SERVUS CREDIT UNION LTD.

Interim Condensed Consolidated Financial Statements

For the three and nine months ended

July 31, 2021

(unaudited)

SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Financial Statements (unaudited)

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SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Statement of Financial Position (Canadian \$ thousands) (unaudited)

	Notes	July 31 2021	October 31 2020
Assets			
Cash and cash equivalents		\$ 343,233 \$	188,954
Investments	4	1,265,827	1,627,385
Members' loans	5	15,204,099	14,845,263
Assets held for sale		2,943	6,671
Other assets		36,548	30,405
Property and equipment		134,431	137,342
Leased assets		57,425	53,487
Investment property		5,927	6,120
Derivative financial assets	8	8,246	13,030
Investment in associate		200,598	197,851
Intangible assets		58,781	61,786
Total assets		17,318,058	17,168,294
Liabilities Borrowings Securitization liabilities Members' deposits Trade payables and other liabilities Lease liabilities Income taxes payable Allowance for off balance sheet credit instruments Derivative financial liabilities Investment shares Defined benefit plans Deferred income tax liabilities Total liabilities	5,6 8	200,000 760,818 14,304,053 205,276 63,038 9,994 6,300 13,499 433 5,839 8,982 15,578,232	200,000 1,148,433 13,856,560 222,113 58,124 830 7,562 4,673 434 8,126 8,238 15,515,093
Equity Share capital Retained earnings Accumulated other comprehensive income Total equity		683,426 1,046,116 10,284 1,739,826	686,549 954,279 12,373 1,653,201
Total liabilities and equity		\$ 17,318,058 \$	17,168,294

SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Statement of Income (Canadian \$ thousands) (unaudited)

	Notes	Three months ended July 31 2021	Three months ended July 31 2020	Nine months ended July 31 2021	Nine months ended July 31 2020
Interest income					
Members' loans	\$, ,	- , •	387,387 \$	425,153
Investments, including derivatives		2,033	3,204	861	23,365
Total interest income		131,147	137,393	388,248	448,518
Interest expense					
Members' deposits		18,942	33,949	66,908	122,361
Other interest expense		6,194	7,993	21,597	23,898
Total interest expense		25,136	41,942	88,505	146,259
Net interest income		106,011	95,451	299,743	302,259
Other income		35,740	26,858	103,463	87,442
Share of profits from associate		197	2,041	328	5,629
Net interest income and other income		141,948	124,350	403,534	395,330
(Recovery of) provision for credit losses	6	(8,842)	15,431	(13,334)	42,052
Net interest income and other income after		(=,= :=)	,	(10,001)	,
provision for credit losses		150,790	108,919	416,868	353,278
Operating expenses					
Personnel		56,777	52,031	163,499	156,456
General		19,968	17,601	62,979	58,406
Occupancy		4,077	4,463	12,417	13,067
Member security		2,507	2,430	7,376	7,122
Depreciation		4,541	4,343	13,491	13,135
Organization		1,300	1,313	3,394	4,224
Impairment of assets		95	148	595	670
Amortization		2,936	2,767	8,978	8,327
Total operating expenses		92,201	85,096	272,729	261,407
Income before patronage allocation					
to members and income taxes		58,589	23,823	144,139	91,871
Patronage allocation to members		8,499	8,451	25,419	25,243
Income before income taxes		50,090	15,372	118,720	66,628
		,	•	,	,
Income taxes		13,344	4,167	26,883	16,599
Net income	\$	36,746 \$	11,205 \$	91,837 \$	50,029

SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Statement of Comprehensive Income (Canadian \$ thousands) (unaudited)

	Three months ended July 31 2021	Three months ended July 31 2020	Nine months ended July 31 2021	Nine months ended July 31 2020
Net income	\$ 36,746	11,205	\$ 91,837	\$ 50,029
Other comprehensive income for the year, net of tax:				
Items that will not be reclassified to profit or loss:				
Share of other comprehensive loss from associate				
Actuarial loss on defined benefit pension plans (1)	-	-	(134)	(278)
Change in unrealized loss on equity securities at fair value through other comprehensive income securities (2)	(7)	(28)	(179)	(23)
Items that may be reclassified subsequently to profit or loss:				
Share of other comprehensive (loss) income from associate Change in unrealized (loss) gain on debt securities at fair value through	(0.00)	4.540	(4.004)	0.050
other comprehensive income securities (3)	(389)	1,516	(1,884)	2,358
Reclassification adjustments for realized (loss) gain on debt securities (4)	(33)	(9)	108	(27)
Total other comprehensive (loss) income	\$ (429)		\$ (2,089)	
Total comprehensive income	\$ 36,317	12,684	\$ 89,748	\$ 52,059

⁽¹⁾ Net of income tax (recovery) for the nine months ended July 31, 2021 of \$(40) (2020 - \$(83))

⁽²⁾ Net of income tax (recovery) for the three months ended July 31, 2021 of \$(2) (2020 - \$(8)), for the nine months ended July 31, 2021 of \$(54) (2020 - \$(7))

⁽³⁾ Net of income tax (recovery) expense for the three months ended July 31, 2021 of \$(116) (2020 - \$453), for the nine months ended July 31, 2021 of \$(562) (2020 - \$704)

⁽⁴⁾ Net of income tax (recovery) expense for the three months ended July 31, 2021 of \$(10) (2020 - \$(3)), for the nine months ended July 31, 2021 of \$32 (2020 - \$(8))

SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Statement of Changes in Equity (Canadian \$ thousands) (unaudited)

				Accumulated	
				Other	
	Common	Investment	Retained	Comprehensive	Total
	Shares	Shares	Earnings	Income	Equity
Balance at October 31, 2019	\$ 560,793 \$	121,055 \$	909,369	\$ 11,097	\$ 1,602,314
Changes in equity					
Issues of share capital	14,746	-	-	-	14,746
Redemption of share capital	(27,395)	(4,857)	-	-	(32,252)
Net income	-	-	50,029	-	50,029
Share of other comprehensive income from associate	-	-	-	2,030	2,030
Balance at July 31, 2020	\$ 548,144 \$	116,198 \$	959,398	13,127	\$ 1,636,867

				Accumulated	
				Other	
	Common	Investment	Retained	Comprehensive	Total
	Shares	Shares	Earnings	Income	Equity
Balance at October 31, 2020	\$ 566,375	\$ 120,174	\$ 954,279	\$ 12,373	\$ 1,653,201
Changes in equity					
Issues of share capital	28,976	-	-	-	28,976
Redemption of share capital	(28,369)	(3,730)	-	-	(32,099)
Net income	-	-	91,837	-	91,837
Share of other comprehensive loss from associate	-	-	-	(2,089)	(2,089)
Balance at July 31, 2021	\$ 566,982	\$ 116,444	1,046,116	\$ 10,284	\$ 1,739,826

SERVUS CREDIT UNION LTD. Interim Condensed Consolidated Statement of Cash Flows (Canadian \$ thousands) (unaudited)

	Nine months ended July 31 2021		nonths ended July 31 2020
Cash flows from (used in) operating activities Net income	\$ 91,837	\$ 5	0,029
Adjustments for non-cash items and others			
Net interest income (1)	(299,743)	(30	2,259)
(Recovery of) provision for credit losses	(13,334)	` 4	2,052
Share of profits from investment in associate	(328)	((5,629)
Depreciation	13,491	1	3,135
Amortization	8,978		8,327
Impairment of assets	595		670
(Gain) loss on leased assets	(30)		33
(Gain) loss on assets held for sale	(772)		110
Loss on disposal of property and equipment	401		414
Loss on disposal of intangible assets	-		140
Gain on loan modifications	(2,596)		_
Income taxes	26,883	1	6,599
Adjustments for net changes in operating assets and liabilities	.,		-,
Change in members' loans	(380,955)	(20	0,907)
Change in members' deposits	479,640	76	6,274
Change in assets held for sale	(6,805)	(1	0,752)
Change in derivatives, net	13,610	((9,354)
Change in other assets, provisions, and trade			
payables and other liabilities, net	(6,893)	(2	9,575)
Income taxes paid, net	(16,975)		(5,912)
Interest received	427,273		1,354
Interest paid	(119,623)		2,754)
Net cash from operating activities	214,654	59	1,995
Cash flows from (used in) investing activities			
Additions to intangible assets	(5,973)	((5,748)
Additions to property and equipment, and			
investment property	(6,415)	((6,259)
Proceeds on disposal of property and equipment, and			
investment property	161		308
Proceeds on disposal of assets held for sale	10,710	1	5,106
Purchase of Alberta Central shares	(8,418)		(963)
Distributions from Alberta Central	3,287		5,872
Proceeds from investments, net	359,319		0,258)
Net cash from (used in) investing activities	352,671	(66	1,942)
Cash flows from (used in) financing activities			
Advances of securitization liabilities	41,637	46	2,673
Repayment of securitization liabilities	(447,746)	(31	8,377)
Repayment of principal portion of lease liabilities	(3,814)	,	(3,865)
Shares issued	28,976	1	4,746
Shares redeemed	(32,099)		2,252)
Net cash (used in) from financing activities	(413,046)	12	2,925
Increase in cash and cash equivalents	154,279	5	2,978
Cash and cash equivalents, beginning of period	188,954		7,760
Cash and cash equivalents, end of period	\$ 343,233		0,738

⁽¹⁾ Net interest income includes a fair value loss (gain) on derivatives for the nine months ended July 31, 2021 of \$6,390 (2020 - \$(4,282))

1. BASIS OF PRESENTATION

These interim condensed consolidated financial statements are prepared in accordance with International Accounting Standard (IAS) 34 Interim Financial Reporting as issued by the International Accounting Standards Board (IASB). The interim condensed consolidated financial statements do not include all of the information required for full annual financial statements and should be read in conjunction with Servus Credit Union Ltd. ("Servus" or the "Credit Union") 2020 audited annual consolidated financial statements.

These interim condensed consolidated financial statements were approved by the Audit and Finance Committee on September 23, 2021.

Use of Estimates, Assumptions and Critical Judgements

The preparation of the interim condensed consolidated financial statements requires management to exercise estimates, assumptions and critical judgements that affect the application of accounting policies and the reported amounts of assets, liabilities, income, expenses and related disclosures. Estimates and underlying assumptions required under IFRS are assessed using the best available information and undertaken in accordance with the applicable standards and are reviewed on a continuous basis.

Estimates and assumptions have been used in the following areas: income taxes; deferred tax assets and liabilities; fair values of financial instruments; expected credit losses (ECL); measurement of provisions; the useful lives of property, equipment, and intangible assets; credit card points liability; defined benefit plans; and the fair value less costs to sell for assets held for sale. Actual results may differ significantly from these estimates, and the impact of any such differences will be recorded in future periods.

