



The Singapore Teachers'  
Co-operative Society Limited

# 2024

## Annual Report & Statement of Accounts

### 89th Annual General Meeting

Date & Time: Saturday, 28 June 2025, 10am

Venue: ParkRoyal at Beach Road



## Vision

A leading Co-operative committed to serving its members and caring for the community.

## Mission



To establish a strong local and international network; to provide our members with excellent financial products at competitive rates and good investment returns; and to be engaged in social services.

*Always there for you...*

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**THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD**

150 CHANGI ROAD

GUTHRIE BUILDING #02-06

SINGAPORE 419973

TEL: 6440 4393

4 June 2025

### NOTICE OF ANNUAL GENERAL MEETING 2025

Notice is hereby given that the 89<sup>th</sup> ANNUAL GENERAL MEETING of The Singapore Teachers' Co-operative Society Ltd will be held at ParkRoyal on Beach Road, Grand Ballroom, 7500 Beach Road, Singapore 199591, on Saturday, 28 June 2025 at 10:00am.

#### Meeting Agenda

#### Page

1.	Adoption of the Annual General Meeting Standing Orders.		
2.	The Chairman's Address.		
3.	To confirm the minutes of the 88th Annual General Meeting held on 29 June 2024.	Resolution 1	4-8
4.	To receive, and if approved, to accept the Report of the Committee of Management and the Audit Committee Report for the year ended 2024.	Resolution 2	9-17
5.	To receive, and if approved, to accept the audited Financial Statements for the year ended 31 December 2024.	Resolution 3	18-73
6.	To consider and approve the proposed "Distribution of 2024 Surplus" (Annex 4)	Resolution 4	77
7.	To consider and approve the Adjustments for FY 2025 and the Estimated expenditure for FY 2026. (Annex 5)	Resolution 5	78
8.	To consider and approve the maximum liability of \$80 million for the year 2025, which the Society may incur in loans and deposits from members and non-members, vide by-laws 9.11 and 9.12. (Annex 6).	Resolution 6	79
9.	To consider and approve the extension of the Restricted Investments (RI) (30%) for another 3 years. (Annex 9)	Resolution 7	83-86
10.	To approve the payment of \$8,000 per month to members of the Committee of Management.	Resolution 8	
11.	To approve the payment of \$12,600 per year for the AC Committee and the Internal Auditor.	Resolution 9	
12.	To consider and approve the Amendments to the Society's By-laws.	Resolution 10	
13.	To consider and appoint Messrs Reanda Adept PAC (Mr Ng Kok Keong) as External Auditor for the financial year 2025.	Resolution 11	
14.	Elections: To elect <u>two</u> members to serve on the Committee of Management for a term of three years. (Annex 8)	Resolution 12	82
15.	To transact any other business of which at least <b>seven clear days'</b> notice shall have been given in writing to the Chief Executive Officer (CEO). For any matters pertaining to By-laws, <b>fifteen clear days'</b> notice must be given in writing to the CEO.		
16.	All correspondence with the Society on AGM matters should bear the date, the member's name, NRIC number, address and signature.		



**Submit Questions in Advance**

ORDINARY members may submit any substantial and relevant questions they wish to raise by post or electronic mail in advance by 20 June 2025 at 5pm and 11 June 2025 on matters pertaining to the By-laws.

- a) By post, questions may be sent and addressed to:

Chief Executive Officer (CEO),  
The Singapore Teachers' Co-operative Society Ltd  
150 Changi Road. #02-06 Guthrie Building  
Singapore 419973

- b) By e-mail, attention to the Chief Executive Officer (CEO) at [cs@teachersco-op.org.sg](mailto:cs@teachersco-op.org.sg)

All substantial and relevant matters raised before the deadline will be addressed by the Committee of Management (COM) at the AGM. The COM will endeavour to address all the questions and matters raised during the AGM. However, as there may not be sufficient time to address all the matters raised, responses to those questions that could not be addressed during the AGM process will be addressed separately.

The question-and-answer session will be held at the end of the AGM.

**PDPA Consent Disclaimer**

By attending the 89<sup>th</sup> AGM, you consent to the collection, use, and disclosure of your personal data for the purpose of AGM proceedings and related activities. Your personal data will be handled in accordance with the Personal Data Protection Policy of the Society, which can be viewed on our website at [www.teachersco-op.org.sg](http://www.teachersco-op.org.sg) Additionally, please note that video and or audio recording will be carried out during the AGM for documentation and archival purposes.

