)

	Freehold Land and Buildings	Machinery, Furniture and Equipment	Motor Vehicles	Total
<b>Cost</b>				
As at 01 January, 2024	2,253,342	306,642	89,900	2,649,884
Additions	3,510	8,631	23,250	35,391
Disposals	-	(3,151)	(6,500)	(9,651)
Revaluation	199,340	-	-	199,340
As at 31 December, 2024	<u>2,456,192</u>	<u>312,122</u>	<u>106,650</u>	<u>2,874,964</u>
<b>Accumulated Depreciation</b>				
As at 01 January, 2024	196,725	250,878	52,711	500,314
Charges for the Year	39,608	17,022	16,914	73,544
Revaluation	(236,333)	-	-	(236,333)
Written back on Disposals	-	(3,151)	(4,333)	(7,484)
As at 31 December, 2024	<u>-</u>	<u>264,749</u>	<u>65,292</u>	<u>330,041</u>
<b>Net Book Value</b>				
As at 31 December, 2024	<u>2,456,192</u>	<u>47,373</u>	<u>41,358</u>	<u>2,544,923</u>
As at 1 January 2024	<u>2,056,617</u>	<u>55,764</u>	<u>37,189</u>	<u>2,149,570</u>

If freehold land and building were stated at historical cost, the carrying values would be:

	2025	2024
Cost	1,328,474	1,315,995
Accumulated Depreciation	(373,148)	(346,579)
	<u>955,326</u>	<u>969,416</u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

9. OTHER ASSETS	2025	2024
Accrued Interest	88,018	85,783
Accounts Receivables and Prepayments	<u>84,661</u>	<u>76,072</u>
	<u><u>172,679</u></u>	<u><u>161,855</u></u>
10. INVESTORS' BALANCES		
Five Dollar Shares	38,742,307	32,690,709
Save and Prosper	57,004,430	48,161,440
Deposits	<u>1,752,649</u>	<u>1,354,169</u>
	<u><u>97,499,386</u></u>	<u><u>82,206,318</u></u>
11. OTHER LIABILITIES		
Withholding Taxes	55,553	46,753
Accounts Payables and Accruals	<u>105,893</u>	<u>106,675</u>
	<u><u>161,446</u></u>	<u><u>153,428</u></u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>12. DEFINED BENEFIT ASSET</b>		
<b>The amount recognized in the Statement of Financial Position is as follows:</b>		
Fair Value of Plan Assets	3,736,248	2,965,618
Present Value of Obligations	(1,907,925)	(1,703,878)
Effect of Asset Ceiling	(1,143,550)	(625,431)
<b>Asset Recognized in the Statement of Financial Position</b>	<b>684,773</b>	<b>636,309</b>
<b>The movement in the Present Value of the Obligation is:</b>		
As at Beginning of Year	1,703,878	1,439,268
Interest Expense	97,406	81,247
Current Service Cost	57,966	43,992
Contributions by Plan Participants	33,313	28,201
Benefits Paid	(48,275)	(68,477)
Past Service Cost	16,205	24,584
Actuarial losses	47,433	155,063
<b>As at End of Year</b>	<b>1,907,925</b>	<b>1,703,878</b>
<b>The movement in the Fair Value of Plan Assets is:</b>		
As at Beginning of Year	2,965,618	3,312,761
Actual Return on Plan Assets	714,720	(367,429)
Contributions by the Society	72,178	61,102
Contributions by Plan Participants	33,313	28,201
Benefits Paid	(48,275)	(68,477)
Administrative Expenses	(1,306)	(540)
<b>As at End of Year</b>	<b>3,736,248</b>	<b>2,965,618</b>
<b>The amount recognized in the Statement of Profit or Loss:</b>		
Current Service Cost	57,966	43,992
Past Service Cost	16,205	24,584
Interest Cost	97,406	81,247
Expected Return on Plan Assets	(164,647)	(182,760)
Administrative expenses	1,306	540
Interest on Effect of Asset Ceiling	34,399	76,469
<b>Total included in Staff Cost</b>	<b>42,634</b>	<b>44,072</b>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>12. DEFINED BENEFIT ASSET (Cont'd)</b>		
<b>Re-measurements recognized in other comprehensive income:</b>		
Loss from change in assumptions	-	169,570
Experience Gains - Demographic	47,434	(14,507)
Experience Gains - Financial	(550,073)	550,189
Effect of Asset Ceiling	483,720	(841,378)
	(18,920)	(136,126)
Expected Contributions in Upcoming Year	111,128	96,575