Critical judgments have been made in the following areas: impairment of non-financial and financial assets, modification and derecognition of assets, ECL, classification and valuation of financial instruments, consolidation of structured entities and accounting for investment in associate.

The measurement of leased assets and leased liabilities require that the Credit Union make assumptions about the lease term and the interest rate used for discounting future cash flows. Given that contractual terms of lease contracts often contain renewal options, judgment is required to determine the likelihood that these options will be exercised. Where implicit interest rates are not determinable from a lease contract, judgment is used to determine an appropriate discount rate that is reflective of the rate would be incurred if the Credit Union were to purchase the assets outright.

The COVID-19 pandemic continues to have an impact on judgments as well as significant estimates and assumptions made by management in preparing the Interim Condensed Consolidated Financial Statements. Refer to Note 6 for more information on significant judgments made to estimate the ECL.

2. ACCOUNTING POLICIES

These interim condensed consolidated financial statements have been prepared following the same accounting policies and methods as those used in preparing Servus' 2020 annual consolidated financial statements.

3. CURRENT AND FUTURE ACCOUNTING CHANGES

Adoption of Amendments to Standards in the Current Year

In March 2021, the IASB issued COVID-19 Related Rent Concessions Beyond June 30, 2021 (Amendment to IFRS 16) to extend the May 2020 amendment by one year. The amendment provides lessees with an exemption from assessing whether a COVID 19-related rent concession granted until June 30, 2022 (previously June 2021) is a lease modification. The amendment is effective for annual reporting beginning on or after April 1, 2021. Earlier application is also permitted.

3. CURRENT AND FUTURE ACCOUNTING CHANGES (CONTINUED)

The Credit Union has early adopted this amendment and has no COVID-19 related rent concessions, therefore there is no impact on the Credit Union's financial statements.

Future Accounting Changes

In addition to future accounting changes disclosed in the 2020 audited annual consolidated financial statements, the following amendments to existing accounting standards have been issued but are not yet effective on July 31, 2021. The Credit Union is currently assessing the impact of adopting the following standards:

Effective for the Credit Union — November 1, 2023

Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2)

In February 2021, the IASB issued Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2). IAS 1 amendments require an entity to disclose its material accounting policies instead of its significant accounting policies and provide guidance on how an entity can identify material accounting policy information. In addition, IFRS Practice Statement 2 has been amended by adding guidance and examples to explain and demonstrate the application of the 'four-step materiality process' to accounting policy information in order to support the amendments to IAS 1.

Definition of Accounting Estimates (Amendments to IAS 8)

In February 2021, the IASB published Definition of Accounting Estimates (Amendments to IAS 8). The amendments replace the definition of a change in accounting estimates with a definition of accounting estimates, where accounting estimates are defined as "monetary amounts in financial statements that are subject to measurement uncertainty". The amendments clarify that a change in accounting estimate that results from new information or new developments is not the correction of an error.

<u>Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12)</u> In May 2021, the IASB published Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12). The amendments clarify that the initial recognition exemption does not apply to transactions in which equal amounts of deductible and taxable temporary differences arise on initial recognition.

4. INVESTMENTS

	As at	As at
	July 31	October 31
	2021	2020
Term deposits with Alberta Central	\$ 1,265,190 \$	1,274,511
Term deposits with other financial institutions	-	350,000
Other	278	276
	1,265,468	1,624,787
Accrued interest	361	2,599
	1,265,829	1,627,386
ECL allowance on investments	(2)	(1)
Total	\$ 1,265,827 \$	1,627,385

5. MEMBERS' LOANS

The following table presents the carrying amount of loans and the exposure amount for off-balance sheet items according to the stage in which they are classified as well as the allowance for credit losses:

		Perfo	rming	Impaired		Allowance for	Total Net of
	Stage 1		Stage 2	Stage 3	Total	Credit Losses	Allowance
As at July 31, 2021							
Residential mortgages	\$ 8,152,585	\$	475,192	\$ 11,210	\$ 8,638,987	\$ 4,936	\$ 8,634,051
Commercial and agriculture	5,290,007		211,940	34,806	5,536,753	23,446	5,513,307
Consumer and credit card	999,900		67,330	2,845	1,070,075	13,334	1,056,741
Total members' loans	\$ 14,442,492	\$	754,462	\$ 48,861	\$ 15,245,815	\$ 41,716	\$ 15,204,099
As at July 31, 2021							
Residential mortgages	\$ 2,093,969	\$	13,353	\$ 927	\$ 2,108,249	\$ 342	\$ 2,107,907
Commercial and agriculture	1,258,614		7,379	105	1,266,098	804	1,265,294
Consumer and credit card	1,067,846		14,431	930	1,083,207	5,058	1,078,149
Loan commitments and guarantees *	48,720		-	-	48,720	96	48,624
Total off balance sheet credit instruments	\$ 4,469,149	\$	35,163	\$ 1,962	\$ 4,506,274	\$ 6,300	\$ 4,499,974