BY ORDER OF THE COMMITTEE OF MANAGEMENT

For and on behalf of the COM



Teo Chor Kai  
Chief Executive Officer

## **STANDING ORDERS**

(To be observed at the Society's Annual General Meeting)

1. Resolutions or Amendments, of which notice in writing has been given, if found to be in order, shall be placed on the Agenda, in the order received, following the business of the Society.
2. The mover of a Resolution or Amendment shall be allowed five minutes in which to state his case and only the mover of the resolution shall have the right to reply at the end of the discussion, within five minutes, and he shall confine himself to answering previous queries and shall not introduce any new matter into the debate.
3. No other speaker shall be allowed more than three minutes.
4. Every member who speaks shall address the Chair, and continue his speech on the subject under discussion.
5. Whenever the Chairman rises to speak during a debate any member who is speaking or attempting to speak, must resume his seat, failing which the member shall be suspended from taking any further part in the business of this meeting.
6. No member shall address the meeting more than once on the same subject except as provided for in No.2.
7. The ruling of the Chairman upon all questions of order and matters in debate shall be final, and shall not be open for discussion.
8. The Chairman may call on continued irrelevancies, repetition, unbecoming language, or any breach of order on the part of a member and may direct such member to discontinue his speech. The Chairman may with the approval of the members present request a member to leave the meeting room should the behaviour of such a member becomes unacceptable.
9. With the permission of the Chairman, a member, whether he has spoken or not, may rise on a point of order or to explain some material points in his speech, if he thinks they had been misunderstood.
10. A motion for adjournment shall take precedence over any other motion or amendment to be discussed, but the discussion upon it must be confined solely to the reasons for or against adjournment.



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## **MINUTES OF THE 88<sup>TH</sup> ANNUAL GENERAL MEETING (AGM) HELD ON SATURDAY, 29 JUNE 2024 AT 1000h AT PARKROYAL ON BEACH ROAD, 7500 BEACH ROAD SINGAPORE 199591**

Present: Chairman, Mr Richard Zaccheus and 48 members

### **Commencement of Meeting**

**The 88<sup>th</sup> Annual General Meeting commenced at 1000h with Mr Richard Zaccheus, the Chairman of the Society in the chair.**

### **Item 1 CHAIRMAN'S ADDRESS**

#### **Introduction**

Good morning, ladies and gentlemen and welcome to our 88<sup>th</sup> Annual General Meeting 2024

Before I proceed with my speech, I would like to inform all of you that Mr. Lim Boon Wee resigned as President of Singapore Teachers' Co-Operative on 28<sup>th</sup> August 2023.

During his tenure of six years, he was to us an iconic figure who helped the society to grow and thrive by giving us invaluable advice and guidance. He considered the members of the society as part of the teaching fraternity of MOE. His vision was to grow the membership base so that many teachers can benefit by availing themselves of the benefits the society can offer.

On behalf of the members of the COM, staff and society members, we wish Mr Lim the very best in all his future endeavours.

#### **The Co-Operatives in Perspective**

The Co-Operatives' landscape is facing a challenging future in this divided and unstable world. To chart a new path, the focus of the co-operatives must be more member centric. The members of the COM have taken a pragmatic and action-oriented approach by making soul-searching decisions while formulating rules and policies.

The Singapore Teachers' Co-operative has navigated the first half of the 2024 amidst the slow or flat growth and the geopolitical uncertainties. Co-Operatives are facing a different phase in their journey to meet the expectations of their members. To ride this wave of uncertainties and disruptions and to remain current and relevant to our members, the society ventured into a culture change through a mini cultural revolution. This revolution must be viewed in context with the way we operate and interact with our members. We initiated the member centric mentality, by putting people at the centre of development. The intention was to provide excellent service. We realise that being able to meet the needs of the members is the difference between success and mediocrity. We want to be connected with our members and win their loyalty and appreciation. We want to achieve this objective and increase our membership base, gain the members' confidence to place more deposits with us and grow our investment portfolios.

Our society's demographic profile is multi-generational. The generation gap amongst the members is a significant factor for us to consider when planning the services which we can offer to them. To cater to the varying needs of our members we have to build a culture that quickly and dramatically improves customer service. Moving forward, the society intends to build on the precepts of being proactive, staying resilient and member centric. To connect with members, we must embrace technology. To establish connectivity, we must invent the future by leveraging technologies for new initiatives. Technology helps make services cheaper, faster, and better. We must also remember the importance of collaboration and aggregation of

shared resources to make things happen. Members, both young and old, have easy access to technology, so transacting all kinds of business online with the society will become much easier. We hope these practices will dramatically create greater synergy and improve our odds of success in connecting with our members, as our intention is to establish a strong bond.