### Reconciliation of opening and closing entries in statement of financial position

Opening defined benefit asset	(636,309)	(483,153)
Net pension costs	42,634	44,072
Re-measurements recognised in OCI	(18,920)	(136,126)
Society's contribution paid	(72,178)	(61,102)
	(684,772)	(636,309)

### The principal assumptions used were:

Discount Rate	5.50%	5.50%
Future Salary Increases	5.50%	5.50%
Return on Assets	5.50%	5.50%
Mortality	UP -94	UP -94
	(+1) (with a projection scale AA)	(+1) (with a projection scale AA)

The expected return on plan assets comprises income and capital gains less a margin for administrative expenses. The income component has been determined by reference to a weighted average of rates of interest at which deposits have been fixed, and the dividend yield on equity holdings. An allowance for capital gains has been determined by considering the proportion of plan assets invested in equity holdings, adjusted for growth in the capital value in line with economic conditions.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 12. DEFINED BENEFIT ASSET (Cont'd)

**Risks conditions specific to the Society arising from the Retirement Benefit Plan:**

**Interest Risk:** A decrease in the bond interest rate will decrease the retirement benefit surplus.

**Mortality Risk:** The present value of the plan obligation is calculated by reference to the best estimate of the mortality of the plan participants during and after their employment. An increase in the life expectancy of the plan participants will decrease the retirement benefit surplus.

**Salary Risk:** The present value of the plan obligation is calculated by reference to the future salaries of the plan participants. An increase in the salary of the plan participants will decrease the retirement benefit surplus.

**Investment Risk:** A decrease in the return on plan assets will decrease the retirement benefit surplus.

	2025		2024	
<b>Plan Assets are comprised as follows:</b>				
Cash Resources	223,888	6.0%	260,282	8.8%
Stocks & Bonds	3,507,695	93.9%	2,702,762	91.1%
Other Assets	4,665	0.1%	2,575	0.1%
	<b>3,736,248</b>	<b>100%</b>	<u>2,965,618</u>	<u>100%</u>

The fair values of the above equity and debt instruments are determined based on quoted market prices in active markets.

**A summary of the plan position and experience adjustments is as follows:**

	2025	2024	2023	2022	2021
Present Value of Obligation	<b>1,907,926</b>	1,703,878	1,439,268	1,300,695	1,106,820
Fair Value of Plan Assets	<b>3,736,248</b>	2,965,618	3,312,761	3,772,709	2,809,619

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 12. DEFINED BENEFIT ASSET (Cont'd)

#### Impact of changes in significant actuarial assumptions

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increases and mortality. The sensitivity analysis provided below have been determined based on reasonable possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Scenario	Benefit Obligation	% Change in Benefit Obligation
<b>Valuation Results</b>	1,907,925	
Discount Rate -1%	2,304,471	20.78%
Discount Rate +1%	1,562,059	-18.13%
Salary Increases -1%	1,731,049	-9.27%
Salary Increases +1%	2,056,447	7.78%
Increase average life expectancy by 1 year	1,916,119	0.43%
Decrease average life expectancy by 1 year	1,899,711	-0.43%

### 13. RESERVES AND CAPITAL

#### a) The Risk Reserve

The Risk Reserve is created as an appropriation of retained earnings to account for the difference between the specific provision created by the Society and the provisions as required under Bank of Guyana Supervision Guideline No.5.

The Risk Reserve increased to **\$474,244** at year end where the amount was transferred from Retained Earnings as shown in the Statement of Changes in Equity which was due to the requirement of the Supervision Guideline No. 5 and IFRS 9.

