Forward Finance

FinCorp

FINANCE CORPORATION LIMITED

AND ITS SUBSIDIARY COMPANY

CONSOLIDATED & SEPARATE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

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FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

CORPORATE DIRECTORY

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Allotment 7-11, Section 405,
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N.C.D.
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DIRECTORS

Sir Nagora Bogan KBE
David Guinn CSM, OBE, OAM
Noel Colin Mobiha
Goiye Gileng
Rosa Teria
Dato' Andy Kuek

COMPANY SECRETARY

Dominic Steven Armbrust

AUDITOR

Ernst & Young,
Level 4, Credit House,
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Port Moresby,
N.C.D.,
P.O. Box 1380, Port Moresby, 121, N.C.D.,
Papua New Guinea

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

REPORT OF THE DIRECTORS

The Directors have pleasure in presenting the annual financial statements of **Finance Corporation Limited** ("the Company") and its controlled entity (both "the Group") for the year ended 31 December 2021.

ACTIVITIES

The principal activities during the year of the Group were the provision of financial and insurance brokerage services. The subsidiary company, Sunrise Assurance Brokers Limited, commenced operations in 2016.

RESULTS

The Group's total comprehensive income after taxation amounted to K26,868,105 (2020 – K17,716,294). The Company's total comprehensive income after taxation amounted to K26,868,105 (2020 – K17,716,294).

DIVIDEND

Dividends of K6,177,000 and K4,970,000 were declared on 29 March 2021 and 10 November 2021, paid over two payments on 19 and 20 April 2021 and 15 December 2021, respectively. These dividends were at a rate of eighty-seven toea (87) and seventy (70) toea per ordinary share, respectively.

AUDITOR

The financial statements for the Group and the Company have been audited by Ernst & Young and should be read in conjunction with the Independent Audit Report set out on pages 5 to 7.

FURTHER DISCLOSURES

In compliance with Section 212(3) of the Companies Act 1997 the Company has obtained consent from its shareholder not to disclose the matters required under Section 212(1)(a) and (d) to (j) of the Companies Act 1997.

Signed at Hohola, National Capital District

For and on behalf of the Board of Directors

This 29th day of March 2022

....

DIRECTOR

....

DIRECTOR

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

STATEMENT BY THE DIRECTORS

In the opinion of the Directors of **FINANCE CORPORATION LIMITED:**

1. (a) The statements of comprehensive income are drawn up so as to give a true and fair view of the results of the business of the Group and the Company for the year ended 31 December 2021,

   (b) the statements of financial position are drawn up so as to exhibit a true and fair view of the state of affairs of the Group and the Company as at 31 December 2021,

   (c) the statements of cash flows are drawn up to exhibit a true and fair view of the movements in cash of the Group and the Company for the year ended 31 December 2021,

   (d) the statements of changes in equity are drawn up to exhibit a true and fair view of the changes in equity for the Group and the Company in respect of the financial year ended 31 December 2021,

   (e) at the date of this statement there are reasonable grounds to believe that the Group and the Company will be able to pay their debts as and when they fall due.

2. The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") adopted in Papua New Guinea and the Papua New Guinea Companies Act 1997.

3. The key risks facing the Group and the Company are identified on an ongoing basis. Systems have been established to monitor and manage risks including setting and adhering to a series of prudential limits and by adequate and regular reporting. These risk management systems are operating effectively and are adequate having regard to the risks they are designed to control.

4. As required by the Prudential Standard 7/2005, Part III (3)(a)(1) Finance Corporation Limited and its subsidiary, have where applicable, complied with the Bank and Financial Institutions Act 2000, the Bank of Papua New Guinea Prudential Standards, the Companies Act 1997 and other directives issued by the Central Bank and any other authorities in Papua New Guinea.

5. As required by the Prudential Standard 7/2005, Part III (3)(a)(2), as declared by the Chief Executive Officer and endorsed by the Board of Directors and the Group's executive management:
   (i) has identified the key financial risks of the Company or the Group;
   (ii) has established systems to control and monitor those risks including, where appropriate, adherence to prudent policies and procedures, to reasonable operating limits and to adequate and timely reporting processes; and
   (iii) is satisfied that the risk management systems are operating effectively and are adequate in regard to the risks they are designed to control.

6. As required by Prudential Standard 7/2005, Part III (3)(a)(3) we declare there are no actual or potential conflicts of interest with respect to the Finance Corporation Limited ("FinCorp") engagement of the external auditor Ernst & Young, which has therefore not compromised the independence of the auditor's performance.

7. We have made an assessment of "the Group's" ability to continue as a going concern, taking into account all available information about the future, which is at least, but is not limited to, twelve months from the date of this statement. We confirm that we have not identified events or conditions that may cast significant doubt upon the Group's and FinCorp's ability to continue as a going concern and we have disclosed all information relevant to the preparation of the financial statements in accordance with the going concern assumption.

Signed at Hohola, National Capital District

For and on behalf of the Board of Directors

This 29th day of March 2022

....

Director

....

Director

Ernst & Young Tel:675 305 4
Credit House, Level Fax: 675 3
Cuthbertson,PortS Moresb ey.com/pg
PO Box 1380, Port Mo
National Capital Dis

Independent auditor's report to the sh Corporation Limited and its subsidiary company

Opinion

We have audited the financial report of Finance Corporation Limited and its subsidiary company (the Group), which comprises the statement of financial position as at 31 December 2021, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial report of the Group is in accordance with the Companies Act 1997, including:

a) giving a true and fair view of the Group's financial position as at 31 December 2021 and of its financial performance for the year ended on that date; and
b) complying with International Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the A
Financial Report section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial report in Papua New Guinea, and we have fulfilled our ethical responsibilities in accordance with these requirements.

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

Information Other than the Financial Report

The Directors are responsible for the other information. The other information is the Directors' report accompanying the financial report.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Building a better working world

Responsibilities of the Directors for the Financial Report

The Directors of the Group are responsible for the preparation of the financial report that gives a true and fair view in accordance with International Financial Reporting Standards and the Companies Act 1997 and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the 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 this financial report.

As part of an audit in accordance with the International Standards on Auditing, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, 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 Group's internal control.

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

- Conclude on the appropriateness of the Directors' use of the going conce and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue a If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related suchdisclosuresare in the inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However,Groupto future e cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

We communicate with the Directors 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 other legal and regulatory requirements

The Papua New Guinea Companies Act 1997 requires that in carrying out our audit we consider and report to you on the following matters. We confirm that:

a) in our opinion proper accounting records have been kept by the Group, so far as appears from our examination of those records; and

b) we have obtained all the information and explanations we have required.

Ernst & Young

Ernst & Young

M. Savage

Matthew Savage
Partner

Registered under the Accountants Act 1996
Port Moresby this 29th day of March 2022

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2021

	NOTES	CONSOLIDATED 2021 K	CONSOLIDATED 2020 K	COMPANY 2021 K	COMPANY 2020 K
Interest income	7	74,768,869	82,332,966	74,768,869	82,332,966
Interest expense	7	(4,427,178)	(5,270,487)	(4,427,770)	(5,259,147)
Net interest income		70,341,691	77,062,479	70,341,099	77,073,819
Fee and commission income	8	680,172	474,326	-	-
Finance charges	8	(18,666)	(35,580)	(18,136)	(35,776)
Net fee and commission income		661,506	438,746	(18,136)	(35,776)
Interest income from other financial instruments at amortised cost		1,459,249	1,280,582	1,459,249	1,280,582
Dividend income	9	2,232,767	1,611,138	2,232,767	1,611,138
Other income	10	5,430,503	4,133,959	5,124,034	4,074,498
Total Income		**80,125,716**	**84,526,904**	**79,439,013**	**84,004,261**
Impairment losses on investment in subsidiary		-	-	(22,161)	(140,126)
Impairment losses on loans to customers	13	(14,685,818)	(34,336,177)	(14,685,818)	(34,336,177)
Personnel expenses	11	(12,392,748)	(10,453,199)	(12,099,980)	(10,189,612)
Depreciation and amortisation	22, 24	(2,361,407)	(1,777,290)	(2,257,632)	(1,669,214)
Other expenses	12	(14,179,152)	(14,034,909)	(13,866,831)	(13,743,803)
Profit before taxation		**36,506,591**	**23,925,329**	**36,506,591**	**23,925,329**
Income tax expense	25	10,292,111	6,761,571	10,292,111	6,761,571
Profit for the period		**26,214,480**	**17,163,758**	**26,214,480**	**17,163,758**
Other comprehensive income					
Items that will not be reclassified subsequently to profit or loss					
Unrealised gain/(loss) on equity investments at FVOCI		189,960	552,536	189,960	552,536
Gain on revaluation of land and buildings		463,665	-	463,665	-
Total comprehensive income		**K 26,868,105**	**K 17,716,294**	**K 26,868,105**	**K 17,716,294**
Earnings per share		K 3.78	K 2.50	K 3.78	K 2.50

The accompanying notes on pages 12 to 47 form part of these financial statements.

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	NOTES	CONSOLIDATED		COMPANY	
		2021	2020	2021	2020
		K	K	K	K
ASSETS					
Cash and cash equivalents	14	28,261,421	13,452,298	28,184,949	12,637,188
Investment securities	21	93,632,060	70,283,482	93,632,060	70,283,482
Loans to customers	15	138,330,132	140,368,710	138,330,132	140,368,710
Other assets	16	2,742,493	1,927,629	1,148,562	1,555,727
Due from related entities	31(d)	-	7,765	-	14,234
Investment in subsidiary	18	-	-	762,380	784,541
Investment properties	23	30,150,000	29,900,000	30,150,000	29,900,000
Property and equipment	24	12,698,370	11,861,211	12,581,792	11,640,858
Prepaid income tax	25	-	2,632,268	-	2,611,005
Deferred tax	25	7,727,784	6,709,771	7,727,784	6,709,771
Intangible assets	22	235,588	299,098	235,588	299,098
TOTAL ASSETS		313,777,848	277,442,232	312,753,247	276,804,614
LIABILITIES					
Payables	19	5,469,517	5,419,268	4,257,013	4,425,372
Term deposits	27	114,717,702	95,781,655	114,900,702	96,255,655
Provision for employee benefits	26	2,492,699	2,291,995	2,492,699	2,291,995
Provision for taxation	25	1,796,387	-	1,819,358	-
Rental bonds		401,500	401,500	401,500	401,500
Lease liabilities	28	1,891,253	2,260,129	1,873,185	2,142,407
TOTAL LIABILITIES		126,769,058	106,154,547	125,744,457	105,516,929
NET ASSETS		**187,008,790**	**K 171,287,685**	**K 187,008,790**	**K 171,287,685**
SHAREHOLDER'S EQUITY					
Issued share capital	20	7,100,000	7,100,000	7,100,000	7,100,000
Reserves	17	6,227,486	5,573,861	6,227,486	5,573,861
Retained earnings		173,681,304	158,613,824	173,681,304	158,613,824
EQUITY		**K 187,008,790**	**K 171,287,685**	**K 187,008,790**	**K 171,287,685**

The accompanying notes on pages 12 to 47 form part of these financial statements.