### **The Society's Management Team**

The society is managed by the CEO Mr Teo Chor Kai and ably assisted by CFO Miss Mavis Ren. Together with the Administrative and Executive staff the society fulfils most of the needs of the members. Their committed and sustained effort had helped the society to generate a surplus of \$843 994 for the year ending 2023. It is from this surplus that the COM has proposed a dividend of 8% amounting to \$523 479 or 62% of the FY 2023 surplus and a loan rebate of \$45 558 or 5% of the FY 2023 surplus for the members. These proposals represent a distribution of approximately \$569 037 or 67% of the FY 2023 surplus. This allocation is evidence that the Society not only rewards our members but retained some surplus credited into its reserves for future growth and investment opportunities. Finance costs increased by \$556 565 (78.1%) due mainly to higher interest payments for members' term deposits. Overall, the Society's financial health remains robust, with strong performance in key areas indicating a solid foundation for sustainability.

### **SINGAPORE TEACHERS' INTERNATIONAL HOLDINGS (STIH)**

The society's subsidiary, STIH sold its shares holdings in the venture with Edu Achiever for a total consideration of \$153 464 effective 1 January 2023. There was a profit of \$43 464 from the sale. The overall profit for the year was \$144 721.

In 2023, we reversed the impairment loss of STIH by \$177 025. Consequently, STIH's net tangible assets increased from \$440 815 to \$617 840.

### **INVESTMENT**

The income from Restricted Investment (RI) for the year 2023 was \$982 885 which was \$491 158 more than that generated in 2022. The return on investment (ROI) on (RI) rose from 3.07 % in 2022 to 4.80 %. This was higher than the target of 3.5 % to 4.5 % set by the Society. The better result was due to good gains in the disposal of some counters invested.

For non-Restricted Investment a profit of \$4 299 640 was recorded. The ROI was 7.47 %. The significant increase in profit was due to the capital gain from the disposal of NTUC Choice Home shares amounting to \$2.545 million. Higher returns were received from fixed deposits placed with banks amid the higher interest rate environment in the financial market. The Society's better return on investments helped pay good term deposit rate to members and also maintain the favourable Bonus Savings rate.

### **LOANS**

The granting of loans formed the mainstay of our business. The Loan committee conducted periodic reviews on the processes and procedures of scrutinising the loan applications forms to enhance the functionality in order to improve the efficiency of the services accorded to the members.

The Society disbursed a total of \$13 022 185 to the members during the financial year 2023.

With effect from April 2024, all approved loans were credited directly into the members' bank accounts. This new digital payment method is one of the society's new initiatives. This digital payment enabled the society to phase out the issuance of cheques and be in compliance with the directives of the Monetary Authority of Singapore.

### **Media**

The Media Committee is the linchpin of the Society's connectivity philosophy. It connects the society to the members through its communicating vehicle- the e-Newsletter. All important information like articles on our 88<sup>th</sup> Annual General Meeting and our membership drive initiatives and promotions are communicated to our members in a timely manner via the e-Newsletter. STCS being a member-centric entity, the media committee also sent out festive greetings to our members throughout the year.

## Membership

Members are our human asset and hence very important to our entity. The membership committee is well aware of how important the members are to the Society and hence they have tried their very best to increase the membership base. Currently, a new member who joins the society will be credited with \$50 into his share capital upon his membership being approved and deductions effected. The proposer also gets an incentive reward of \$50 which will be credited into his General Savings account. I am appealing to you members present to play a part in helping the society grow its membership base. The total number of members as on 31<sup>st</sup> December 2023 was 3950. There was a drop of 125 from 2022. Various incentives and promotions have been introduced to attract new members but we were only able to achieve moderate success. The committee will not give up, but continue to work towards adding numbers to our membership list.

## Future Plans

The Society has plans to renovate the current premises to enhance its image and ambience. We hope this transformation will create a better working environment and increase the productivity as well. We also hope that the new environment will also accord the members comfort when they visit our premises.

The society has plans to cloud some of its data. Clouding will not only optimize spending by having the ability to adjust our operational needs easily but will also improve accessibility, enhance data security, and allow seamless collaboration between team members. These capabilities can better support remote work, meeting the latest Tripartite guidelines on Flexible Work Arrangements (FWA) should any staff request for it.

## Conclusion

By now we must surely realise that this world that we live in, is an unpredictable one, with information and flux as the only constant. We should adjust our lives and seek clarity in order to face the unknown with confidence.

It now leaves me to thank the COM members for their effort in helping the society to function as a cohesive unit with trust as the basis of our working ethos.

I want to thank the CEO, Mr Teo Chor Kai and CFO Miss Mavis Ren for their able leadership of the Management team and our very loyal and efficient staff for their work commitment.