#### b) Assigned Capital

As required by the Financial Institutions Act 1995, as amended, the Bank of Guyana has assigned the Society's capital of its business as not less than an amount of \$250,000.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>14. CREDIT IMPAIRMENT ON LOAN ASSETS</b>		
(Reduction)/Increase for the year	(98,662)	57,956
Loss accounts written off for the year	-	15,000
As at End of Year	<u>(98,662)</u>	<u>72,956</u>
<b>15. NON-INTEREST EXPENSES BY NATURE</b>		
<b>(a) Depreciation</b>	<b>74,578</b>	<b>73,544</b>
<b>(b) General Administrative Expenses</b>		
Staff Costs (Note 17)	908,515	806,820
Electricity	54,919	50,838
Software License Fee	88,849	71,125
Advertising	1,388	3,803
Postage and Telephone	18,949	15,315
Deposits Insurance	146,717	131,025
Other	215,269	190,574
	<u>1,434,606</u>	<u>1,269,500</u>
<b>(c) Other Expenses</b>		
Security	59,243	60,433
Charitable and Educational Donations	5,275	4,956
Auditors' Remuneration	4,240	4,240
Dormancy Fees Refund	38,841	38,077
	<u>107,599</u>	<u>107,706</u>
<b>Total Non-Interest Expenses</b>	<u><b>1,616,783</b></u>	<u><b>1,450,750</b></u>
<b>16. INTEREST EXPENSES</b>		
Five Dollar Shares	523,592	447,907
Save and Prosper Shares	1,445,914	1,206,142
Deposits	21,752	18,097
	<u><b>1,991,258</b></u>	<u><b>1,672,146</b></u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

17. STAFF COSTS	2025	2024
Wages and Salaries	602,217	539,686
Social Security Costs	38,366	34,641
Pension Costs	42,634	44,072
Other Staff Costs	225,298	188,421
	<u>908,515</u>	<u>806,820</u>

### 18. RELATED PARTY TRANSACTIONS

A number of transactions were entered into with related parties in the normal course of business. The related parties were key management personnel including Directors and Senior Officers of the Society and close family members of such individuals. Mortgages were extended to Senior Officers of the Society at the applicable employee's rate of 50% of the prevailing rate. All other transactions were carried out on commercial terms and at prevailing rates.

	2025	2024
<b>(a) MORTGAGES</b>		
Balance as at Beginning of Year	24,598	45,348
Effect of changes in Key Management Personnel	13,698	(18,427)
Mortgage Interest Charged during the Year	6,805	749
Mortgage Payments during the Year	(14,479)	(3,072)
Balance as at End of Year	<u>30,622</u>	<u>24,598</u>

No provision has been required for the mortgages granted to related parties.

### (b) INVESTORS' BALANCES

Balance as at Beginning of Year	653,577	507,471
Effect of Changes in Key Management Personnel	-	(13,580)
Deposits Received during the Year	333,907	226,199
Interest earned during the Year (net of tax)	17,336	11,593
Withdrawals made during the Year	(159,932)	(78,106)
Balance as at End of Year	<u>844,888</u>	<u>653,577</u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

	2025	2024
<b>18. RELATED PARTY TRANSACTIONS (Cont'd)</b>		
<b>(c) KEY MANAGEMENT COMPENSATION</b>		
Short-Term Employee Benefits	188,141	171,755
Post-Employment Benefits	7,476	5,727
	195,617	177,482
<b>19. DIRECTORS' COSTS</b>		
Directors' Costs included in Key Management Compensation		
Directors' Fees	17,502	14,592
Directors' Travel	17,502	14,592
Directors' Pension	3,448	3,388
	38,452	32,572
<b>20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT</b>		
<b>(a) CATEGORIES OF FINANCIAL INSTRUMENTS</b>		

Financial instruments carried at the Statement of Financial Position date includes cash resources, loan assets, investments, other assets (excluding property, plant and equipment and prepayments), and investors' balances, accounts payables and accruals.

The Society's financial instruments were classified into the following categories as stated in **notes 3.3 and 3.4** of the financial statements. All of the Society's financial liabilities are classified as financial liabilities measured at amortized cost.