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021

CONSOLIDATED	SHARE CAPITAL K	RESERVES K	RETAINED EARNINGS K	TOTAL K
Total equity at 01.01.2020	7,100,000	5,021,325	157,354,066	169,475,391
Total comprehensive income for the year after taxation	-	552,536	17,163,758	17,716,294
Dividend	-	-	(15,904,000)	(15,904,000)
Balance at 01.01.2021	7,100,000	5,573,861	158,613,824	171,287,685
Total comprehensive income for the year after taxation	-	653,625	26,214,480	26,868,105
Dividend	-	-	(11,147,000)	(11,147,000)
Balance at 31.12.2021	**K 7,100,000**	**K 6,227,486**	**K 173,681,304**	**K 187,008,790**

COMPANY	SHARE CAPITAL K	RESERVES K	RETAINED EARNINGS K	TOTAL K
Total equity at 01.01.2020	7,100,000	5,021,325	157,354,066	169,475,391
Total comprehensive income for the year after taxation	-	552,536	17,163,758	17,716,294
Dividend	-	-	(15,904,000)	(15,904,000)
Balance at 01.01.2021	7,100,000	5,573,861	158,613,824	171,287,685
Total comprehensive income for the year after taxation	-	653,625	26,214,480	26,868,105
Dividend	-	-	(11,147,000)	(11,147,000)
Balance at 31.12.2021	**K 7,100,000**	**K 6,227,486**	**K 173,681,304**	**K 187,008,790**

The accompanying notes on pages 12 to 47 form part of these financial statements.

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2021

	NOTES	CONSOLIDATED		COMPANY	
		2021	2020	2021	2020
		K	K	K	K
CASH FLOW FROM OPERATING ACTIVITIES					
Profit before taxation		36,506,591	23,925,329	36,506,591	23,925,329
Adjustments for:					
- Interest income		(74,768,869)	(82,332,966)	(74,768,869)	(82,332,966)
- Interest income from other financial instruments at amortised cost		(1,459,249)	(1,280,582)	(1,459,249)	(1,280,582)
- Rent income		(5,128,617)	(4,053,636)	(5,128,617)	(4,053,636)
- Dividend income		(2,232,767)	(1,611,138)	(2,232,767)	(1,611,138)
- Interest expense		4,427,178	5,270,487	4,427,770	5,259,147
- Depreciation and amortisation	22, 24	2,361,407	1,777,290	2,257,632	1,669,214
- Loss/(gain) on disposal of fixed assets		134,985	(19,474)	134,985	(19,715)
- Impairment on loans at amortised cost		14,685,818	34,336,177	14,685,818	34,336,177
- Impairment on investment in subsidiary		-	-	22,161	140,126
		(25,723,523)	(23,988,513)	(25,804,545)	(23,968,044)
Movements in operating assets and liabilities:					
- Decrease/(increase) in other assets		(489,332)	(330,032)	732,697	(355,715)
- Increase/(decrease) in term deposits		18,906,816	(15,579,098)	18,615,816	(15,539,040)
- Increase/(decrease) in payables		50,249	(3,419,986)	(168,359)	(3,709,566)
- Increase/(decrease) in employee benefits		200,704	(510,243)	200,704	(510,243)
		18,668,437	(19,839,359)	19,380,858	(20,114,564)
- Taxation paid		(6,881,469)	(7,854,017)	(6,879,761)	(7,852,049)
- Interest and net loan repayment received		63,262,496	80,126,984	63,262,496	80,126,984
- Rent received		5,121,467	3,611,092	5,121,467	3,611,092
- Dividend received		2,232,767	1,611,138	2,232,767	1,611,138
- Interest paid		(4,397,947)	(5,721,772)	(4,398,539)	(5,709,860)
Cash flows from operating activities		52,282,228	27,945,553	52,914,743	27,704,697
CASH FLOW FROM INVESTING ACTIVITIES					
Purchase of property & equipment	23,24	(1,873,290)	(672,081)	(1,873,290)	(671,566)
Purchase of intangible assets	22	(34,418)	(213,601)	(34,418)	(213,601)
Proceeds from sale of property & equipment		30,000	165,344	30,000	165,344
Acquisition of investment securities in T-bills & C-bills		(23,158,618)	(14,912,550)	(23,158,618)	(14,912,550)
Cash flows used in investing activities		(25,036,326)	(15,632,888)	(25,036,326)	(15,632,373)
CASH FLOW FROM FINANCING ACTIVITIES					
Loans to related parties		7,765	150,186	14,234	140,203
Dividend paid		(11,147,000)	(15,904,000)	(11,147,000)	(15,904,000)
Payment of principal portion of lease liabilities		(1,297,544)	(592,619)	(1,197,890)	(506,628)
Cash flows used in financing activities		(12,436,779)	(16,346,433)	(12,330,656)	(16,270,425)
NET INCREASE IN CASH AND CASH EQUIVALENTS		14,809,123	(4,033,768)	15,547,761	(4,198,101)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR		13,452,298	17,486,066	12,637,188	16,835,289
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		**K 28,261,421**	**K 13,452,298**	**K 28,184,949**	**K 12,637,188**

The accompanying notes on pages 12 to 47 form part of these financial statements.

FINANCE CORPORATION LIMITED
AND ITS SUBSIDIARY COMPANY

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 REPORTING ENTITY

Finance Corporation Limited ("the Company") is a company domiciled in Papua New Guinea. The address of the Company's registered office is Ground Floor, Tower 2, Aopi Centre, Allotment 7-11, Section 405, Hohola, National Capital District, Papua New Guinea. The consolidated financial statements of the Company as at and for the year ended 31 December 2021 comprise the Company and its subsidiary, Sunrise Assurance Brokers Limited, (both "the Group"). The Group is primarily involved in the provision of financial and insurance brokerage services.

The Company is a wholly-owned subsidiary of Grand Columbia Limited, a company incorporated in Papua New Guinea.

The financial statements have been authorised for issue by the Board of Directors on 29th of March 2022.

2 BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the Accounting Standards Board of Papua New Guinea ("ASB") and the requirements of the Papua New Guinea Companies Act 1997.

Basis of measurement

The financial statements have been prepared on the historical cost basis except for the following material items in the Statement of Financial Position which are measured at fair value:

- financial assets and liabilities held for trading, financial assets designated at fair value through profit or loss (FVPL), investment securities measured at fair value through other comprehensive income (FVOCI);
- investment properties; and
- land and buildings

Functional Currency

The financial statements are presented in the Papua New Guinea currency, the Kina which is the Group's functional currency.

Use of estimates and judgments

The preparation of a financial report in conformity with IFRSs requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods if affected. Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements. Items with the most significant effect on the amounts recognised in the financial statements with substantial management judgement and/or estimates are collated below with respect to the judgements/estimates involved.

(i) Impairment losses on financial assets

The measurement of impairment losses under IFRS 9 across all financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Group's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies.

2 BASIS OF PREPARATION (Continued)

Use of estimates and judgments (continued)

(i) Impairment losses on financial assets (continued)

Elements of the ECL model that are considered accounting judgements and estimates include:

- The Group's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a lifetime expected credit loss (LTECL) basis and the qualitative assessment
- Development of ECL models, including various formulas and choice of inputs
- The segmentation of financial assets for the purpose of assessing and measuring ECL
- Determination of associations between macroeconomic scenarios and economic inputs, such as unemployment levels and collateral values and the effect on probability of default (PD), exposure at default (EAD) and loss given default (LGD).
- Selection of forward-looking macroeconomic scenarios and their probability weightings to derive the economic inputs into the ECL model.

It is the Group's policy to regularly review its model in the context of actual loss experience and adjust where necessary.

(ii) Revaluation of land and building and equipment and investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognised in the statement of profit or loss. The Group carries its land and building classified under property, plant and equipment at revalued amounts, being the fair value at the date of revaluation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are performed with sufficient regularity such that the carrying amounts do not differ materially from those that would be determined using fair values at the end of each reporting period. Land and buildings and investment properties were valued by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property. An independent valuation was performed on 18th and 19th August 2021 by Professionals NCD Limited. The valuation methods applied were capitalisation rate and direct sales method. The results of this valuation indicated that the fair values of land and buildings and investment properties have not changed materially.

(iii) Determining the lease term of contracts with renewal options

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has the option, under some of its leases to lease the assets for additional terms. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew (e.g., a change in business strategy).

(iv) Determining the incremental borrowing rate (IBR)

The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group's 'would have to pay, which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

2 BASIS OF PREPARATION (Continued)

Use of estimates and judgments (continued)

(iv) Determining the incremental borrowing rate (IBR) (continued)

The Group estimates the IBR using observable inputs when available and is required to make certain entity-specific estimates. The Group has used its internal lending rate (ILR) as the IBR.

(v) Employee provisions

The Group estimates the provision for employment benefits using the present value of expected future payments to be made in respect of services provided by employees up to the reporting date.

(vi) Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the statement of financial position cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items.

(vii) Recognition of deferred income tax assets

The Group reviews the carrying amounts of deferred income tax assets at each reporting date and adjusts the balance of deferred income tax assets to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets have been recognized in both periods as management believes that sufficient future taxable profits will be available against which the deductible temporary differences can be utilized.