^{*}collectively assessed

		Perfo	orming	Impaired			Allowance for	Total Net of
	Stage 1		Stage 2	Stage 3	•	Total	Credit Losses	Allowance
As at October 31, 2020								
Residential mortgages	\$ 7,879,028	\$	578,863	\$ 23,075	\$	8,480,966	\$ 6,983	\$ 8,473,983
Commercial and agriculture	4,850,499		386,648	53,031		5,290,178	43,807	5,246,371
Consumer and credit card	1,041,674		95,557	3,822		1,141,053	16,144	1,124,909
Total members' loans	\$ 13,771,201	\$	1,061,068	\$ 79,928	\$	14,912,197	\$ 66,934	\$ 14,845,263
As at October 31, 2020								
Residential mortgages	\$ 2,040,368	\$	13,881	\$ 910	\$	2,055,159	\$ 360	\$ 2,054,799
Commercial and agriculture	1,153,117		4,925	245		1,158,287	1,394	1,156,893
Consumer and credit card	1,045,693		17,239	673		1,063,605	5,749	1,057,856
Loan commitments and guarantees *	46,651		-	-		46,651	59	46,592
Total off balance sheet credit instruments	\$ 4,285,829	\$	36,045	\$ 1,828	\$	4,323,702	\$ 7,562	\$ 4,316,140

^{*}collectively assessed

6. ALLOWANCE FOR CREDIT LOSSES

Key Data and Assumptions

Estimating the allowance for ECL is based on a set of inputs, assumptions and methodologies placed around credit risk and future looking macroeconomic indicators and therefore requires significant judgment. Management has made complex and subjective judgments to assess the adequacy of the assumptions used to calculate the ECL at July 31, 2021.

These inputs and assumptions are assessed each reporting period considering both positive and negative aspects of the current economic environment. ECL models use some historical information in their methodologies and assumptions, and therefore are not able to address all considerations of the current economic state. Additional analysis and an amount added to model results as a management overlay which is calculated outside of the model based on analyses, may be required. The best information available as at the reporting date is used in the model and in all additional analysis.

The Credit Union uses a model created by Central 1 (the model) to estimate the ECL. Changes in inputs and the assumptions used have an impact on the assessment of significant increase in credit risk and the measurement of ECLs. The main areas where judgment is used in the ECL model is in the assessment of whether there is a significant increase in credit risk on loans, the probability that a member will default on a loan (PD), forecasted future looking macroeconomic indicators (FLI) and the weightings to be used on the base, best and worst case scenarios for the FLIs.

6. ALLOWANCE FOR CREDIT LOSSES (CONTINUED)

The macroeconomic factors used in the model that affect the Credit Union ECL calculations are:

- Alberta unemployment rates
- Canadian unemployment rates (Mastercard book only)
- Alberta housing price index
- The rate spread between the three-month Bank of Canada bond and three-month Bankers' Acceptance rates.

Each factor is forecast in three scenarios, a base case, a best case and a worst-case scenario. These scenarios are weighted, and the weighted average is used to build the calculated estimate for ECL. Sensitivities around the weights of the FLIs are also performed each reporting period by assessing the forecasts for each of the best, base and worst-case scenarios and determining the probability of each scenario. At July 31, 2021, management concluded that weighting to be used is a 60% base, 20% best and 20% worst-case (October 31, 2020 - 60% base, 20% best and 20% worst-case).

Where a sensitivity analysis shows that the loan book has a risk that is not adequately covered by the model calculation, the sensitivity is used to provide justification for a management overlay to be applied to the ECL calculated by the model. These analyses are performed and assessed each reporting period to estimate the amount of a management overlay amount to add to the model results.

At July 31, 2021, management has applied an overlay of \$5.5 million (October 31, 2020 - \$ 14.0 million) on the commercial, consumer, residential mortgages, and credit card book.

The following table presents the changes in the allowance for credit losses:

		Residential Mortgages		Commercial and Agriculture	Consumer and Credit Card	Collectively Assessed ⁽¹⁾	Total
As at October 31, 2020	\$	7,343	\$	45,201	\$ 21,893	\$ 59	\$ 74,496
Recoveries of previous loan							
write-offs		12		184	4,271	-	4,467
Provision (recovery) charged to							
net income		456		(14,485)	657	37	(13,335)
		7,811		30,900	26,821	96	65,628
Loans written off		(2,533)		(6,650)	(8,429)	-	(17,612)
As at July 31, 2021	\$	5,278	\$	24,250	\$ 18,392	\$ 96	\$ 48,016
Presented on Interim Condensed Consolidated	Stateme	ent of Financi	al I	Position as:			
Netted with members' loans		4,936		23,446	13,334	-	41,716
Off balance sheet credit instruments (2)		342		804	5,058	96	6,300
Total	\$	5,278	\$	24,250	\$ 18,392	\$ 96	\$ 48,016

		Residential Mortgages	•	Commercial and Agriculture	Consumer and Credit Card	Collectively Assessed ⁽¹⁾	Total
As at October 31, 2019	\$	5,107	\$	19,543	\$ 20,176	\$ 112	\$ 44,938
Recoveries of previous loan							
write-offs		1		280	4,978	-	5,259
Provision (recovery) charged to							
net income		4,466		28,419	12,458	(53)	45,290
		9,574		48,242	37,612	59	95,487
Loans written off		(2,231)		(3,041)	(15,719)	-	(20,991)
As at October 31, 2020	\$	7,343	\$	45,201	\$ 21,893	\$ 59	\$ 74,496
Presented on Interim Condensed Consolidated	Stateme	nt of Financial	l Po	sition as:			
Netted with members' loans		6,983		43,807	16,144	-	66,934
Off balance sheet credit instruments (2)		360		1,394	5,749	59	7,562
Total	\$	7,343	\$	45,201	\$ 21,893	\$ 59	\$ 74,496

⁽¹⁾ Financial guarantees and letters of credit are collectively assessed

⁽²⁾ Off balance sheet credit instruments consisting of undrawn commitments and financial guarantees