Investment Securities held by the Society are classified under Amortised cost, as stated under the business model, the Society holds financial asset to collect the contractual cash flows. The characteristics of the contractual cash flows are that of solely payments of the principal amount and interest (referred to as "SPPI").

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (a) CATEGORIES OF FINANCIAL INSTRUMENTS (Cont'd)

Financial assets classified as loans and receivables are non-derivative instruments with fixed or determinable payments that are not quoted in an active market. The Society's cash resources, loan assets and other assets (excluding property, plant and equipment and prepayments) are classified as loans and receivables.

Financial liabilities which are not classified as fair value through the profit and loss are classified as financial liabilities measured at amortized cost. A financial liability which is acquired principally for the purpose of selling in the short term or derivatives are categorized as fair value through the profit and loss. The Society holds no such financial liabilities. As such, the Society's investors' balances, accounts payables and accruals are classified as financial liabilities measured at amortized cost.

There were no changes in these classifications from the prior year.

#### (b) RISK ARISING FROM FINANCIAL INSTRUMENTS

Financial instruments incorporate the vast majority of the Society's assets and liabilities. The Society's activity involves the acceptance of deposits from investors which are then used to earn an interest margin by investing these funds in high quality assets. The principal risks which arise from this core activity, and which needs to be managed by the Society, are credit risks, liquidity risk, interest rate risks and foreign exchange risk. The Society's objective is to limit its exposure to such risks while maintaining a steady growth in profitability and net asset base. The Society's risk management policies for each of these risks is described in the following parts to this note.

#### (c) 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. Credit risk arises on the Society's holdings of cash resources, investments and loan assets. The maximum credit risk exposure approximates to the carrying values of these assets at the Statement of Financial Position date.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (c) CREDIT RISK (Cont'd)

To reduce the Society's exposure, cash resources are held with financial institutions licensed in Guyana. Treasury bills investments are issued and guaranteed by the Government of Guyana.

With respect to the exposure to credit risk on mortgages, the following mitigating measures are relied upon.

- (i) Prior to the advancing of funds, an initial interview of the potential borrower is conducted by an Officer of the Mortgage Department. During the interview, the Officer collects information on the proposed project, the income resources to be relied upon for repayments and the property to be lodged as collateral. The potential borrower is also informed of the statutory requirement for a credit report.
- (ii) The initial inspection of the property to be lodged as collateral is carried out, during which a value is assessed. For mortgages between ten million dollars (\$10M) to thirty million dollars (\$30M), two (2) Directors are required to approve the application.
- (iii) A recommendation is made for the amount to be approved using information collected on the project, sources of repayment and the assessed value of the collateral to be lodged. The recommendation must be within seventy-five percent (75%) of the Society's assessed value and within the statutory lending limits of the Society of thirty million Guyana dollars (\$30M).
- (iv) The Board of Directors is required to approve all mortgages regardless of the amount to be disbursed.
- (v) The mortgage must be registered on the collateral prior to the disbursement of funds.
- (vi) For mortgages that involve disbursement of funds in stages, inspections are carried out by an Officer of the Mortgage Department to assess the satisfaction of the project, prior to further release of disbursements.
- (vii) Daily reports are generated to identify mortgagors who have defaulted on repayments. The Society has a team within its Mortgage Department that is tasked with the identification and monitoring of defaulting mortgagors.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (c) CREDIT RISK (Cont'd)

(viii) A Director of the Society is required to inspect collateral lodged at least once every three (3) years.

Given the homogenous nature of the Society's loan assets, management monitors the overall quality of its portfolio by examining the geographic concentration against historic default rates (foreclosed mortgages as a percentage of the geographic total).

The concentration of loan assets that are neither pass due nor impaired as at the Statement of Financial Position date and the geographic default rates are shown below.

	2025		2024	
	Value	Rate	Value	Default Rate
Demerara, except Linc	80,144,998	0.39%	62,895,708	0.38%
Berbice	10,457,815	1.40%	9,106,756	1.40%
Essequibo	2,857,722	0.44%	2,488,305	0.39%
Linden	1,332,957	0.37%	1,161,857	0.31%
	94,793,492		75,652,626	

During the year there were loan assets totaling \$291,139 (2024-\$395,394) which were renegotiated and which would have otherwise been past due or impaired.