(viii) Impairment assessment of investment in a subsidiary

The Group reviews its investment in subsidiary for impairment in value. Impairment is apparent when there is evidence of deterioration in the financial health of the investee company, significant underperformance relative to expected historical or projected future operations results and significant negative industry or economic trends. If such indications are present and where the carrying amount exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Basis of Consolidation

Subsidiaries are investees controlled by the Group. The Group controls an investee if it is exposed to or has the right to variable returns from its investment with the investee and has the ability to affect these returns through its power over the investee. The financial statements of subsidiaries are included in the consolidated financial statements from the date in which control commences until the date when control ceases. The parent recognises its investment in subsidiary at cost net of any impairment. Intra-group balances and transactions and any unrealised income and expenses arising from intra group transactions are eliminated in preparing the consolidated financial statements.

3 SIGNIFICANT ACCOUNTING POLICIES

(a) Revenue

i. Interest Income and Expenses

Interest income and expenses are recognised in the statement of comprehensive income for all interest bearing instruments on an accruals basis using the effective yield method. Interest income includes coupons earned on fixed income investments and accrued discount and premium on treasury bills and other discounted instruments.

ii. Establishment fees

Fees and commission income and expense that are integral to the effective interest rate on a financial asset or financial liability are included in the measurement of the effective interest rate.

iii. Commissions

When the Group acts in the capacity of an agent rather than as the principal in a transaction, the revenue recognised is the net amount of commission made by the Group.

iv. Rental income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

v. Other income

Other income comprises interest income on funds invested (including financial assets measured at FVOCI), dividend income, fair value gains and losses on financial assets at fair value through profit or loss and investment properties. Interest income on funds invested is recognized as it accrues in profit or loss, using the effective interest method. Dividend income is recognized in profit or loss on the date that the Group's right to receive payment is established, which in the case of quoted securities is normally the ex-dividend date.

(b) Goods and Services Tax (GST)

Revenue, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority, in which case it is recognised as part of the cost of acquisition of the asset or as part of the expense. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST component of cash flows arising from investing or financing activities which are recoverable from, or payable to the taxation authority, are presented as operating cash flow.

(c) Provisions

Provisions are recognised when the Group has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

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3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(d) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial Instruments - initial recognition

Date of recognition
Financial assets and liabilities are initially recognised on the trade date, i.e., the date on which the Group becomes a party to the contractual provisions of the instrument. This includes regular way trades, i.e., purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place. Loans to customers are recognised when funds are transferred to the customers' accounts. The Group recognises term deposits from customers when funds are transferred to the Group.

Initial measurement of financial instruments
The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments, as described in Note 3(e). Financial instruments are initially measured at their fair value (as defined in Note 4), except in the case of financial assets and financial liabilities recorded at FVTPL, transaction costs are added to, or subtracted from, this amount. Trade receivables, loans and advances are measured at amortised cost.

(ii) Measurement categories of financial assets and liabilities

The Group classifies its financial assets in the following categories: measured at amortised cost, fair value through other comprehensive income (FVOCI) and fair value through profit and loss (FVTPL). The classification of the financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics.

Financial liabilities, other than loan commitments and financial guarantees, are measured at amortised cost or at FVTPL when they are held for trading and derivative instruments or the fair value designation is applied.

(e) Financial assets and liabilities

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flow: and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL.

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Financial assets and liabilities (continued)

Classification and measurement of financial assets and financial liabilities

Under IFRS 9, the Group classified and measured the following financial assets and liabilities:

Financial Instruments	Classification
Investment securities - Central/Treasury Bills	Amortised Cost
Investment securities - Shares	FVOCI - equity instrument
Loans to customers	Amortised Cost
Term deposits	Amortised Cost

The business model assessment

The Group determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective:

- The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed; and
- How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Group's original expectations, the Group does not change the classification of the remaining financial assets held in that business model unless the business model changes, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

The Solely Payments of Principal and Interest (SPPI) test

As a second step of its classification process, the Group assesses the contractual terms of the financial assets to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset (for example, if there are repayments of principal or amortisation of the premium/discount).

The most significant elements of interest within a lending arrangement are typically the consideration for the time value of money and credit risk. To make the SPPI assessment, the Group applies judgement and considers relevant factors such as the currency in which the financial asset is denominated, and the period for which the interest rate is set.

In contrast, contractual terms that introduce a more than de minimis exposure to risks or volatility in the contractual cash flows that are unrelated to a basic lending arrangement do not give rise to contractual cash flows that are SPPI on the amount outstanding. In such cases, the financial asset is required to be measured at FVTPL.

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Financial assets and liabilities (continued)

For BPNG Cental and Treasury bills, under investment securities classification, no ECL provision has been recognized since these financial instruments meet the following requirements:

• The financial instruments have a low risk of default,
• The BPNG, in the short term, is expected to have a strong capacity to meet its obligations given past behaviour, despite Papua New Guinea's relatively poor international credit rating and
• The Group's management, in the longer term, believe the adverse changes in economic and business conditions, will not reduce the ability of BPNG to meet its obligations to pay Cental and Treasury bills upon maturity.

(f) Derecognition of financial assets and liabilities

Derecognition due to the substantial modification of terms and conditions

The Group derecognises a financial asset, such as loans to customers, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL measurement purposes, unless the new loan is deemed to be puchased or originated credit impaired (POCI). When assessing whether or not to derecognise a loan to a member, amongst others, the Group considers the following factors:

- Change in currency of the loan
- Introduction of an equity feature
- Change in counterparty
- If the modification is such that the instrument would no longer meet the SPPI criterion

If the modification does not result in cash flows that are substantially different, as set out below, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Group records a modification gain or loss, to the extent that an impairment loss has not already been recorded. For financial liabilities, the Group considers a modification substantially based on qualitative factors and if it results in a difference between the adjusted discounted present value and the original carrying amount of the financial liability of, or greater than, ten percent. For financial assets, this assessment is based on qualitative factors.

Derecognition other than for substantial modification

Financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

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3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Derecognition of financial assets and liabilities (continued)

Derecognition other than for substantial modification (continued)

The Group has transferred the financial asset if, and only if, either:

- The Group has transferred its contractual rights to receive cash flows from the financial asset, or
- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass through' arrangement.

Pass through arrangements are transactions whereby the Group retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- The Group has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates
- The Group cannot sell or pledge the original asset other than as security to the eventual recipients
- The Group has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Group is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents, including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Group has transferred substantially all the risks and rewards of the asset, or
- The Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

The Group considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Group has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Group's continuing involvement, in which case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Group could be required to pay.

If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Bank would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

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3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Derecognition of financial assets and liabilities (continued)

Financial Liabilities

The Group initially recognises debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities are recognised initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument. The Group derecognises a financial liability when its contractual obligations are discharged, cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original liability and the consideration paid is recognized in profit or loss.

(g) Impairment of financial assets

The Group recognises loss allowances for ECLs on:
• Financial assets measured at amortised cost; and
• Debt instruments measured at FVOCI, and

While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

- Debt securities that are determined to have low credit risk at the reporting date; and
- Other Debt securities and bank balances for which credit risk has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

(i) Overview of the Expected Credit Loss (ECL) principles

The Group records an allowance for expected credit loss for all loans and other debt financial assets not held at FVPL, together with loan commitments and financial guarantee contracts, in this section all referred to as 'financial instruments'. Equity instruments are not subject to impairment under IFRS 9.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the Lifetime Expected Credit Loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months expected credit loss (12mECL).

The 12mECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Both LTECLs and 12mECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial instruments.

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(ii) The calculation of ECLs

The Group calculates ECLs based on three probability-weighted scenarios to measure the expected cash shortfalls, discounted at an approximation to the EIR. A cash shortfall is the difference between the cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive.

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

PD: The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

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

LGD: The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral or credit enhancements that are integral to the loan. It is usually expressed as a percentage of the EAD.

When estimating the ECLs, the Group considers three scenarios (a base case, an upturn, and a downturn). Each of these is associated with different PDs and LGDs. When relevant, the assessment of multiple scenarios also incorporates how defaulted loans are expected to be recovered, including the probability that the loans will cure and the value of collateral or the amount that might be received for selling the asset.

The mechanics of the ECL method are summarised below:

Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Group calculates the 12m ECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to EAD and multiplied by the expected LGD and discounted by an approximation to the original EIR. This calculation is made for each of the three scenarios, as explained above.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Group records an allowance for the LTECLs. The mechanics are similar to those explained above, including the use of multiple scenarios, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the original EIR.

Stage 3: For loans considered credit-impaired, the Group recognises the LTECLs for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(ii) The calculation of ECLs (continued)

In its ECL model, the Group considers a broad range of information when assessing credit risk and measuring expected credit losses, including past experience, current economic conditions and forward looking information such as GDP growth, unemployment rates and house price indices.

The inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material.

(iii) Write-offs

Financial assets are written off either partially or in their entirety only when the Group has no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to impairment expense.

(h) Property & Equipment

Land and buildings are carried at their revalued amounts, being its fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Other fixed assets are stated at cost less accumulated depreciation and accumulated impairment losses. The carrying amount of fixed assets is reviewed annually by the Directors to ensure it is not in excess of the recoverable amount for those assets. The recoverable amount is assessed on the basis of the expected net cash flows which will be received from the assets employed and subsequent disposal.

A revaluation surplus is recorded in the other comprehensive income and credited to reserves in equity. However, to the extent that it reverses a revaluation deficit of the same asset previously recognised in profit or loss, the increase is recognised in profit and loss. A revaluation deficit is recognised in the statement of profit or loss, except to the extent that it offsets an existing surplus on the same asset recognised in the reserves account.

Depreciation is calculated on the diminishing value method so as to write off the net costs of the various classes of fixed assets during their effective working lives.

Additions are depreciated from the date of purchase in the year of acquisition.

The principal annual rates in use are:

Buildings	4.5% - 15%
Building improvements	4.5% - 15%
Plant, equipment and furniture	7.5% - 30%
Motor vehicles	30%

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Investment property

Investment properties are properties held for long-term rental yields and capital appreciation and are not occupied by the Group. Investment properties are initially stated at cost and subsequently carried at fair value, with any change therein recognised in the profit and loss.

(j) Cash

For the purposes of the statement of cash flows, cash includes cash on hand and "at call" deposits with banks or financial institutions investments in money market instruments maturing within three months, net of bank overdrafts.