I would like to commend our loyal members for their support and confidence they have placed in the society. Last of all my thanks to all of you who have taken time to attend this AGM and participate in it. I wish all of you a pleasant morning and a productive session.

## Item 2 Proposed Resolutions

### 2.1 For item 2 to 11 members cast their votes via electronic means.

## Item 3 RESULTS OF THE RESOLUTIONS

### 3.1 The following were the results of the resolutions:

	Proposed Resolutions	FOR	AGAINST	ABSTAIN
<b>1</b>	Minutes of the 87 <sup>th</sup> AGM held on 24 June 23	46	0	2
<b>2</b>	Reports of the Committee Management (COM) and the Audit Committee's Report (AC) for the year ended 31 Dec 2023	45	0	3

3	Audited financial statements for financial year ended on 31 December 2023	46	0	3
4	Proposed "Distribution of 2023 Surplus". (Annex 4)	46	0	3
5	Adjustment for FY 2024 and Estimated Expenditure for 2025 for the society (Annex 5)	45	0	4
6	Maximum Liability of \$80 million for the year 2024, which the society may incur in loans and deposits from mbrs and non-mbrs, vide by-laws 9.11 and 9.12 (Annex 6)	44	0	4
7	To approve the payment of \$7,350 per month to members of the Committee of Management	46	0	3
8	To approve the payment of \$12,600 per year for the AC Committee and the internal Auditors	45	0	4
9	Appoint Messrs Reanda Adept PAC (Ng Kok Keong) as External Auditor for the financial year 2024	46	0	3
10	Re-elect Mr Zaccheus Richrd as a member of COM	46	0	3
11	Re-elect Mr Tan Swee Chong as a member of COM	45	0	3
12	Re-elect Mr Ong Chee Kiong as a member of COM	46	0	2
13	Elect Ms Kwek Wen Qing as a member of COM	45	0	2

**3.1.1** Resolution 1 to 9 were all carried as evidenced by the votes results

**3.1.2** The following members were re-elected / elected to serve in the Committee of Management for the period 29/06/2024 to 28/06/2027. They were:

Mr Richard Zaccheus

Mr Peter Tan Swee Chong

Mr Ong Chee Kiong

Ms Kwek Wen Qing

**Item 4** To transact any other business of which at least seven clear days' notice shall have been given in writing to the Chief Executive Officer (CEO)

**4.1** The CEO reported that no written questions via post on email were received.

## **5 Lucky Draw**

**5.1** 10 lucky members were picked from among the voting members via electronic means. Each of them received a gift voucher of \$100 each.

## **6 Adjournment**


**6.1** There being no other business, the meeting was adjourned at 1110h

**Recorded by:**

**Certified by:**



Teo Chor Kai  
CEO



Richard Zaccheus  
Chairman

## REPORT OF THE COMMITTEE OF MANAGEMENT FOR THE YEAR 2024

**Patron** - **Ms Indranee Thurai Rajah**  
Minister, Prime Minister's Office  
Second Minister for Finance and  
Second Minister for National Development

### 1. COMMITTEE OF MANAGEMENT

Chairman	-	Mr Richard Zaccheus
Deputy Chairman	-	Mr Allan Tok Wei Cheng
Hon. Treasurer	-	Mr Fok Kim Fook
Hon. Asst. Treasurer	-	Mdm Elaine Seah Ee Leng
Hon. Asst. Secretary	-	Mr Ho Boon Huat
Committee Members		Mr Peter Tan Swee Chong
		Mdm Elene Lim Lan Hiang
		Mr Wilson Koh Kian Neng
		Mdm Kiren Kaur Gill
		Mr Ong Chee Kiong
		Ms Kwek Wen Qing



## 2. STAFF

- 2.1 Total number of staff employed remained at 11. The office helper and one Admin staff worked on a part-time basis.
- 2.2 Mdm Arifah, a member of the staff who had served the Society for 26 years passed away on 29 June 2024. The Society wished to express our condolences to her family members.
- 2.3 Ms Irene Saw, a new staff was employed with effect from 8 July 2024.

## 3. 88<sup>th</sup> ANNUAL GENERAL MEETING (AGM) – 29 JUNE 2024

- 3.1 The meeting was held at Parkroyal on Beach Road. 53 members attended.
- 3.2 The Chairman of the Society Mr Richard Zaccheus chaired the meeting.
- 3.3 Voting for the resolutions were carried out electronically.
- 3.4 All the resolutions were carried out with an overwhelming majority.
- 3.5 Four members, namely Mr Richrd Zaccheus, Mr Peter Tan, Mr Ong Chee Kiong and Ms Kwek Wen Qing who presented themselves for re-election / election to be members of the Committee of Management were duly elected to serve for a period of three years with effect from 29/06/2024 to 28/06/2027.