The table below shows the age analysis of loan assets that are past due and impaired mortgages as at the Statement of Financial Position date, along with the estimated fair value of the collateral held against these balances.

	2025	2024
<b>Past Due Accounts</b>		
Pass due up to 30 days	7,264,909	5,537,562
Pass due 30 to 90 days	5,092,339	4,304,363
Impaired (Over 90 days)	2,615,650	2,012,554
Total	14,972,898	11,854,479
Fair value of collateral	41,027,220	31,035,956

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (c) CREDIT RISK (Cont'd)

The table below shows the geographic analysis of loan assets that are impaired as at the Statement of Financial Position date, along with the estimated fair value of the collateral held against these balances. All impaired loan assets exceeding 180 days and 365 days totalled \$702,392 (2024-\$860,294) and \$212,796 (2024-\$559,510) respectively.

	2025	2024
Demerara, except Linden	2,546,475	2,948,397
Berbice	421,452	495,936
Essequibo	89,223	144,492
Linden	31,860	25,901
	<u>3,089,010</u>	<u>3,614,726</u>
Fair value of collateral	<u>6,784,908</u>	<u>7,942,798</u>

#### RENEGOTIATED LOANS

The carrying amounts of all renegotiated loans aggregated to:

Renegotiated Loans	<u>291,139</u>	<u>395,394</u>
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Renegotiations normally involve the deferral of repayments for members experiencing temporary cash flow problems. This request is usually considered by management and approved for the facilities to service satisfactorily by the borrower under revised conditions. The renegotiations were primarily refinancing of facilities or rescheduling of payments. These facilities continue to earn interest and are aged based on the original terms. Corresponding value of 2024 was amended as previously reported.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (d) INTEREST RATE RISK

The Society assumes interest rate risk from dealing with members and other third parties through fixed term lending or investment activity. The risk arises from movement in interest rates where the Society's financial assets or liabilities have different repricing dates. The Society manages this risk through the retention of the right to change applicable rates on mortgages and investors' balances and the holding of short-term investments.

The Society's interest bearing instruments carry fixed rate of interest except cash resources totaling \$2,929,824 (2024 - \$2,962,097) with an effective interest rate of 0.5% (2024 - 0.5%). Should the interest rates on the floating rate instruments increase/decrease by 50 basis points (2024 - 50 basis points), with all other variables held constant, the profit for the year would increase/decrease by \$14,649 (2024 - \$14,810).

The tables below summarize the Society's exposure to interest rate risk by categorizing the carrying amounts of assets and liabilities by the earlier of the contractual repricing or maturity dates.

	Up to one year	Over one year	Non- Interest Bearing	Total
<b>As at 31 December 2025</b>				
Cash Resources	14,918,335	-	-	14,918,335
Loan Assets	7,094,815	87,301,220	-	94,396,035
Investments	7,805,436	-	-	7,805,436
Other Assets	-	-	172,679	172,679
<b>Total Assets</b>	<b>29,818,586</b>	<b>87,301,220</b>	<b>172,679</b>	<b>117,292,485</b>
Investors' Balances	97,499,386	-	-	97,499,386
Other Liabilities	161,446	-	-	161,446
<b>Total Investors' Balances and Other Liabilities</b>	<b>97,660,832</b>	<b>-</b>	<b>-</b>	<b>97,660,832</b>
<b>Interest Sensitivity Gap</b>	<b>(67,842,246)</b>	<b>87,301,220</b>	<b>172,679</b>	

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (d) INTEREST RATE RISK (Cont'd)