(k) Employee Benefits

The liability or amounts expected to be paid to employees for their pro-rata entitlement for long service leave, annual leave and leave fares are accrued annually at current pay rates having regard to period of service and statutory obligations.

(l) Income Tax

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

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss and differences relating to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future. In addition, deferred tax is not recognised for taxable temporary differences arising on the initial recognition of goodwill. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

3 SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Leases

Where the company is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in other income the statement of comprehensive income. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as income in the period in which they are earned.

Where the company is the lessee

Under IFRS 16, the Group recognises a right-of-use assets and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The lease liability is initially measured at the present value of the lease payments that are not paid at commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate. The Group applies the short-term lease recognition exemption to its leases with a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short term leases are recognised as expense on a straight line basis over the lease term.

Non Financial Assets Impairment

The carrying amounts of the Group's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised if the carrying amount of the asset exceeds its estimated recoverable amount

The recoverable amount of an asset is the greater of its value in use and its fair value less costs of disposal. Value in use represents the present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life.

Impairment losses are recognised in the statements of comprehensive income except for revalued assets where the impairment loss is first applied to the revaluation surplus and any excess is recognised in the statements of comprehensive income. Impairment losses recognised in prior periods are assessed at each reporting date for any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised except for assets normally carried at revalued amounts.

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4 DETERMINATION OF FAIR VALUES

A number of the Group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following valuation techniques detailed below. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability. When measuring the fair value of an asset or liability, the Group uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- **Level 1 financial instruments** Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Group has access to at the measurement date. The Group considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

- **Level 2 financial instruments** – Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument. However, if such adjustments are based on unobservable inputs which are significant to the entire measurement, the Group will classify the instruments as Level 3.

- **Level 3 financial instruments** – Those that include one or more unobservable input that is significant to the measurement as a whole. The Group periodically reviews its valuation techniques including the adopted methodologies and model calibrations.

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

(a) Investment Property

An external, independent valuation company, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued, values the Group's investment property portfolio as required. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and willingly.

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4 DETERMINATION OF FAIR VALUES (Continued)

(a) Investment Property (continued)

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows then is applied to the net annual cash flows to arrive at the property valuation. Valuations reflect, when appropriate, the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, the allocation of maintenance and insurance responsibilities between the Group and the lessee, and the remaining economic life of the property. When rent reviews or lease renewals are pending with anticipated reversionary increases, it is assumed that all notices, and when appropriate counter-notices, have been served validly and within the appropriate time. Investment property under construction is valued by estimating the fair value of the completed investment property and then deducting from that amount the estimated costs to complete construction, financing costs and a reasonable profit margin.

(b) Land and buildings

An external, independent valuation company, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued, values the Group's land and buildings. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and willingly.

(c) Cash and cash equivalents and Central Bills and Treasury Bills

The carrying values of 'Cash and cash equivalents' approximate their net fair value as they are short term in nature or are receivable on demand. The fair value of Central Bills and Treasury Bills is determined using discount cash flow analysis with terms to maturity that match, as closely as possible, to the estimated future cash flows.

(d) Loans and advances

The carrying value of member loans is net of unearned income and both individual and collective provisions for impairment. The net fair value for fixed rate loans is calculated by utilising discounted cash flow models (i.e. the net present value of the portfolio future principal and interest cash flows), based on the maturity of the loans. The discount rates applied were based on the current applicable rate offered for the average remaining term of the portfolio.

(d) Equity instruments

The majority of equity instruments are actively traded on public stock exchanges with readily available active prices on a regular basis. Such instruments are classified as Level 1. Equity instruments in non-listed entities is valued based on a combination of the most recent market transactions, the net assets value per share and the net tangible asset value per share of the respective entity.

(e) Deposits

The fair value of term deposits are estimated using discounted cash flow analysis based on current market rates for equivalent term deposits.

The Directors consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the financial statements approximates their fair values.

5 CHANGES IN SIGNIFICANT ACCOUNTING POLICIES

New and amended standards and interpretations

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2021 (unless otherwise stated). The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

- Interest Rate Benchmark Reform – Phase 2: Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16
- Covid-19-Related Rent Concessions beyond 30 June 2021 Amendments to IFRS 16

Future Changes in Accounting Policies

Pronouncements issued but not yet effective are listed below. The Group does not expect these pronouncements to have significant impact on its financial statements, unless otherwise indicated. The Group intends to adopt the following pronouncements when they become effective.

Effective beginning on or after January 1, 2022

- Amendments to IFRS 3: Reference to the Conceptual Framework
- Amendments to IAS 16: Property, Plant and Equipment: Proceeds before Intended Use
- Amendments to IAS 37: Oneruos Contracts - Costs of Fulfilling a Contract
- IFRS 1 First-time Adoption of International Financial Reporting Standards - Subsidiary as a first-time adopter
- IFRS 9 Financial Instruments - Fees in the "10 percent" test for derecognition of financial liabilities
- IAS 41 Agriculture - Taxation in fair value measurements

Effective beginning on or after January 1, 2023

- IFRS 17, *Insurance Contracts*
- Amendments to IAS 1: *Classification of Liabilities as Current or Non-current*
- Amendments to IAS 8: Definition of Accounting Estimates
- Amendments to IAS 1 and IFRS Practice Statement 2: Disclosure of Accounting Policies

The Group continues to assess the impact of the foregoing new and amended accounting standards and interpretations effective subsequent to 2021 on the consolidated financial statements in the period of initial application. Additional disclosures required by these amendments will be included in the consolidated financial statements when these amendments are adopted.

6 FINANCIAL INSTRUMENTS

The nature of activities and management policies with respect to financial instruments are as follows: -

(i) Financial risk management

The Group's activities expose it to a variety of financial risks, including the effects of changes in market prices and interest rates. The Group monitors these financial risks and seeks to minimise the potential adverse effects on the financial performance of the Group. The Group does not use any derivative financial instruments to hedge these exposures.

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6 FINANCIAL INSTRUMENTS (Continued)

(ii) Currency risk

The Group does not undertake any significant transactions in foreign currencies and consequently is not exposed to any foreign currency risks.

(iii) Credit risk

In the normal course of its business the Group incurs credit risk from consumer loans, leases trade debtors and financial institutions. The Group performs credit evaluations of all entities to which it has credit risk exposure. The Group maintains its cash and bank balances with financial institutions which have a high credit standing. The Group has satisfactorily provided for bad debts at balance date.

(iv) Interest rate risk

The Group has short-term deposits with various financial institutions and commercial banks as well as term deposits issued to customers at commercial fixed rates of interest. The Group's management monitors the interest rate risk arising from the interest rate differences in its lending assets and deposit liabilities.

Profile

At the reporting date the interest rate profile of the Group's interest-bearing financial instruments was:

	GROUP		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
Fixed rate instruments				
Central and Treasury Bills	75,803,608	52,644,990	75,803,608	52,644,990
Term Deposits	(114,717,702)	(95,781,655)	(114,900,702)	(96,255,655)
	(38,914,094)	(43,136,665)	(39,097,094)	(43,610,665)
Variable rate instruments				
Loans and advances to customers	138,330,132	140,368,710	138,330,132	140,368,710
	138,330,132	140,368,710	138,330,132	140,368,710

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points (bp) in interest rates at the reporting date would have increased/ (decreased) equity and profit or loss by the amounts shown below (amounts are pre-tax). This analysis assumes that all other variables, remain constant. The analysis is performed on the same basis for 2020.

	100bp increase		100bp decrease	
	Profit or Loss (Pre-tax)	Equity (Pre-tax)	Profit or Loss (Pre-tax)	Equity (Pre-tax)
GROUP				
Variable rate instruments				
As at 31 December 2021	1,383,301	1,383,301	(1,383,301)	(1,383,301)
As at 31 December 2020	1,403,687	1,403,687	(1,403,687)	(1,403,687)
COMPANY				
Variable rate instruments				
As at 31 December 2021	1,383,301	1,383,301	(1,383,301)	(1,383,301)
As at 31 December 2020	1,403,687	1,403,687	(1,403,687)	(1,403,687)

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6 **FINANCIAL INSTRUMENTS (Continued)**

(v) Liquidity risk

The Group aims to prudently manage liquidity risk by maintaining sufficient cash and other liquid assets or the availability of funding through uncommitted credit facilities to meet its financial obligations as and when they arise.

		CONSOLIDATED		COMPANY	
		2021	2020	2021	2020
		K	K	K	K
7	**INTEREST INCOME**				
	Interest from consumer loans	59,763,040	65,007,221	59,763,040	65,007,221
	Interest from commercial loans	13,497,931	15,397,857	13,497,931	15,397,857
	Default fees and interest	675,751	1,107,943	675,751	1,107,943
	Processing fees	507,634	502,299	507,634	502,299
	Documentation fees	324,513	317,646	324,513	317,646
		74,768,869	82,332,966	74,768,869	82,332,966
	INTEREST EXPENSE				
	Interest paid on term deposits	4,090,350	5,082,498	4,101,738	5,095,617
	Interest expense on lease liability	336,828	187,989	326,032	163,530
		4,427,178	5,270,487	4,427,770	5,259,147
	Net interest income	70,341,691	77,062,479	70,341,099	77,073,819
8	**FEES AND COMMISSION INCOME**				
	Brokerage and broker fees	680,172	475,326	-	-
		680,172	475,326	-	-
	FINANCE CHARGES				
	Bank charges	18,666	36,580	18,136	35,776
	Net fees and commission income	661,506	438,746	(18,136)	(35,776)
9	**DIVIDEND INCOME**				
	Share dividends on instruments at FVOCI	2,232,767	1,611,138	2,232,767	1,611,138
10	**OTHER INCOME**				
	Rent	5,128,617	4,053,636	5,128,617	4,053,636
	Gain on investment property revaluation	250,000	-	250,000	-
	Others	51,886	80,323	45,417	20,862
		5,430,503	4,133,959	5,424,034	4,074,498