## 4. MEMBERSHIP OF THE SOCIETY

- |     |                              |   |    |
|-----|------------------------------|---|----|
| 4.1 | Number of members joined     | - | 34 |
|     | Number of members deceased   | - | 11 |
|     | Number of members terminated | - | 10 |
|     | Number of members retired    | - | 50 |
|     | Number of members resigned   | - | 87 |

**Number of members as at 31 December 2024 - 3,730**

## 5. MEMBERSHIP PROMOTION

- 5.1 Despite the membership incentive rewards of giving \$50 to the proposer of a new member and a \$50 credit to a member's share capital account once an application was accepted and deductions of dues effected, the number of new members joined was only 34.

## 6. CONDOLENCES

- 6.1 Members of the Committee of Management (COM) would like to extend their condolences to the bereaved families of the following members:

Mr Teo Thiam Teng  
 Mdm Koh Bee Choo  
 Mdm Wong Guet Har  
 Mdm Noor Hasnah Binte Adam  
 Mr De Rozario Harold Charles  
 Mdm Arifah Begum  
 Mr De Alwis Derrick Gilbert  
 Mr Ho Phang Phow  
 Ms P Amame Amal D/O I Ponniah  
 Mdm Mariam Bte Ismail  
 Mdm Daewi D/O Thanabalu

## 7. MEETINGS

7.1 A total of 13 COM meetings were held for the year

## 8. OPENING HOURS

8.1 For Mondays to Friday the Society's opening hours was from 0900h to 1800h. It also opened for business on the two last Saturdays of the month from 0900h to 1300h.

## 9. NUMBER OF SUB-COMMITTEES

9.1 For the year 2024, there was a total of eight sub-committees held. Please refer to Annex 2 for details.

## 10. INTERNAL AUDITORS

10.1 Mr Phua Chin Hong continued to serve as the internal auditor. He performed regular checks on payment and receipts as well as other internal audit functions diligently to ensure regulatory compliance.

10.2 M/s Yang Lee & Associates was appointed as the professional internal auditors of the society. They audited the following areas:

- Membership Management
- Deposit Management and
- Cash Management

They identified several areas of concern for which the Management had taken the necessary actions to rectify them.

## 11. FINANCIAL REPORT FOR YEAR 2024

### 11.1 Performance comparison For Year 2024 vs Year 2023

#### Financial Overview

For the year ended 31 December 2024, the Co-op delivered a strong financial performance, with total income reaching \$4,161,822, up 20% from \$3,478,112 in FY2023. This growth was driven by robust investment income and stable finance income.

#### Income

- **Finance Income:** Finance income declined to \$829,840 in FY2024 from \$911,156 in FY2023.
- **Investment Income:** Investment income rose significantly to \$3,043,447 in FY2024, compared to \$2,277,282 in FY2023—an increase of 34%.
- **Other Income:** Other income remained stable at \$288,535 in FY2024 versus \$289,674 in FY2023.

#### Costs and Expenses

- **Depreciation of Property, Plant, and Equipment:** Depreciation increased to \$127,716 in FY2024 from \$94,919 in FY2023.
- **Finance Costs:** Finance costs rose to \$1,823,868 in FY2024 from \$1,339,517 in FY2023, reflecting higher interest expenses for better TD rates for members.
- **Staff Costs:** Staff costs decreased slightly to \$907,157 in FY2024 from \$927,623 in FY2023.
- **Other Expenses:** Other expenses increased to \$665,228 in FY2024 from \$654,431 in FY2023.

#### Surplus

- **Surplus for the Year:** The Co-op generated a surplus of \$637,853 in FY2024, compared to \$594,312 in FY2023, marking a 7% increase.

11.2 The Income and Expenditure Statement of FY2024 had been adjusted to exclude prior accounting errors.

11.3 The accounting errors, related to FY2023 and earlier period amounted to \$249,683. The FY2023 accounts had been restated to reflect the errors as stated below.

(i) Amortisation of Bond Premium - SGS & Statutory Board Bonds - \$161,470

Amortisation of Bond Premium - Corporate Bonds - \$ 17,979

Total - \$179,449

(ii) Recognition costs on Bonus Savings - \$70,234

#### 11.4 Summary

In FY2024, the Co-op delivered healthy financial performance, with total income and investment income showing notable growth. The financial results reflect the Co-op's resilience and ability to generate value for its members through prudent investment and operational management.