6. ALLOWANCE FOR CREDIT LOSSES (CONTINUED)

The provision charged to net income is:

	N	ine months	Nine months
		ended	ended
		July 31	July 31
		2021	2020
Loans	\$	(13,335) \$	42,051
Investments		1	1
Provision for credit losses	\$	(13,334) \$	42,052

The following tables reconcile the opening and closing allowances for loans, by stage, for each major category:

Residential Mortgages

		ļ	Perfor	Impaired			
		Stage 1		Stage 2	Stage 3	-	Total
As at October 31, 2020	\$	1,996	\$	3,858	\$ 1,489	\$	7,343
Transfers							
Stage 1 ⁽¹⁾		332		(330)	(2)		-
Stage 2 (1)		(1,251)		1,441	(190)		-
Stage 3 (1)		(195)		(949)	1,144		-
New originations (2)		513		496	-		1,009
Repayments (3)		(264)		(286)	(426)		(976)
Remeasurements (4)		916		(1,918)	1,425		423
Loans written off		-		-	(2,533)		(2,533)
Recoveries		-		-	12		12
As at July 31, 2021	\$	2,047	\$	2,312	\$ 919	\$	5,278
Presented on Interim Condensed Consolidat	ed Statemen	t of Financi	al Pos	ition as:			
Netted with members' loans		1,758		2,262	916		4,936
Off balance sheet credit instruments		289		50	3		342
Total	\$	2,047	\$	2,312	\$ 919	\$	5,278

			Perform	ing	Impaired	
		Stage 1		Stage 2	Stage 3	Total
As at October 31, 2019	\$	1,547	\$	2,679	\$ 881	\$ 5,107
Transfers						
Stage 1 (1)		479		(473)	(6)	-
Stage 2 (1)		(1,772)		1,936	(164)	-
Stage 3 (1)		(672)		(1,279)	1,951	-
New originations (2)		478		941	-	1,419
Repayments (3)		(228)		(330)	(347)	(905)
Remeasurements (4)		2,164		384	1,404	3,952
Loans written off		-		-	(2,231)	(2,231)
Recoveries		-		-	1	1
As at October 31, 2020	\$	1,996	\$	3,858	\$ 1,489	\$ 7,343
Presented on Interim Condensed Consolidate	ed Statement	of Financia	Positio	on as:		
Netted with members' loans		1,708		3,786	1,489	6,983
Off balance sheet credit instruments		288		72	-	360
Total	\$	1,996	\$	3,858	\$ 1,489	\$ 7,343

⁽¹⁾ Stage transfers represent movement between stages

⁽²⁾ New originations relate to new loans recognized during the period and reflect movements into different stages within the period

⁽³⁾ Repayments relate to loans fully repaid or derecognized and excludes loans written off where a credit loss was incurred

⁽⁴⁾ Represents the change in the allowance due to changes in economic factors, risk, model parameters and management overlay

6. ALLOWANCE FOR CREDIT LOSSES (CONTINUED)

Commercial and Agriculture

		P	Impaired				
		Stage 1		Stage 2	Stage 3	-	Total
As at October 31, 2020	\$	7,645	\$	14,471	\$ 23,085	\$	45,201
Transfers							
Stage 1 ⁽¹⁾		791		(789)	(2)		-
Stage 2 ⁽¹⁾		(1,910)		2,027	(117)		-
Stage 3 ⁽¹⁾		(418)		(1,049)	1,467		-
New originations (2)		924		47	49		1,020
Repayments (3)		(581)		(486)	(16)		(1,083)
Remeasurements (4)		(2,024)		(9,754)	(2,644)		(14,422)
Loans written off		-		-	(6,650)		(6,650)
Recoveries		-		-	184		184
As at July 31, 2021	\$	4,427	\$	4,467	\$ 15,356	\$	24,250
Presented on Interim Condensed Consolidat	ed Statemen	t of Financia	ıl Posi	tion as:			
Netted with members' loans		3,665		4,448	15,333		23,446
Off balance sheet credit instruments		762		19	23		804
Total	\$	4,427	\$	4,467	\$ 15,356	\$	24,250

			Perfo	rming	Impaired			
		Stage 1		Stage 2		Stage 3	-'	Total
As at October 31, 2019	\$	3,226	\$	1,321	\$	14,996	\$	19,543
Transfers								
Stage 1 (1)		265		(148)		(117)		-
Stage 2 (1)		(2,305)		5,045		(2,740)		-
Stage 3 (1)		(12,176)		(3,190)		15,366		-
New originations (2)		1,569		73		124		1,766
Repayments (3)		(464)		(1,749)		(1,065)		(3,278)
Remeasurements (4)		17,530		13,119		(718)		29,931
Loans written off		-		-		(3,041)		(3,041)
Recoveries		-		-		280		280
As at October 31, 2020	\$	7,645	\$	14,471	\$	23,085	\$	45,201
Presented on Interim Condensed Consolidate	ed Statemer	nt of Financ	ial Pos	ition as:				
Netted with members' loans		6,313		14,451		23,043		43,807
Off balance sheet credit instruments		1,332		20		42		1,394
Total	\$	7,645	\$	14,471	\$	23,085	\$	45,201

⁽¹⁾ Stage transfers represent movement between stages

⁽²⁾ New originations relate to new loans recognized during the period and reflect movements into different stages within the period

⁽³⁾ Repayments relate to loans fully repaid or derecognized and excludes loans written off where a credit loss was incurred