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		CONSOLIDATED		COMPANY	
		2021	2020	2021	2020
		K	K	K	K
11	**PERSONNEL EXPENSES**				
	Salaries and wages	11,237,307	9,996,824	10,966,871	9,741,639
	Other	1,155,441	456,375	1,133,109	447,973
		12,392,748	10,453,199	12,099,980	10,189,612
	EMPLOYEES				
	Average number of employees	141	140	137	136
12	**OTHER EXPENSES**				
	Accountancy and audit	250,941	154,435	235,241	136,307
	Advertising and promotion	1,495,768	1,956,343	1,490,351	1,951,373
	Consultants	2,200,451	1,151,835	2,193,211	1,150,070
	Directors' fees	1,017,118	937,045	965,173	886,541
	Electricity and water	293,824	316,852	281,985	304,345
	Government 5% fee	3,686,961	4,170,297	3,686,961	4,170,297
	Motor vehicle	301,145	261,356	296,135	255,588
	Printing and stationery	388,864	714,325	373,494	702,544
	Rent	2,076,269	1,288,973	1,990,469	1,201,173
	Security	392,998	463,655	392,998	462,655
	Telephone, facsimile and internet	1,094,703	572,577	1,073,889	550,476
	Other	980,110	2,047,719	887,975	1,967,433
		14,179,152	14,054,909	13,866,831	13,743,803
13	**IMPAIRMENT OF FINANCIAL ASSETS**				
	ECL Impairment on loans at amortised cost	14,685,818	34,336,177	14,685,818	34,336,177
14	**CASH AND CASH EQUIVALENTS**				
	Cash on hand and at bank	28,261,421	13,452,298	28,184,949	12,637,183

Cash and cash equivalents includes cash on hand and at bank and short term deposits with a maturity of not more than three months. Cash and cash equivalents interest rate range from 0% to 0.05%.

		CONSOLIDATED		COMPANY	
		2021	2020	2021	2020
15	**LOANS TO CUSTOMERS**				
	Consumer loans	62,282,820	56,077,179	62,282,820	56,077,179
	Commercial and corporate loans	102,338,727	107,475,491	102,338,727	107,475,491
	Less: Impairment loss allowance	(26,291,415)	(23,183,960)	(26,291,415)	(23,183,960)
		138,330,132	140,368,710	138,330,132	140,368,710

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	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K

15 LOANS TO CUSTOMERS (continued)

(a) Ageing Analysis

The aging of loans (net of unearned charges and provisions) at the reporting date was:

	2021 Consolidated K	2020 Consolidated K	2021 Company K	2020 Company K
Not past due	96,423,386	104,440,709	96,423,386	104,440,709
Past due 1-30 days	12,584,067	10,452,802	12,584,067	10,452,802
Past due 31-180 days	14,935,328	17,343,748	14,935,328	17,343,748
Past due 181-360 days	9,880,202	4,759,068	9,880,202	4,759,068
Past due more than 1 year	4,507,149	3,372,383	4,507,149	3,372,383
	138,330,132	**140,368,710**	**138,330,132**	**140,368,710**

(b) Security dissection

	2021 Consolidated K	2020 Consolidated K	2021 Company K	2020 Company K
Secured by mortgage over real estate	75,482,861	81,393,624	75,482,861	81,393,624
Secured by mortgage over motor vehicles and other equipment	26,855,866	26,121,870	26,855,866	26,121,870
Wholly unsecured	62,282,820	56,037,176	62,282,820	56,037,176
	164,621,547	**163,552,670**	**164,621,547**	**163,552,670**

The Group accepts a number of methods for valuing the collateral supporting the loans. Real estate is valued by assessing the current market value using information provided by suitably qualified, independent accredited valuers. Motor vehicles are valued by reference to an independent valuation guide. For secured accounts under Stage 3, the Group use the estimated sales value of the collaterals.

(c) Impairment of loans and advances

(i) Impairment allowance for loans and advances

	2021 Consolidated K	2020 Consolidated K	2021 Company K	2020 Company K
Beginning Balance	23,183,960	17,517,237	23,183,960	17,517,237
Provisions during the year	14,685,818	34,336,177	14,685,818	34,336,177
Write-offs	(11,578,363)	(28,669,454)	(11,578,363)	(28,669,454)
Ending Balance	**26,291,415**	**23,183,960**	**26,291,415**	**23,183,960**

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15 LOANS TO CUSTOMERS (continued)

(c) Impairment of loans and advances (continued)

(ii) Analysis of loans and advances

	Stage 1 (12 month ECL)	Stage 2 (Lifetime ECL)	Stage 3 (Lifetime ECL)	Total
Balance as at 1 January 2021	120,430,161	15,455,093	27,667,416	163,552,670
Loans originated	90,254,224	-	-	90,254,224
Transferred to Stage 1	2,179,533	(1,299,614)	(879,919)	-
Transferred to Stage 2	(13,874,967)	14,159,022	(284,055)	-
Transferred to Stage 3	(20,016,730)	(6,708,998)	26,725,728	-
Loans repaid	(63,096,169)	(6,495,913)	(8,014,902)	(77,606,984)
Write-offs	-	-	(11,578,363)	(11,578,363)
Balance as at 31 December 2021	**115,876,052**	**15,109,590**	**33,635,905**	**164,621,547**

	Stage 1 (12 month ECL)	Stage 2 (Lifetime ECL)	Stage 3 (Lifetime ECL)	Total
Balance as at 1 January 2020	119,228,804	34,900,385	34,564,721	188,693,910
Loans originated	106,288,338	-	-	106,288,338
Transferred to Stage 1	14,706,653	(11,511,636)	(3,195,017)	-
Transferred to Stage 2	(9,081,063)	10,598,107	(1,517,044)	-
Transferred to Stage 3	(22,482,761)	(9,687,580)	32,170,341	-
Loans repaid	(88,229,810)	(8,844,183)	(5,686,131)	(102,760,124)
Write-offs	-	-	(28,669,454)	(28,669,454)
Balance as at 31 December 2020	**120,430,161**	**15,455,093**	**27,667,416**	**163,552,670**

(iii) Impairment provision

	Stage 1 (12 month ECL)	Stage 2 (Lifetime ECL)	Stage 3 (Lifetime ECL)	Total
Balance as at 31 December 2021	6,986,118	3,891,073	15,414,224	**26,291,415**
Balance as at 31 December 2020	5,674,241	3,459,395	14,050,324	**23,183,960**

Impairment loss allowance

At 31st December 2021 the Group had provided K26,291,415 (2020:K23,183,960) for impairment losses. The provision exceeds the minimum provision required by the Bank of Papua New Guinea. During the year, the Group incurred an impairment expense of K14,685,818 (2020: K34,336,177) and wrote-off of K11,578,363 (2020: K28,669,454) of receivables.

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	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
16 OTHER ASSETS				
Trade receivables	1,555,256	312,426	-	-
Rental bonds	316,453	206,780	316,453	206,780
Rental receivable	7,150	442,544	7,150	442,544
Prepayments	305,919	534,098	300,675	505,118
Accrued interest	476,347	157,965	476,347	157,965
GST	68,535	264,142	35,104	232,646
Others	12,833	9,674	12,833	9,674
	2,742,493	1,927,629	1,148,562	1,555,727
17 RESERVES				
Asset revaluation reserve	4,290,365	3,826,700	4,290,365	3,826,700
Investment revaluation reserve	1,937,121	1,747,161	1,937,121	1,747,161
	6,227,486	5,573,861	6,227,486	5,573,861

The asset revaluation reserve arises on the revaluation of land and buildings. Where revalued land and building is sold that portion of the asset revaluation reserve which relates to that asset and is effectively realised and is transferred directly to retained earnings.

The investments revaluation reserve arises on the revaluation of financial assets as measured at fair value through OCI. Where a revalued financial asset is sold that portion of the reserve which relates to that financial asset and is effectively realised, is recognised in equity.

18 INVESTMENT IN SUBSIDIARY

Sunrise Assurance Brokers Limited	-	-	4,000,000	4,000,000
Provision for impairment	-	-	(3,237,620)	(3,215,459)
	-	-	762,380	784,541

Details of the subsidiary are as follows:

Principal activity

During the year, the company is operating as an insurance broker. As at 31 December 2021, the net assets was K762,380 (2020: K784,541).

Place of incorporation

Papua New Guinea

Ownership interest

100%

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	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
19 PAYABLES				
Accrued expenses	1,546,799	1,195,091	1,389,664	1,104,026
Accrued interest payable	1,700,107	1,669,971	1,700,107	1,670,876
Others	2,222,611	2,554,206	1,167,242	1,650,470
	5,469,517	5,419,268	4,257,013	4,425,372
20 SHARE CAPITAL				
7,100,000 ordinary shares authorised and issued at K1.00 each (2020: 7,100,000)	7,100,000	7,100,000	7,100,000	7,100,000
Reserves	6,227,486	5,573,861	6,227,486	5,573,861

The reserves are composed of the annual revaluation of shares and the tri-annual revaluation of real property.

	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
21 INVESTMENT SECURITIES				
A. Measured at Fair Value Through Other Comprehensive Income				
(i) Investments in listed companies				
(a) 1,015,091 BSP Financial Group Limited Ordinary shares at an original cost of K6.09 per share (2021: 1,015,091 shares at market valuation of K12.25 per share)	6,182,600	6,182,600	6,182,600	6,182,600
Revaluation - life to date	6,252,265	5,998,492	6,252,265	5,998,492
	12,434,865	12,181,092	12,434,865	12,181,092
(b) 3,190,647 Credit Corporation (PNG) Limited Ordinary shares at an original cost of K3.03 per share (2021: 3,190,647 shares at market valuation of K1.68 per share)	9,675,432	9,675,432	9,675,432	9,675,432
Revaluation - life to date	(4,315,145)	(4,251,332)	(4,315,145)	(4,251,332)
	5,360,287	5,424,100	5,360,287	5,424,100
Total investments in listed companies at valuation	17,795,152	17,605,192	17,795,152	17,605,192
(ii) Investments in unlisted companies				
(a) 33,300 Credit & Data Bureau Limited Ordinary shares at K1.00 per share	33,300	33,300	33,300	33,300
Total investment in shares	17,828,452	17,638,492	17,828,452	17,638,492

During the year, the Group received a gross dividend of K1,461,731 from BSP Financial Group Limited, a gross dividend of K721,086 from Credit Corporation (PNG) Limited and a gross dividend of K49,950 from Credit & Data Bureau.