	Up to one year	Over one year	Non- Interest Bearing	Total
<b>As at 31 December 2024</b>				
Cash Resources	15,569,070	-	1,064,125	16,633,195
Loan Assets	5,180,713	70,419,694	-	75,600,407
Investments	8,782,603	-	-	8,782,603
Other Assets	-	-	161,855	161,855
<b>Total Assets</b>	<b>29,532,386</b>	<b>70,419,694</b>	<b>1,225,980</b>	<b>101,178,060</b>
Investors' Balances	82,206,318	-	-	82,206,318
Other Liabilities	153,428	-	-	153,428
<b>Total Investors' Balances and Other Liabilities</b>	<b>82,359,746</b>	<b>-</b>	<b>-</b>	<b>82,359,746</b>
<b>Interest Sensitivity Gap</b>	<b>(52,827,360)</b>		<b>1,225,980</b>	

The effective interest rates/yields on significant financial instruments are as follows:

	2025	2024
	%	%
Fixed Deposits	1.7	1.32
Mortgages	4.6	4.6
Investments	1.2	0.85
Investors' Balances	2.0	2.0

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (e) LIQUIDITY RISK

Liquidity risk is the risk that the Society is not able to meet its financial obligations as they fall due. The Society is exposed to daily calls on its cash resources from investors' accounts and mortgage draw downs. The Society's liquidity policy is to maintain sufficient liquid resources to cover cash flow imbalances and fluctuations in funding, to retain full public confidence in the solvency of the Society and to enable it to meet all financial obligations. This is achieved through maintaining a prudent level of liquid assets and through management control of the growth of business.

All the Society's financial liabilities are payable within one month of the Statement of Financial Position date. However, in practice, investors' balances are repaid later than on the earliest date on which repayment can be required.

The tables below analyze assets and liabilities of the Society into relevant maturity groupings.

	Up to one year	One to five years	Over five years	Total
<b>As at 31 December 2025</b>				
Cash Resources	14,918,335	-	-	14,918,335
Loan Assets	6,697,358	18,442,655	69,540,732	94,680,745
Investments	7,805,436	-	-	7,805,436
Other Assets	172,679	-	-	172,679
<b>Total Assets</b>	<b>29,593,808</b>	<b>18,442,655</b>	<b>69,540,732</b>	<b>117,577,195</b>
Investors' Balances	97,499,386	-	-	97,499,386
Other Liabilities	161,446	-	-	161,446
<b>Total Investors' Balances and Other Liabilities</b>	<b>97,660,832</b>	<b>-</b>	<b>-</b>	<b>97,660,832</b>
<b>Net Liquidity Gap</b>	<b>(68,067,024)</b>	<b>18,442,655</b>	<b>69,540,732</b>	

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (e) LIQUIDITY RISK (Cont'd)

	Up to one year	One to five years	Over five years	Total
<b>As at 31 December 2024</b>				
Cash Resources	16,633,195	-	-	16,633,195
Loan Assets	5,180,713	14,273,766	56,145,928	75,600,407
Investments	8,782,603	-	-	8,782,603
Other Assets	161,855	-	-	161,855
<b>Total Assets</b>	<b>30,758,366</b>	<b>14,273,766</b>	<b>56,145,928</b>	<b>101,178,060</b>
Investors' Balances	82,206,318	-	-	82,206,318
Other Liabilities	153,428	-	-	153,428
Total Investors' Balances and Other Liabilities	<b>82,359,746</b>	<b>-</b>	<b>-</b>	<b>82,359,746</b>
<b>Net Liquidity Gap</b>	<b>(51,601,380)</b>	<b>14,273,766</b>	<b>56,145,928</b>	

#### (f) FOREIGN EXCHANGE RISK

Foreign exchange exposure arises from the Society's holding of foreign-denominated financial assets. Management limits the exposure to unfavourable exchange rate movements by investing in stable currencies.

<b>Aggregate Assets denominated in Foreign Currencies amounted to:</b>	<b>2025</b>	<b>2024</b>
British Pound Sterling	<b>62,983</b>	62,956
United States Dollar	<b>757,681</b>	752,117

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 20. FINANCIAL INSTRUMENTS AND FINANCIAL RISK MANAGEMENT (Cont'd)

#### (f) FOREIGN EXCHANGE RISK (Cont'd)

At 31 December 2025, if the Guyana dollar had weakened / strengthened by 2.5% against the British Pound Sterling, with all other variables held constant, profit for the year would have been \$1,575 (2024 - \$1,574) higher / lower.