⁽⁴⁾ Represents the change in the allowance due to changes in economic factors, risk, model parameters and management overlay

6. ALLOWANCE FOR CREDIT LOSSES (CONTINUED)

Consumer and Credit Card

		P	erforr	Impaired			
		Stage 1		Stage 2	Stage 3	•	Total
As at October 31, 2020	\$	8,925	\$	11,337	\$ 1,631	\$	21,893
Transfers							
Stage 1 ⁽¹⁾		818		(804)	(14)		-
Stage 2 ⁽¹⁾		(3,330)		3,535	(205)		-
Stage 3 ⁽¹⁾		(562)		(2,558)	3,120		-
New originations (2)		2,435		514	-		2,949
Repayments (3)		(755)		(422)	(1,644)		(2,821)
Remeasurements (4)		338		(2,550)	2,741		529
Loans written off		-		-	(8,429)		(8,429)
Recoveries		-		-	4,271		4,271
As at July 31, 2021	\$	7,869	\$	9,052	\$ 1,471	\$	18,392
Presented on Interim Condensed Consolidat	ed Statemen	t of Financia	I Posi	tion as:			
Netted with members' loans		3,909		7,980	1,445		13,334
Off balance sheet credit instruments		3,960		1,072	26		5,058
Total	\$	7,869	\$	9,052	\$ 1,471	\$	18,392

	<u></u>		Perfo	rming	Impaired			
	'	Stage 1		Stage 2		Stage 3	-'	Total
As at October 31, 2019	\$	7,162	\$	9,433	\$	3,581	\$	20,176
Transfers								
Stage 1 ⁽¹⁾		1,371		(1,321)		(50)		-
Stage 2 (1)		(5,647)		6,254		(607)		-
Stage 3 (1)		(1,896)		(5,278)		7,174		-
New originations (2)		2,945		987		-		3,932
Repayments (3)		(921)		(729)		(3,265)		(4,915)
Remeasurements (4)		5,911		1,991		5,539		13,441
Loans written off		-		-		(15,719)		(15,719)
Recoveries		-		-		4,978		4,978
As at October 31, 2019	\$	8,925	\$	11,337	\$	1,631	\$	21,893
Presented on Interim Condensed Consolidate	d Statemen	t of Financ	ial Pos	sition as:				_
Netted with members' loans		4,638		9,904		1,602		16,144
Off balance sheet credit instruments		4,287		1,433		29		5,749
Total	\$	8,925	\$	11,337	\$	1,631	\$	21,893

⁽¹⁾ Stage transfers represent movement between stages

⁽²⁾ New originations relate to new loans recognized during the period and reflect movements into different stages within the period

⁽³⁾ Repayments relate to loans fully repaid or derecognized and excludes loans written off where a credit loss was incurred

⁽⁴⁾ Represents the change in the allowance due to changes in economic factors, risk, model parameters and management overlay

7. CREDIT QUALITY OF MEMBERS' LOANS

The following table presents the gross carrying amount of loans subject to impairment by risk category:

As at July 31, 2021	Residential Mortgages	_	ommercial and Agriculture	Co	onsumer and Credit Card	Total
Risk Categories						
Very low risk	\$ 3,447,512	\$	17,403	\$	307,338	\$ 3,772,253
Low risk	3,702,455		2,178,088		417,219	6,297,762
Medium risk	1,034,908		3,183,114		179,659	4,397,681
High risk	442,902		123,342		163,014	729,258
Impaired	11,210		34,806		2,845	48,861
Total members' loans	\$ 8,638,987	\$	5,536,753	\$	1,070,075	\$ 15,245,815
As at October 31, 2020	Residential Mortgages		Commercial and Agriculture	(Consumer and Credit Card	Total
Risk Categories	<u> </u>		<u> </u>			
Very low risk	\$ 3,206,045	\$	25,629	\$	312,475	\$ 3,544,149
Low risk	3,600,997		2,098,574		440,835	6,140,406
Medium risk	1,148,203		2,981,280		195,509	4,324,992
High risk	502,646		131,664		188,412	822,722
Impaired	 23,075		53,031		3,822	79,928
Total members' loans	\$ 8,480,966	\$	5,290,178	\$	1,141,053	\$ 14,912,197

The following table presents the amount of undrawn loan commitments subject to impairment by risk category:

As at July 31, 2021	Residential Mortgages	_	Commercial and Agriculture	C	onsumer and Credit Card	_	oan Commitments and Guarantees	Total
Risk Categories	<u> </u>							
Very low risk	\$ 1,030,202	\$	151,384	\$	604,194	\$	-	\$ 1,785,780
Low risk	1,023,194		897,045		309,393		48,720	2,278,352
Medium risk	45,877		216,833		60,989		-	323,699
High risk	8,049		731		107,701		-	116,481
Impaired	927		105		930		-	1,962
Total off balance sheet credit instruments	\$ 2,108,249	\$	1,266,098	\$	1,083,207	\$	48,720	\$ 4,506,274
	Residential		Commercial and	(Consumer and		Loan Commitments	
As at October 31, 2020	Mortgages		Agriculture		Credit Card		and Guarantees	Total
Risk Categories								
Very low risk	\$ 1,012,280	\$	122,718	\$	597,912	\$	-	\$ 1,732,910
Low risk	985,866		803,924		306,116		46,651	2,142,557
Medium risk	48,904		230,836		60,050		-	339,790
High risk	7,199		564		98,854		-	106,617
Impaired	910		245		673		-	1,828
Total off balance sheet credit instruments	\$ 2,055,159	\$	1,158,287	\$	1,063,605	\$	46,651	\$ 4,323,702