The movement in the market value of shares has led to a fair value gain of K189,960 (2020: gain K552,536) which has been recognised through other comprehensive income.

21 INVESTMENT SECURITIES (Continued)

As at 31 December 2021 the market values of shares in the listed companies were as follows:

BSP Financial Group Limited	K12.25 per share (2020: K12.00)
Credit Corporation (PNG) Limited	K1.68 per share (2020: K1.70)

The fair value of financial assets measured at FVOCI is determined by reference to their quoted class bid price at the report date. These instruments are classified as Level 1 in the fair value hierarchy.

The Group's listed investments securities are susceptible to market price risk arising from uncertainties about future values of the investment securities. At the reporting date, the exposure to listed investment securities at fair value was K17,795,152. The Group has determined that an increase/(decrease) of 10% on the market price could have an impact of approximately K1,779,515 increase/(decrease) on the income and equity attributable to the Group.

	2021 K	2020 K	2021 K	2020 K
B. Measured at Amortised Cost				
Central bills	33,978,069	42,871,570	33,978,069	42,871,570
Treasury bills	41,825,539	9,773,420	41,825,539	9,773,420
	75,803,608	52,644,990	75,803,608	52,644,990
Total investment securities	93,632,060	70,283,482	93,632,060	70,283,482

22 INTANGIBLE ASSETS

	2021 K	2020 K	2021 K	2020 K
Balance as at 1 January	299,098	130,390	299,098	130,390
Additions	34,418	213,601	34,418	213,601
Amortisation for the year	(97,928)	(44,893)	(97,928)	(44,893)
Balance as at 31 December	235,588	299,098	235,588	299,098

23 INVESTMENT PROPERTIES

	2021 K	2020 K	2021 K	2020 K
Balance as at 1 January	29,900,000	29,900,000	29,900,000	29,900,000
Revaluations	250,000	-	250,000	-
Balance as at 31 December	30,150,000	29,900,000	30,150,000	29,900,000

Sambra Haus

Location: Allotment 2 Section 354, Waigani (Hohola), City of Port Moresby.

Description: A two level commercial office complex located within the Waigani Commercial precinct on a site of approximately 2,937 square meters situated on dual road frontages. The building is leased to the Department for Community, Development and Religion.

Valuation: An independent valuation was performed on 19th August 2021 by Professionals NCD Limited who valued the property at K28,000,000. The valuation was determined by capitalising the net rental income streams at a capitalisation rate which reflects the yields in the relevant market rental sales.

23 INVESTMENT PROPERTIES (Continued)

Paga Hill

Location: Allotment 20 of Section 27, Bougainvillea Crescent, Granville, City of Port Moresby.

Description: A 973-square metres fully fenced vacant land.

Valuation: An independent valuation was performed on 18th August 2021 by Professionals NCD Limited who valued the property at K2,150,000. The valuation was determined by sales of comparable properties within the area.

Fair Value hierarchy

The fair value measurement for investment properties of K30,150,000 has been categorised at level 3 for fair value as the inputs to the valuation techniques used made reference to significant unobservable inputs such as risk adjusted capitalisation rates, sales rates per square metre and market rental rates. Significant unobservable inputs used include a capitalisation rate of 11.5% and an estimated value per square metre of K2,200. Accordingly an increase or decrease in the capitalisation rate or rate per square metre would impact fair value. Additionally an increase or decrease in market lease rates would impact the fair value of property.

Sensitivity analysis	**2021**	**2020**
	K	**K**
Increase of 1% capitalisation rate	(2,239,384)	(2,147,008)
10% increase in rate per square metre	214,660	3,418,098

A decrease in any of the above unobservable inputs would have the opposite effect to profit or loss.

The measurement model used for the investment property is the Fair Value model to account for the investment property after initial recognition.
• Under fair value model, the investment property has been measured at fair value on the reporting date.
• Any change (increase or decrease) in the fair value of investment property at reporting date, is reported to the statement of comprehensive income.
• The investment property under the fair value model has not been depreciated.
• An independent registered valuer was contracted in August 2021 to provide a report on the market value of the investment property.

The following amounts were recognized in statement of comprehensive income for Sambra Haus:
• Rent received from the investment property amounted to K5,067,980 (2020: K3,540,349)
• Operating expense such as repair & maintenance, insurance and security expenses amounted to K338,936 (2020: K144,515).

Since there is minimal change in the fair value of land and buildings and investment property based on the independent valuation done on 18th and 19th of August 2021, the results of valuation can be relied upon as at 31 December 2021.

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24 PROPERTY AND EQUIPMENT

CONSOLIDATED
2021

	Land and Buildings (revalued)	Plant, Equipment and Furniture (at cost)	Motor Vehicles (at cost)	Right of Use Asset (at cost)	Total
	K	K	K	K	K
Opening balance	8,260,545	5,121,558	2,439,402	3,081,634	18,883,139
Additions	680,423	718,445	474,423	1,704,190	3,577,481
Revaluation	463,665	-	-	-	463,665
Disposals - cost	-	(697,810)	(136,990)	(1,350,215)	(2,165,015)
	9,404,633	5,142,193	2,776,835	3,435,609	20,759,270
Accumulated depreciation					
Opening balance	1,649,283	3,291,311	1,175,877	905,457	7,021,928
Charge for the year	158,792	397,457	410,008	1,297,222	2,263,479
Disposals	-	(559,498)	(90,317)	(574,692)	(1,224,507)
	1,808,075	3,129,270	1,495,568	1,627,987	8,060,900
Written down value as at 31 December 2021	7,596,558	2,012,923	1,281,267	1,807,622	12,698,370

COMPANY
2021

	Land and Buildings (revalued)	Plant, Equipment and Furniture (at cost)	Motor Vehicles (at cost)	Right of Use Asset (at cost)	Total
	K	K	K	K	K
Opening balance	8,169,467	5,004,594	2,322,412	2,812,079	18,308,552
Additions	680,423	718,445	474,423	1,704,190	3,577,481
Revaluation	463,665	-	-	-	463,665
Disposals - cost	-	(697,810)	(116,990)	(1,350,215)	(2,165,015)
	9,313,555	5,025,229	2,679,845	3,166,054	20,184,683
Accumulated depreciation					
Opening balance	1,631,406	3,202,816	1,092,743	740,729	6,667,694
Charge for the year	155,498	390,985	405,851	1,207,370	2,159,704
Disposals	-	(559,498)	(90,317)	(574,692)	(1,224,507)
	1,786,904	3,034,303	1,408,277	1,373,407	7,602,891
Written down value as at 31 December 2021	7,526,651	1,990,926	1,271,568	1,792,647	12,581,792

Valuation: An independent valuation was performed on 19th August 2021 by Professionals NCD Limited. The valuation method applied was capitalisation rate method. Land and buildings at fair value are categorised at Level 3 in the fair value hierarchy.

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24 PROPERTY AND EQUIPMENT (Continued)

The fair value movement for the year ended 31 December 2021 was K463,665 (2020: K nil).

Net book value (at cost) of land and buildings as at 31 December 2021 was K2,209,631 (2020: K2,796,862).

Right of Use Asset: The Company recognised the right of use asset on its leases for the branch offices in Kokopo, Mt. Hagen and Goroka and for the accommodations for the executives. At 31 December 2021, the net carrying amount of right of use asset was K1,792,647 (2020: K2,071,350).

CONSOLIDATED
2020

	Land and Buildings (revalued)	Plant, Equipment and Furniture (at cost)	Motor Vehicles (at cost)	Right of Use Asset (at cost)	Total
	K	K	K	K	K
Opening balance	8,261,387	5,118,961	2,278,674	914,708	16,573,730
Additions	2,174	173,190	496,718	2,166,926	2,839,008
Disposals - cost	(3,016)	(170,593)	(355,990)	-	(529,599)
	8,260,545	5,121,558	2,419,402	3,081,634	18,883,139
Accumulated depreciation					
Opening balance	1,483,215	2,964,199	958,629	267,216	5,673,259
Charge for the year	166,068	465,457	462,631	638,241	1,732,397
Disposals	-	(138,345)	(245,383)	-	(383,728)
	1,649,283	3,291,311	1,175,877	905,457	7,021,928
Written down value as at 31 December 2020	6,611,262	1,830,247	1,243,525	2,176,177	11,861,211

COMPANY
2020

	Land and Buildings (revalued)	Plant, Equipment and Furniture (at cost)	Motor Vehicles (at cost)	Right of Use Asset (at cost)	Total
	K	K	K	K	K
Opening balance	8,170,309	5,002,101	2,181,684	645,153	15,999,247
Additions	2,174	172,675	496,718	2,166,926	2,838,493
Disposals - cost	(3,016)	(170,182)	(355,990)	-	(529,188)
	8,169,467	5,004,594	2,322,412	2,812,079	18,308,552
Accumulated depreciation					
Opening balance	1,468,787	2,884,371	881,433	192,340	5,426,931
Charge for the year	162,619	456,620	456,693	548,389	1,624,321
Disposals	-	(138,175)	(245,383)	-	(383,558)
	1,631,406	3,202,816	1,092,743	740,729	6,667,694
Written down value as at 31 December 2020	6,538,061	1,801,778	1,229,669	2,071,350	11,640,858

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	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
25 TAXATION				
Income tax expense				
Current tax expense	12,023,437	8,753,696	12,023,437	8,753,696
Dividend rebate	(669,830)	(483,341)	(669,830)	(483,341)
Over provision in prior year	(43,483)	-	(43,483)	-
Deferred tax expense	(1,037,818)	(1,508,784)	(1,037,818)	(1,508,784)
Adjustments to prior years timing differences	19,805	-	19,805	-
	10,292,111	6,761,571	10,292,111	6,761,571

The Group's applicable tax rate represents the statutory corporate income tax rate of 30% (2020: 30%). The following is a recalculation of income tax calculated at the applicable tax rate with income tax expense:

Profit before tax	36,506,591	23,925,329	36,506,591	23,925,329
Computed tax using the applicable corporate tax rate	10,951,977	7,177,599	10,951,977	7,177,599
Dividend rebate	(669,830)	(483,341)	(669,830)	(483,341)
Non deductible expenses	33,642	67,313	33,642	67,313
Over provision in prior year	(43,483)	-	(43,483)	-
Adjustments to prior years timing differences	19,805	-	19,805	-
	10,292,111	6,761,571	10,292,111	6,761,571
Provision for taxation				
Taxation payable at 1 January	(2,632,268)	(3,048,606)	(2,611,005)	(3,029,311)
Taxation charge for the year	12,023,437	8,753,696	12,023,437	8,753,696
Dividend rebate	(669,830)	(483,341)	(669,830)	(483,341)
Over provision in prior year	(43,483)	-	(43,483)	-
Taxation paid during the year	(6,881,469)	(7,854,017)	(6,879,761)	(7,852,049)
Taxation payable at 31 December	1,796,387	(2,632,268)	1,819,358	(2,611,005)
Deferred taxation				
Timing differences with respect to:				
- employee benefits provision	2,492,699	2,291,995	2,492,699	2,291,995
- expected credit loss provision	26,291,415	23,183,960	26,291,415	23,183,960
- prepaid insurance	-	(295,925)	-	(295,925)
- unearned fees	910,428	989,411	910,428	989,411
- difference in book and tax depreciation	(3,987,640)	(3,869,548)	(3,987,640)	(3,869,548)
- leases in accordance with IFRS 16	52,379	66,010	52,379	66,010
	25,759,281	22,365,903	25,759,281	22,365,903
Deferred tax at 30%	7,727,784	6,709,771	7,727,784	6,709,771
26 PROVISION FOR EMPLOYEE BENEFITS				
Current				
Provision for airfares	118,292	108,412	118,292	108,412
Provision for annual leave	885,169	769,902	885,169	769,902
	1,003,461	878,314	1,003,461	878,314
Non current				
Provision for long service leave	1,489,238	1,413,681	1,489,238	1,413,681
	2,492,699	2,291,995	2,492,699	2,291,995

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27 TERM DEPOSITS

	CONSOLIDATED 2021 K	CONSOLIDATED 2020 K	COMPANY 2021 K	COMPANY 2020 K
Term deposits	114,717,702	95,781,655	114,900,702	96,255,655
(a) Maturity analysis				
Not longer than 12 months	112,446,515	89,853,865	112,629,515	90,327,865
Longer than 12 months	2,271,187	5,927,790	2,271,187	5,927,790
Total deposits	114,717,702	95,781,655	114,900,702	96,255,655

28 LEASE LIABILITIES

	CONSOLIDATED 2021 K	CONSOLIDATED 2020 K	COMPANY 2021 K	COMPANY 2020 K
As at 1 January	2,260,129	685,822	2,142,407	482,109
Additions	1,704,190	2,166,926	1,704,190	2,166,926
Accretion of interest	336,828	187,989	326,032	163,530
Termination of lease	(818,429)	-	(818,429)	-
Payments	(1,591,465)	(780,608)	(1,481,015)	(670,158)
As at 31 December	1,891,253	2,260,129	1,873,185	2,142,407
Lease Liability - Current	1,046,656	1,185,637	1,028,588	1,085,983
Lease Liability - Non-current	844,597	1,074,492	844,597	1,056,424

The Group had a total cash outflow for leases of K1,591,465 (2020: K780,608). The Company had a total cash outflow for leases of K1,481,015 (2020: K670,158). Other expenses include expenses relating to short-term leases amounting to K1,990,469 for 2021 (2020: K1,288,973).

The Group's lease liability is initially measured at the present value of the lease payments that are not paid at commencement date, discounted using the Group's incremental borrowing rate of 12.75%. In 2021, four new leases were added for the accommodation of the four executive managers while two leases for two executive managers were terminated.

29 CAPITAL RISK MANAGEMENT

In accordance with the requirements of the Banks and Financial Institutions Act 2000, the following information is disclosed with respect to Finance Corporation Limited:

	2021 K	2020 K
Core compliance ('000)	146,603	141,541
Supplementary capital ('000)	34,807	25,065
Risk weighted assets ('000)	189,176	186,211
Tier 1 capital adequacy ratio	77.50%	76.01%
Minimum required tier 1 capital adequacy ratio	8.00%	8.00%
Total capital adequacy ratio	86.49%	80.02%
Minimum required total capital adequacy ratio	12.00%	12.00%
Leverage capital ratio	47.90%	52.90%
Minimum required leverage capital ratio	6.00%	6.00%

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30 LIQUIDITY RISK

CONSOLIDATED As at 31 December 2021	Due in 12 months or less K	Due after 12 months to 2 years K	Due after 2 years K	Total K
Assets				
Cash on hand and at bank	28,261,421	-	-	28,261,421
Due from other banks (BPNG)	75,803,608	-	-	75,803,608
Commercial leases	1,977,104	729,711	-	2,706,815
Loans	69,448,752	51,067,537	17,813,843	138,330,132
Other receivables	868,485	-	-	868,485
Total financial assets	176,359,370	51,797,248	17,813,843	245,970,461
Liabilities				
Term deposits held	112,446,515	2,271,187	-	114,717,702
Payables	6,472,978	1,489,238	-	7,962,216
Bonds held	-	-	401,500	401,500
Total financial liabilities	118,919,493	3,760,425	401,500	123,081,418

COMPANY As at 31 December 2021	Due in 12 months or less K	Due after 12 months to 2 years K	Due after 2 years K	Total K
Assets				
Cash on hand and at bank	28,184,949	-	-	28,184,949
Due from other banks (BPNG)	75,803,608	-	-	75,803,608
Commercial leases	1,977,104	729,711	-	2,706,815
Loans	69,448,752	51,067,537	17,813,843	138,330,132
Other receivables	835,054	-	-	835,054
Total financial assets	176,249,467	51,797,248	17,813,843	245,860,558
Liabilities				
Term deposits held	112,629,515	2,271,187	-	114,900,702
Other payables	5,260,474	1,489,238	-	6,749,712
Bonds held	-	-	401,500	401,500
Total financial liabilities	117,889,989	3,760,425	401,500	122,051,914

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30 LIQUIDITY RISK (Continued)

CONSOLIDATED As at 31 December 2020	Due in 12 months or less K	Due after 12 months to 2 years K	Due after 2 years K	Total K
Assets				
Cash on hand and at bank	13,452,298	-	-	13,452,298
Due from other banks (BPNG)	52,644,990	-	-	52,644,990
Commercial leases	1,514,169	1,086,788	365,480	2,966,437
Loans	63,339,398	22,424,388	51,638,487	137,402,273
Other receivables	1,071,431	-	-	1,071,431
Total financial assets	132,022,286	23,511,176	52,003,967	207,537,429
Liabilities				
Term deposits held	89,853,865	5,927,790	-	95,781,655
Payables	6,297,582	1,413,681	-	7,711,263
Bonds held	-	-	401,500	401,500
Total financial liabilities	96,151,447	7,341,471	401,500	103,894,418

COMPANY As at 31 December 2020	Due in 12 months or less K	Due after 12 months to 2 years K	Due after 2 years K	Total K
Assets				
Cash on hand and at bank	12,637,188	-	-	12,637,188
Due from other banks (BPNG)	52,644,990	-	-	52,644,990
Commercial leases	1,514,169	1,086,788	365,480	2,966,437
Loans	64,853,567	23,511,176	52,003,967	140,368,710
Other receivables	1,039,935	-	-	1,039,935
Total financial assets	132,689,849	24,597,964	52,369,447	209,657,260
Liabilities				
Term deposits held	90,327,865	5,927,790	-	96,255,655
Other payables	5,303,686	1,413,681	-	6,717,367
Bonds held	-	-	401,500	401,500
Total financial liabilities	95,631,551	7,341,471	401,500	103,374,522

31 CREDIT RISK

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Group's loans to customers.

(i) Maximum exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
Investment securities measured at amortised cost	75,803,608	52,644,990	75,803,608	52,644,990
Loans to customers	138,330,132	140,368,710	138,330,132	140,368,710
Other assets	2,742,493	1,927,629	1,148,562	1,555,727
Cash and cash equivalents	28,261,421	13,452,298	28,184,949	12,637,188
	245,137,654	208,393,627	243,467,251	207,206,615

(ii) Collateral

The amount and type of collateral required depends on an assessment of the credit risk of the member. Policies are in place with regards to the acceptability of types of collateral and valuation parameters. The main type of collateral obtained is mortgages over a mix of commercial and residential properties. Other collateral includes motor vehicles and equipment. Management monitors the market value of properties by using the information and analytics services of an independent external valuers. It is the Group's policy to dispose of repossessed collateral in an orderly fashion. The proceeds are used to reduce or repay the outstanding claim.

(iii) Impairment assessment

The Group considers a financial instrument defaulted and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 90 days past due on its contractual payments.

As a part of a qualitative assessment of whether a customer is in default, the Group also considers a variety of instances that may indicate unlikeliness to pay. When such events occur, the Group carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events would include:

- Internal rating of the borrower indicating default or near-default
- The borrower requesting emergency funding from the Group
- The borrower having past due liabilities to public creditors or employees
- The borrower is deceased
- A material decrease in the underlying collateral value where the recovery of the loan is expected from the sale of the collateral
- A material decrease in the borrower's turnover or the loss of a major customer
- A covenant breach not waived by the Group
- The debtor (or any legal entity within the debtor's group) filing for bankruptcy application/protection
- Debtor's listed debt or equity suspended at the primary exchange because of rumours or facts about financial difficulties

(iv) Collectively assessed provision

Collective provisions are based on the forward-looking expected credit loss (ECL) approach that is required under IFRS 9, *Financial Instruments*. The ECL allowance is based on the credit losses expected to arise over the life of the asset, unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss.

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31 CREDIT RISK (Continued)

(v) Significant increase in credit risk

The Group continuously monitors all assets subject to ECL. In order to determine whether an instrument or a portfolio of instruments is subject to 12mECL or LTECL, the Group assesses whether there has been a significant increase in credit risk since initial recognition.

The Group considers an exposure to have significantly increased in credit risk based on a number of factors, such as moving a member or facility to a problem management account. In certain cases, the Group may also consider that events explained in Note 30 Credit Risk(iii) are a significant increase in credit risk as opposed to a default. If contractual payments are more than 30 days past due, the credit risk is deemed to have increased significantly since initial recognition.