At 31 December 2025, if the Guyana dollar had weakened / strengthened by 2.5% against the U.S Dollar, with all other variables held constant, profit for the year would have been \$ 18,492 (2024 - \$18,803) higher / lower.

### 21. FAIR VALUE MEASUREMENTS

The Society assets and liabilities based on the following hierarchy contained in IFRS 13:

Level 1: Quoted prices (unadjusted) in active markets for identical assets and liabilities

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset, either directly or indirectly.

Level 3: Inputs for the asset that are not based on observable market data .

#### (a) Loans and Investments

The table below shows the fair value of assets which are not carried at fair value on the statement of financial position but for which disclosure of fair value is required.

Assets	IFRS 13 Level	2025 Fair value	2025 Carrying amount	2024 Fair value	2024 Carrying amount
Loan Assets	Level 2	107,159,592	94,396,035	82,490,266	75,223,577
Investments	Level 2	7,830,000	7,805,436	8,820,000	8,782,603

The fair values of loan assets are based on net present values using discount rates reflected of market rates for similar assets

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 31 DECEMBER 2025

*Expressed in Thousands of Guyana Dollars*

### 21. FAIR VALUE MEASUREMENTS (Cont'd)

#### (b) Cash Resources and Other Assets

Cash Resources and Other Assets: The carrying value of cash resources and other assets approximate to fair value given their short term nature.

#### (c) Investors' Balances and Other Liabilities

The fair value of investors' balances and other liabilities approximate to the amount repayable on demand as the balances carries no stated maturity.

There were no transfer between levels in the current year.

### 22. CONTINGENT MATTERS

#### (a) CLAIMS FROM BUILDING CONSULTANTS

During December 2008 the Society received three (3) writs of claim totaling \$29,829 from consultants involved in providing architectural, structural engineering and quantity surveying services in respect of preparatory works for the construction of the Society's new Head Office. The initial ruling of the court was in favour of the plaintiff. This amount is lodged with the Registrar of the Supreme Court of Judicature and the sum of \$15,898 was paid to one of the Plaintiffs by an order from the Caribbean Court of Justice. The Society has appealed this ruling and is confident of success on appeal.

#### (b) CLAIMS FROM FORMER EMPLOYEES

During 2010, the Society received writs from three (3) former employees seeking damages in excess of fifty million dollars in each case for wrongful dismissal and breach of their contract of employment. Two (2) matters have since been concluded in favor of the Plaintiffs and no longer engage the attention of the Court.

#### (c) OTHER MATTERS

In January 2017, the Society filed two (2) writs against the Town Clerk of the City of Georgetown and others in relation to parking meters positioned near or adjacent to the Society's Chief Office. The High Court ruled in the Society's favor in one of the writs, which has since been appealed by the Town Clerk. No date has been fixed for this matter to be heard. The other writ was withdrawn by the Society.

# SIGNIFICANT CONTRIBUTIONS

Scenes from NBSs participation in the International Building Expo 2025 - *The Road to Success, Guyana 2030 and Beyond.* that was held at the Guyana National Stadium during the period Thursday, August 14, 2025 to Sunday, August 17, 2025.



# SIGNIFICANT CONTRIBUTIONS



Scenes from NBSs participation of a One Stop Shop Event at Pouderoyen, West Bank Demerara hosted by the Central Housing & Planning Authority in April 2025.

# CORPORATE SOCIAL RESPONSIBILITIES



Ms. Donna Fraser, Admin staff accepts a trophy from Mrs. Toshawna Garner, Senior Cashier, Mackenzie Branch for Mackenzie High School annual price giving exercise.



Mr. Mahendra Ramdihal, Senior Cashier at the Rose Hall Branch office, presents a trophy to Ms Candice Davis of Port Mourant Secondary school for their annual graduation exercise.



Staff members of the Rose Hall Branch office presents a trophy to Mr. Manhebradass Nandlall, Teacher, at the Lower Corentyne Secondary school for their annual graduation exercise.