7. CREDIT QUALITY OF MEMBERS' LOANS (CONTINUED)

The following table outlines the ranges used for the categorization of risk assessments:

Risk Assessment	Residential Mortgage FICO Score Range	Consumer & Credit Card FICO Score Range	Commercial & Agriculture Risk Rating Range
Very low risk	800 +	800 +	1
,	000 +	000 +	Į.
Low risk	681 - 799	701 - 799	2 and 3
Medium risk	625 - 680	650 - 700	4, 5
High risk/impaired	624 or less	649 or less	6 ,7, 8, and 9

Loans Past Due, as at July 31, 2021	U	p to 30 Days	31 to 59 Days	60 to 89 Days	Over 90 Days	Total
Stage 1						
Residential mortgages	\$	80,772 \$	-	\$ -	\$ -	\$ 80,772
Commercial and agriculture		41,997	-	-	-	41,997
Consumer and credit card		18,430	-	-	-	18,430
Stage 2						
Residential mortgages		24,797	30,347	11,116	11,223	77,483
Commercial and agriculture		6,635	35,180	24,785	33,166	99,766
Consumer and credit card		6,113	5,605	1,532	182	13,432
Stage3						
Residential mortgages		-	-	-	11,038	11,038
Commercial and agriculture		46	247	132	18,527	18,952
Consumer and credit card		-	-	-	2,796	2,796
Total	\$	178,790 \$	71,379	\$ 37,565	\$ 76,932	\$ 364,666

Loans Past Due, as at October 31, 2020	Up to 30 Days	31 to 59 Days	60 to 89 Days	Over 90 Days	Total
Stage 1					
Residential mortgages	\$ 87,933	\$ -	\$ -	\$ -	\$ 87,933
Commercial and agriculture	15,698	-	-	-	15,698
Consumer and credit card	17,884	-	-	-	17,884
Stage 2					
Residential mortgages	34,333	26,947	6,188	7,797	75,265
Commercial and agriculture	1,832	36,052	1,730	40,413	80,027
Consumer and credit card	7,495	5,838	2,005	486	15,824
Stage3					
Residential mortgages	-	-	-	22,467	22,467
Commercial and agriculture	19	15,190	182	33,698	49,089
Consumer and credit card	-	-	-	3,768	3,768
Total	\$ 165,194	\$ 84,027	\$ 10,105	\$ 108,629	\$ 367,955

The Credit Union has documented policies and procedures in place for the valuation of financial and non-financial collateral. For impaired loans, an assessment of the collateral is taken into consideration when estimating the net realizable amount of the loans.

The amount and types of collateral required depend on the Credit Union's assessment of members' credit quality and repayment capacity. Non-financial collateral taken by the Credit Union includes vehicles, residential real estate, real estate under development, business assets such as trade receivables, inventory, and property and equipment. The main types of financial collateral taken by the Credit Union include mortgage, cash, negotiable securities and investments. Guarantees are also taken to reduce credit exposure risk.

7. CREDIT QUALITY OF MEMBERS' LOANS (CONTINUED)

	As at	As at
	July 31	October 31
Loans by Security	2021	2020
Insured loans and mortgages	\$ 3,046,500 \$	3,013,715
Secured by mortgage	10,765,758	10,413,991
Secured by other	901,081	954,541
Unsecured loans	319,210	319,736
Unsecured mastercard	213,266	210,214
Total	\$ 15,245,815 \$	14,912,197

8. DERIVATIVE FINANCIAL ASSETS AND LIABILITIES

	As at July 31, 2021						As at October 31, 2020						
	Gross Financial Gross Financial				G	Fross Financial	G	Fross Financial	_				
		Assets		Liabilities		Net		Assets		Liabilities	Net		
Equity-linked options	\$	8,246	\$	(8,145)	\$	101	\$	4,353	\$	(4,271)	82		
Interest rate swaps		-		(5,354)		(5,354)		8,677		(402)	8,275		
Total	\$	8,246	\$	(13,499)	\$	(5,253)	\$	13,030	\$	(4,673)	8,357		

As of the current reporting date there are no derivative financial instrument contracts subject to an enforceable master netting agreement.

The notional amounts of derivative financial instrument contracts maturing at various times are:

	1 to 3 Months	3 to 12 Months	1 to 5 Years	As at July 31 2021	As at October 31 2020
Interest rate swaps receive fixed, pay floating	\$ - ;	\$ - (\$ 850,000 \$	850,000	\$ 1,850,000
Equity-linked options Total	\$ <u>-</u> - ;	\$ 2,300 2,300 \$	\$ 69,250 919,250 \$	71,550 921,550	46,025 \$ 1,896,025

Equity-linked Options

Equity-linked options are used to fix costs on term deposit products that pay a return to the deposit holder based on the change in equity market indices. The embedded derivative in the term deposit product and the option derivative are marked to market through interest income investments and have similar principal values and maturity dates. The fair value of the equity-linked derivative contract is separately presented as part of derivative instrument assets.

Interest Rate Swaps

Interest rate swaps are agreements where two counterparties exchange a series of interest payments based on different interest rates applied to a notional amount.

Due to the fluctuations in interest rates, the fair value of interest rate swaps for the Credit Union may be presented as an asset or liability on the interim condensed consolidated statement of financial position.