### 12. PRUDENTIAL REQUIREMENT RATIO

Ratio Analysis	Effective Date As At:	Requirement	As at 31-Dec-24
<b>1. Capital Adequacy Ratio (CAR) %</b> = (Institutional Capital /Total Assets) x 100	01/01/2023 (dd 23/06/21, RCS SF70.1.6)	Min 12% (Tier A)	14.98%
<b>2. Minimum Liquid Ratio (MLA) %</b> = (Liquid Assets/Mbr deposits) x 100	01/01/2023 (dd 23/06/21, RCS SF70.1.6)	Min 15%	55.84%
<b>3. Retriected Investments &lt; 30% of Total Assets</b> = (Retriected Investments /Total Assets) x 100	11/06/22 to 30/06/25	Max 30%	24.74%

### 13. INVESTMENT

#### Investment Performance FY2024

Total investment income for FY2024 was \$3,248,237, a decrease from \$5,103,076 in FY2023 but still significantly higher than the \$1,279,651 recorded in FY2022. The overall return on investment (ROI) stood at 3.95%, down from 6.54% last year, yet well above the 1.68% achieved in FY2022.

**Non-restricted investments** generated \$2,015,806 in income, with fixed deposits being the main contributor at \$1,686,951. Returns on non-restricted investments dropped to 3.50%, compared to 7.19% in FY2023, reflecting a normalization after last year's exceptional one-off capital gain from the disposal of NTUC Choice Home shares amounting to \$2.545 million.

**Restricted investments** performed strongly, with income rising to \$1,232,431 from \$967,111 in FY2023. Corporate bonds and funds contributed \$823,031, while quoted shares investments added \$399,049. Returns on restricted investments improved to 5.02%, up from 4.72% the previous year.

Investment income recognized in profit and loss was \$3,043,447, and capital gains recognized in retained earnings amounted to \$204,790.

In summary, FY2024 saw a return to more typical investment returns following an exceptional FY2023, with restricted investments showing continued growth and resilience. The portfolio remains well-diversified, supporting long-term financial sustainability.

The Co-op's return on investment remained stable and strong. With these improved returns, it was able to maintain competitive term deposit rates and favourable Bonus Savings interest rate for members.

#### 14. Dividend / Loan Rebate

The Co-op proposed distributing 86% of its FY2024 surplus of \$637,853 to the members in recognition of their support during the year.

- 1) Proposed 8% dividend for 2024 (amounting to \$507,650, or 80% of the FY2024 surplus).
- 2) Proposed 5% loan rebate for 2024 (amounting to \$41,492, or 6% of the FY2024 surplus)

This high distribution percentage reflects the Co-op's commitment to returning value to the members.

#### 15. SOCIETY'S PERFORMANCE

- 15.1 Gross income came in at \$4,161,822 verses a total assets of \$99,165,988 as at 31/12/2024. This gave a return on investment of 4.2%, meeting the 3.5% to 4.5% target set by the members of the COM. The ROI on loans was still at a commendable figure of 6.8%. For 2024, there was no extra ordinary gain. The management had worked vigorously to seek for good rate of returns from its fixed deposits placed with the banks and financial institutions.

#### 16. LOANS

- 16.1 A total number of 420 loans were granted which amounted to **\$13,933,256**. This was **\$911,071** higher than that granted in 2023.

- 16.2 Interest rates for various types of loans were as follows:

		Loan Amount	Interest Rate
Amount	< =	\$10,000	3.00%
Amount	>	\$10,000 - \$20,000	3.00%
Amount	>	\$20,000 - \$30,000	4.50%
Amount	>	\$30,000 - \$40,000	4.75%
Amount	>	\$40,000 - \$50,000	5.00%

#### 17. IT SYSTEM

- 17.1 Members were able to view their statement of accounts (SOA) via internet access. This was made possible as the society engaged the services of a website host to upload them onto an external platform where members could view by logging into the website.

Unfortunately, in the month of November 2024, the website housing the SOA was "hacked" resulting in members receiving unsolicited advertisement. Two members who responded to the advertisements were scammed. The society's staff responded as quickly as they could to prevent the scam from escalating. The following steps were taken immediately when the society was informed of the data leak.

- (i) Members were informed via email with regard to the cyber-attack via emails. Subsequently, SMS were also used to reach out to members.

- (ii) The Personal Data Protection Council was informed.
- (iii) Management informed Singapore National Co-operative Federation (SNCF) to seek their help. SNCF staff recommended professional organisation for the Society to contact and engage their services to advise and help control the situation.
- (iv) A police report was made.
- (v) The registrar of Co-operative was informed.