When estimating ECLs on a collective basis for a group of similar assets, the Group applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

(vi) Write-offs

Financial assets are written off either partially or in their entirety only when the Group has no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to impairment losses on loans to customers.

32 RELATED PARTY TRANSACTIONS

Transactions between the Company and the related parties occurred during the ordinary course of business and were in accordance with the Company's usual commercial terms and conditions.

(a) Transactions with Directors and key management personnel

i. Shareholdings of Directors and interested parties in Finance Corporation Limited

As of 31 December 2021, no Directors of the Group directly held shares with Finance Corporation Limited.

ii. Remuneration of Directors

	2021	2020
	K	K
Sir Nagora Bogan	156,042	197,558
Dato' Andy Kuek	137,610	-
David Guinn	178,336	175,199
Noel Colin Mobiha	164,266	180,653
Goiye Gileng	150,532	149,022
Rosa Teria	178,336	169,122
	965,122	871,554

32 RELATED PARTY TRANSACTIONS (Continued)

(b) Transactions with executive management:

Key management personnel compensation are as follows:

	Note	Transaction value for the year ended 31 December 2021	2020
		K	K
Short Term benefits	i	3,931,417	5,398,445
Long term benefits	ii	235,277	209,079
		4,166,694	5,607,524

i. Short-term employee benefits includes wages, salaries, paid annual leave, superannuation, bonuses (if payable within twelve months of the end of the period) and non-monetary benefits (such as medical premiums, housing, cars and free or subsidised goods or services) for current employees;

ii. Long-term employee benefits include long-service leave. Provision for long service leave only applies after three year service as per the Employment Act of PNG (1978).

	2021	2020
(c) Transactions during the year:	K	K
Transactions with the subsidiary		
Payments made on behalf of Sunrise Assurance Brokers Limited	5,663	23,784
Payments received from Sunrise Assurance Brokers Limited	12,132	17,315
Transactions with parent company		
Payments made on behalf of Grand Columbia Limited	20,967	422,096
Payments received from Grand Columbia Limited	24,886	429,644
Transactions with an affiliate		
Payments made on behalf of GC Constructions Limited	5,263	533,864
Payments received from GC Constructions Limited	9,109	676,502

i. Payments made on behalf of Sunrise Assurance Brokers Limited include motor vehicle repairs and registration.

ii. Payments made on behalf of Grand Columbia Limited include insurance, fuel, telephone, newspaper advertisements, motor vehicle repairs and staff medical care.

iii. Payments made on behalf of GC Constructions Limited include salaries for expatriate staff, insurance, fuel, telephone, newspaper advertisements, motor vehicle repairs and staff medical care.

	CONSOLIDATED		COMPANY	
	2021	2020	2021	2020
	K	K	K	K
(d) Due from (due to) related entities:				
Grand Columbia Limited	-	3,919	-	3,919
GC Construction Limited	-	3,846	-	3,846
Sunrise Assurance Brokers Limited	-	-	-	6,469
	-	7,765	-	14,234

Included in loans to customers (refer Note 15) are loans to Grand Columbia Limited amounting to K4,094,943 (2020: K4,366,751). The loans are secured for terms ranging from 10 to 15 years at interest rate ranging from 12.75% to 13.85%. Provision recognized for these loans amounted to K208,411 in 2021 (2020: K116,913).

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33 IMPACT OF CORONAVIRUS (COVID-19)

(i) Background

In March 2020, the World Health Organization declared the COVID-19 outbreak a pandemic. Whilst the outbreak of COVID-19 is primarily a public health issue, it is also having very significant effects on economies and financial systems around the world. Since the onset of COVID-19 there has been a severe economic contraction in Papua New Guinea impacting labour markets and disrupting financial markets.

The Papua New Guinea economy is being supported by the substantial, coordinated and unprecedented easing of fiscal and monetary policy and the government's income support measures. The outlook for the economy and labour market remains highly uncertain and will depend on the evolution of the pandemic, including changes in social distancing and medical advances, fiscal and monetary policy support and behavioural changes among households and businesses.

(ii) Consideration of the impact of COVID-19 in the financial statements

Note 2 sets out the critical accounting estimates and judgements required in the preparation of the consolidated financial statements. The Group has considered the impact of COVID-19 in preparing the financial statements for the year ended 31 December 2021. The key impacts on the financial statements, including the application of critical estimates and judgements, are as follows:

Provision for impairment

Impairment provisions are based on a forward-looking expected credit loss (ECL) approach that is required under IFRS 9: Financial Instruments and requires the application of judgement. The Group has assessed expected credit losses based on reasonable and supportable information about past events, current conditions and forecasts of economic conditions. In assessing forecast conditions, consideration has been given to the effects of COVID 19 and the significant government support measures being undertaken, noting there remains a very high degree of uncertainty regarding how the COVID-19 pandemic will evolve, including the duration of the pandemic, the severity of the economic downturn and the speed of economic recovery.

The ECL model inputs have been reassessed including forward looking information, scenarios and associated probability weightings and revised where considered appropriate.

(iii) Fair value measurement

The Group has considered the impact of economic and market conditions, including the results of COVID-19, on the fair value measurement assumptions and the appropriateness of the valuation inputs.

(iv) Events subsequent to reporting date

There remains a very high degree of uncertainty regarding how the COVID-19 pandemic will evolve, including the duration of the pandemic, the severity of the economic downturn and the speed of economic recovery. In accordance with IAS 10, Events after the Reporting Date, the Group considered the macro-economic impact of COVID-19 and the measures implemented by the government to contain COVID-19 and the extension of further government support measures. The Group did not identify any subsequent events in relation to COVID-19 developments which would require adjustment to the amounts or disclosures in the financial statements.

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34 CONTINGENT LIABILITIES

At the date of this report, the Directors are not aware of any contingent liabilities which are in existence and would materially affect these financial statements.

35 SEGMENT INFORMATION

Business segment

The Finance Corporation Limited Group operates in the business segments of:

- Financial Services
- Insurance Broker

An analysis of the insurace broker segment's income statement, assets and liabilities are, as follows:

	2021	2020
	K	K
Revenue from operations	680,172	475,326
Operating expenses		
Depreciation	103,775	108,076
Staff costs	292,768	350,581
Other operating expenses	312,321	204,112
	708,864	662,769
Loss from operations	(28,692)	(187,443)
Other income		
Interest	11,388	13,119
Bad debts recovery	-	59,461
Other income	6,469	-
	17,857	72,580
Finance expenses		
Bank charges	530	804
Interest on lease liability	10,796	24,459
	11,326	25,263
Net loss before tax	(22,161)	(140,126)
Tax expense	-	-
Total comprehensive income for the year	(22,161)	(140,126)
Total Assets	1,992,952	1,903,533
Total Liabilities	1,230,572	1,118,992

The financial services segment pertains to the operations of Finance Corporation Limited, the parent company, thus, the financial information is disclosed in the statement of financial position and statement of comprehensive income.

Geographical segment

The Finance Corporation Limited Group operates exclusively in Papua New Guinea.

36 HOLDING COMPANY

Finance Corporation Limited is a wholly owned subsidiary of Grand Columbia Limited, a company incorporated in Papua New Guinea.

37 EVENTS SUBSEQUENT TO BALANCE DATE

The Directors are of the opinion that there has not arisen, in the interval between the end of the financial year and the date of this report, any item, transaction or event of a material and unusual nature likely to affect significantly the operations of the Group, the results of the operations, or the state of affairs of the Group, in subsequent financial years.

FINANCE CORPORATION LIMITED

DETAILED INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021	2020
	K	K
EXPENSES		
Accounting fees	5,657	7,891
Audit fees	229,584	128,506
Advertising and promotion	1,490,351	1,954,373
Amortisation	97,928	44,893
Bad debts - rent receivable	-	-
Amortisation of ROU	1,207,370	548,389
Bank charges	18,136	35,776
Clothing	(15,201)	60,670
Collection	3,686,961	4,170,297
Consultants	2,193,211	1,150,070
Depreciation	932,334	1,075,932
Directors' fees	965,122	886,541
Donations	23,166	-
Doubtful debts	14,685,818	31,336,177
Education	130,907	38,793
Electricity and water	281,985	104,348
Employee benefits	200,704	(510,243)
Entertainment	25,844	12,837
Fees and registrations	122,975	110,893
Impairment of investment	22,161	140,126
Insurance	271,455	237,848
Interest on lease liability	326,032	163,530
Leave fares	34,173	144,726
Legal	489,855	624,047
Loss on disposal of fixed assets	133,245	-
Motor vehicle	296,135	255,588
Non Lending Losses	(755,684)	822,499
Office relocation	14,054	-
Postage, freight and courier	57,994	19,058
Printing and stationery	373,494	702,544
Property maintenance	277,793	62,871
Rates	97,031	40,585
Recruitment	190,401	288,333
Rent	1,990,469	1,203,173
Repairs and maintenance	6,032	24,851
Salaries and wages	10,577,453	9,400,520
Security	392,998	460,653
Staff housing allowance	130,858	55,160
Staff training	58,053	52,182
Staff welfare	377,470	305,506
Subscriptions	23,594	31,399
Superannuation - NPF	389,418	341,119
Telephone, facsimile and internet	1,072,889	550,476
Travel	115,847	(28,067)
TOTAL EXPENSES	**43,265,972**	**60,256,789**

FINANCE CORPORATION LIMITED

DETAILED INCOME STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021 K	2020 K
INCOME		
Income from lending	73,260,971	80,405,078
Default fees	675,751	1,107,943
Fees	832,147	819,945
	74,768,869	82,332,966
COST OF FUNDS		
Interest	4,101,738	5,095,617
Stamp duty	10,618	21,449
	4,112,356	5,117,066
GROSS PROFIT FROM FINANCE ACTIVITIES	70,656,513	77,215,900
OTHER INCOME/(EXPENSES)		
Interest from financial institutions	1,459,249	1,280,582
Profit on disposal of fixed assets	-	19,715
Rent	5,128,617	4,053,636
Sundry income	45,417	1,147
Dividend income from shares	2,232,767	1,611,138
Asset revaluation on property investment	250,000	-
	9,116,050	6,966,218
	79,772,563	84,182,118
EXPENSES	43,265,972	60,256,789
OPERATING PROFIT FOR THE YEAR	**36,506,591**	**23,925,329**