9. INVESTMENT INCOME

	Thr	ee months	Three months		Nine months	Nine months
		ended	ended	l	ended	ended
		July 31	July 31		July 31	July 31
		2021	2020)	2021	2020
Investment income on term deposits and other	\$	1,382	\$ 3,440	\$	5,194	\$ 13,607
Unrealized gain (loss) on derivative instruments		349	(4,248))	(6,267)	4,290
Realized gain on derivative instruments		302	4,012		1,934	5,468
Total	\$	2,033	\$ 3,204	\$	861	\$ 23,365

10. FAIR VALUE OF FINANCIAL INSTRUMENTS

The amounts set out in the table below represent the carrying amounts and fair values of the Credit Union's financial instruments using the valuations and assumptions described below. The amounts do not include the fair values of items that are not considered financial assets, such as property and equipment and investment in associate.

As at July 31, 2021	Note	Carrying Value	Fair Value	Fair Value Difference	
Financial Instrument Assets					
Cash and cash equivalents	a	\$ 343,233	\$ 343,233	\$	-
Interest bearing deposits with financial					
institutions	c,e	1,265,549	1,265,683		134
Assets at fair value through profit or loss	d	8,516	8,516		-
Members' loans	b,c,e	15,204,099	15,311,856		107,757
Other	а	13,447	13,447		-
Total financial instrument assets		16,834,844	16,942,735		107,891
Financial Instrument Liabilities					
Members' deposits	b,c	14,304,053	14,319,170		(15,117)
Liabilities at fair value through profit or loss	d	13,499	13,499		-
Borrowings	а	200,000	200,000		-
Securitization liabilities	С	760,818	786,742		(25,924)
Payables and other financial liabilities	а	198,563	198,563		-
Total financial instrument liabilities		\$ 15,476,933	\$ 15,517,974	\$	(41,041)

10. FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

				Fair Value
As at October 31, 2020	Note	Carrying Value	Fair Value	Difference
Financial Instrument Assets				
Cash and cash equivalents	а	\$ 188,954	\$ 188,954	\$ -
Interest bearing deposits with financial				
institutions	c,e	1,627,109	1,627,525	416
Assets at fair value through profit or loss	d	13,300	13,300	-
Members' loans	b,c,e	14,845,263	15,030,156	184,893
Other	а	8,134	8,134	
Total financial instrument assets		16,682,760	16,868,069	185,309
Financial Instrument Liabilities				
Members' deposits	b,c	13,856,560	13,905,470	(48,910)
Liabilities at fair value through profit or loss	d	4,673	4,673	-
Borrowings	b	200,000	200,000	-
Securitization liabilities	С	1,148,433	1,190,374	(41,941)
Payables and other financial liabilities	а	215,510	215,510	<u>-</u> _
Total financial instrument liabilities		\$ 15,425,176	\$ 15,516,027	\$ (90,851)

- (a) The fair values of cash, other financial assets and other liabilities are assumed to approximate book values, due to their short-term nature.
- (b) The estimated fair values of floating rate member loans, member deposits and borrowings are assumed to equal their book values since the interest rates automatically reprice to market.
- (c) The estimated fair values of interest-bearing deposits with financial institutions, fixed-rate member loans, fixed-rate member deposits and securitization liabilities are determined by discounting the expected future cash flows of these loans and deposits based on yield curves of financial assets and liabilities with similar terms and credit risks.
- (d) The fair values of derivative financial instruments are calculated based on valuation techniques using inputs reflecting market conditions at a specific point in time and may not be reflective of future fair values.
- (e) Allowances, which are netted against the fair value determined as per footnote c and d, use forward-looking information in the calculation of ECL.

10. FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The following table provides an analysis of the financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which fair value is observable:

As at July 31, 2021	Level 1	Level 2	Level 3	Total
Derivative assets	\$ -	\$ 8,246	\$ -	\$ 8,246
Investment shares in entities (1)	-	-	43	43
Shares in Concentra Trust (1)	-	-	227	227
Financial assets held at fair value	\$ -	\$ 8,246	\$ 270	\$ 8,516
Member shares - Series E	-	(433)	-	(433)
Derivative liabilities	-	(13,499)	-	(13,499)
Financial liabilities held at fair value	\$ -	\$ (13,932)	\$ -	\$ (13,932)
Fair value measurements using Level 3 inputs				
Balance at October 31, 2020				\$ 270
Fair value through profit and (loss)				12
Purchases				5
Sales				(17)
Balance at July 31, 2021				\$ 270
As at October 31, 2020	Level 1	Level 2	Level 3	Total
Derivative assets	\$ -	\$ 13,030	\$ -	\$ 13,030
Investment shares in entities (1)	-	-	43	43
Shares in Concentra Trust (1)	-	-	227	227
Financial assets held at fair value	\$ -	\$ 13,030	\$ 270	\$ 13,300
Member shares - Series E	-	(434)	-	(434)
Derivative liabilities	-	(4,673)	-	(4,673)
Financial liabilities held at fair value	\$ -	\$ (5,107)	\$ -	\$ (5,107)
Fair value measurements using Level 3 inputs				
Balance at October 31, 2019				\$ 269
Purchases				1_
Balance at October 31, 2020				\$ 270

⁽¹⁾ Investment shares in entities and shares in Concentra Trust are included in investments on interim condensed consolidated statement of financial position

11. COMPARATIVE FIGURES

Certain comparative figures in the interim condensed consolidated statements and note disclosures have been reclassified to conform to the current year's presentation.