Currently the situation is under control. The Society is waiting a reply from PDPC on the outcome of their investigation based upon their questions and the Society's responses. To strengthen the security of its outsourced data to an external website, the society had reviewed its outsourcing policy and worked with the service provider to enhance the security measures to be raised to minimize the occurrence of such incident in the future. The Management had also arranged to restore the SOA portal again so that members could view their accounts online by June 2025.

17.2 During the course of the year, the server housed at the Society had been upgraded to cater to the many changes that had been put in place.

## 18. INTEREST RATES

18.1 For the year, the Society maintained the following rates for its various saving schemes.

### 18.2 General Savings (GS)

18.2.1	<u>Period</u>	<u>Rate</u>
	01.01.2024 – 31.12.2024	1% p.a.

### 18.3 Term Deposits (TD)

18.3.1	<u>Period</u>	<u>Rate</u>
	08.01.2024 – 28.02.2024	3.3% p.a.
	01.03.2024 – 31.08.2024	3.1% p.a.
	01.09.2024 – 30.09.2024	3.0% p.a.
	01.10.2024 – 30.11.2024	Amt up to \$20,000 2.8%, Amt more than \$20,000 2.6%
	01.12.2024 – 31.12.2024	2.8% p.a.

### 18.4 Bonus Savings (BS)

18.4.1	<u>Period</u>	<u>Rate</u>
	01.01.2024 – 31.12.2024	2.5% p.a. (effectively 3.08% upon maturity after two years)

## 19. STATEMENT OF ACCOUNTS (SOA)

19.1 The viewing of the SOA was disabled from November 2024 when the website hosting the information succumbed to hacking by foreign party.

Statement of accounts as at 30/06/2024 and 31/12/2024 were posted to members for their reference.

## 20. OFFICE RENOVATION

20.1 The Society underwent office renovation in the month of November 2024. The renovation work should be completed by end March 2025. Both unit #02-06 and #02-07 had been merged as one thus providing more work space and with added security.

**21. SINGAPORE TEACHERS' INTERNATIONAL HOLDINGS (STIH)**

**21.1** STIH continued to provide the following services to STCS:

- (i) Debt collection
- (ii) Auxilliary services such as answering telephone calls and yeomen services.

**22. Conference & Training**

**22.1** **Event:**

**Attended By:**

**SEPTEMBER 2024**

**SNCF - ASIAN CREDIT UNION FORUM 2024**  
**Bali, Indonesia**  
**4 September 2024 to 8 September 2024**

Mr Teo Chor Kai  
 Mr Fok Kim Fook

**MIC MODULE 1 - CODE OF GOVERNANCE**  
**@ SEACARE BUILDING**  
**19 September 2024**

Mdm Irene Saw

**NOVEMBER 2024**

**ACLC - ANNUAL CO-OPERATIVE**  
**LEADERSHIP CONFERENCE**  
**Penang, Malaysia**  
**6 November 2024 to 9 November 2024**

Mr Fok Kim Fook  
 Mr Peter Tan  
 Mdm Elaine Seah  
 Mdm Angela Siow

**23. Appreciation**

**23.1** The Committee of Management wishes to thank:

the Patron  
 the Registrar of Co-operative Societies and his officers  
 the Central Pay Office  
 the Ministry of Education  
 the Ministry of Culture, Community and Youth  
 the National Institute of Education  
 the Institute of Technical Education  
 the Members  
 the staff and  
 all others who have rendered services in one way or another

**TEO CHOR KAI**  
**CHIEF EXECUTIVE OFFICER**

**THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD**

150 CHANGI ROAD

#02-06 GUTHRIE BUILDING

Singapore 419973

TEL: 64404393

**AUDIT COMMITTEE REPORT FOR FINANCIAL YEAR 2024****1. The Audit Committee "AC" comprises of three members:**

- Chairman - Mr. Chua Kia Khian
- Secretary - Mdm. Elaine Seah
- Member - Mdm. Rendy Chen
- Mr. Pan Hanli Terence (Up to 30 April 2024)

**2. The AC conducted three meetings for the term 2024/2025.****3. For the term 2024/2025, AC's activities included the following:**

- (i) Reviewed with the external auditor, the audit plan;
- (ii) Reviewed with the external auditor, the audit report;
- (iii) Reviewed the assistance given by the officers of the Co-operative to the external auditor;
- (iv) Reviewed the scope and results of the audit procedures;
- (v) Reviewed the balance-sheet, income and expenditure statement of the Co-operative and the consolidated financial statements.