Mr. Nigel Subner of Kennard's Memorial Turf Club accepts a donation from Ms. Renita Hennis, Mortgage Supervisor for their Race Meeting.

# CORPORATE SOCIAL RESPONSIBILITIES



Mrs. Preeta Bacchus, IT Supervisor presents a trophy to Mr. Quamy Cato, representative from the D-Cup Basket Ball Academy for their Basketball Tournament.



Teacher from Enmore Primary School accepts a trophy from Mr. Khemchan Seenanan, Technical Services Supervisor, for their annual graduation exercise.



Ms. Antonia Chichester presents a trophy to Ms. Prashad, Teacher at Parfait Harmonie Primary for their Best Performer in Social Studies.



Ms. Adelina Clarke, Teacher, accepts a trophy from Ms. Trines Jeffrey, Cashier/ Senior Customer Service Clerk, Mackenzie Branch for the Linden Foundation Secondary School's annual prize giving exercise.

# STAFF MATTERS



The Society continues to celebrate, recognize and applaud the brilliant work of its administrative personnel: receptionists, secretaries and typists. In this photo our administrative personnel were presented with floral arrangements in celebration of Administrative Professionals Week 2025.



The Assistant Operations Manager, Mr. Noel Fernandes is presented with a token of appreciation by the Vice Chairman, Mrs. Chandrawati Ramson for completing more than thirty (30) years of dedicated service to the Society. Mr. Fernandes has since proceeded on retirement, and we wish him all the great things we know he will accomplish in the upcoming years.

# STAFF MATTERS



The Operations Manager, Mrs. Savitri Samaroo is honoured by the CEO/Director/Secretary, Mr. Anil Kishun for her invaluable contributions to the Society for the past twenty-five (25) years.



Manager, Berbice Operations, Mr. Rana Persaud proudly displays his long service award for completing more than Twenty-five (25) years of dedicated service to the Society.



Savings/Accounts Supervisor, Mrs. Melissa Petram-Frank (right) is presented with a token of appreciation by the Operations Manager, Mrs. Savitri Samaroo for completing in excess of Twenty-five (25) years of dedicated service to the Society.



Our Manager, Rosignol Branch Mrs. Guwantie Hiralall (right) collects her long service award from the Manager, Berbice Operations, Mr. Rana Persaud for completing more than Twenty (20) years of dedicated service to the Society.

# STAFF MATTERS



The Manager, Berbice Operations, Mr. Rana Persaud presents a long service award to Chief Cashier, Mrs. Tajwattie Lackerbaj (right) of the Rosignol Branch for completing more than Twenty (20) years of dedicated service to the Society.



The Manager, Berbice Operations, Mr. Rana Persaud presents a long service award to Chief Accounts Clerk Mr. Alvin Alladin (right) of the Rosehall Branch for completing more than Twenty (20) years of dedicated service to the Society.



The Manager, Berbice Operations, Mr. Rana Persaud presents a long service award to Chief Cashier, Mr. Arshad Rahaman (left) of the New Amsterdam Branch for completing more than Twenty (20) years of dedicated service to the Society.



Our Human Resource Officer, Ms. Latchmi Beepat proudly collects her long service award from the Assistant Operations Manager, Mr. Noel Fernandes for completing more than Fifteen (15) years of dedicated service to the Society.

# STAFF MATTERS



The Manager, Berbice Operations, Mr. Rana Persaud presents a long service award to Senior Cashier, Mr. Sanjay Rahim (left) of the New Amsterdam Branch for completing more than Fifteen (15) years of dedicated service to the Society.



The CEO/Director/Secretary, Mr. Anil Kishun presents a long service award to Mortgage Supervisor, Ms. Renita Hennis of the Head Office for completing more than Fifteen (15) years of dedicated service to the Society.



Ms. Aasiya Fazal (Left), Mas. Sahil Saif Gajraj (Center) and Ms. Cassianna Parnika Devi Ramessar (Right), Children of employees of the New Building Society Limited (NBS) who were successful at the National Grade Six Assessment (NGSA) 2025 Examination, proudly display their Bursary Awards presented.





## The New Building Society Limited

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