AC performed an independent review of the Group's audited consolidated financial statements for the year ended 31 December 2024 before submission to the Committee of Management 'COM'. AC discussed with the external auditors the audit findings and recommendations, and noted no material irregularities in the financial reporting processes. AC noted that the officers of the Co-operative had provided their full support and assistance to the external auditor. Based on the results of the review, the AC was of the view that the consolidated financial statements of the Group were fairly presented.

The external auditor had issued an unqualified opinion on the consolidated financial statements of the Group and that the accompanying statements were properly drawn up in accordance with the provisions of the Co-operative Societies Act 1979 and Financial Reporting Standards in Singapore.

**4. External Auditors also reported that the Co-operative complied with the MCCY Prudential Requirement for the financial year ended 31 December 2024.****5. AC recommended the re-appointment of Reanda Adept PAC as the External Auditor for the Co-operative for the financial year 2025.**

6. AC reviewed the internal audit report presented by Messrs. Yang Lee & Associates ("Yang Lee") for the year covering the following scope:

- (i) Membership Management;
- (ii) Cash Management; and
- (iii) Deposit Management.

There were 6 moderate and 1 low audit findings. AC reviewed the audit findings with the auditors without the management's presence, focusing on the moderate priority audit findings.

7. AC also monitored the implementation of the recommendations identified in the internal audit report, as follows:

- (i) AC reviewed the audit findings with the management, and noted that most audit findings have been sufficiently implemented by the management.
- (ii) On Membership Management, AC reviewed the issue on membership management and noted that for inactive accounts, the Society may follow the IA recommendations to formulate the policy and rules, and the Society can keep a separate list to track the inactive members, within the timeline provided. AC also suggested Society to insert the Policies within the By-laws so that the members (or prospective members) will understand these policies upon signup.
- (iii) AC noted from the Internal Auditors' feedback that the officers of the Co-operative have provided ample support during the internal audit.



Mr Chua Kia Khian  
Chairman  
Audit Committee



**AUDITED FINANCIAL STATEMENTS  
AND OTHER FINANCIAL INFORMATION**

**THE SINGAPORE TEACHERS' CO-OPERATIVE  
SOCIETY LIMITED AND ITS SUBSIDIARY**  
(Incorporated in Singapore)

**Unique Entity Number: S32CS0013G**

**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## AUDITED FINANCIAL STATEMENTS AND OTHER FINANCIAL INFORMATION

### COMMITTEE OF MANAGEMENT

Zaccheus Richard Bains (Chairman)  
 Tok Wei Cheng Allan (Deputy Chairman)  
 Fok Kim Fook (Honorary Treasurer)  
 Seah Ee Leng Elaine (Honorary Assistant Treasurer)  
 Ho Boon Huat (Honorary Assistant Secretary)  
 Elene Lim Lan Hiang  
 Peter Tan Swee Chong  
 Wilson Koh Kian Neng  
 Kiren Kaur Gill  
 Ong Chee Kiong  
 Kwek Wen Qing (appointed on 29 June 2024)

### REGISTERED OFFICE

150 Changi Road  
 #02-06 Guthrie building  
 Singapore 419973

### AUDITOR

Reanda Adept PAC  
 138 Cecil Street  
 #06-01 Cecil Court  
 Singapore 069538

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# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## STATEMENT BY THE COMMITTEE OF MANAGEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

The Committee of Management are pleased to present their statement to the members together with the audited consolidated financial statements of The Singapore Teachers' Co-operative Society Limited (the Co-operative) and its subsidiary (the Group) for the financial year ended 31 December 2024.

In the opinion of the Committee of Management,

- (a) the financial statements of the Group and of the Co-operative are drawn up so as to give a true and fair view of the financial position of the Group and of the Co-operative as at 31 December 2024, and the financial performance and changes in funds and reserves of the Group and of the Co-operative and the cash flows of the Group for the financial year then ended; and
- (b) at the date of this statement, there are reasonable grounds to believe that the Co-operative will be able to pay its debts as and when they fall due.
- (c) the receipts, expenditures, investment of monies and acquisition and disposal of assets by the Co-operative during the financial year ended 31 December 2024 have been made in accordance with the provision of the Co-operative Societies Act 1979 (the "Act") and the By-Laws of the Co-operative; and
- (d) proper accounting and other records have been kept by the Co-operative.

These financial statements were authorised for issue on the date of this statement.

**On behalf of the Committee of Management,**



**ZACCHEUS RICHARD BAINS**  
Chairman



**FOK KIM FOOK**  
Honorary Treasurer

Singapore,

**08 MAY 2025**

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY AND ITS SUBSIDIARY

## INDEPENDENT AUDITOR'S REPORT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### TO THE MEMBERS OF THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED

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

##### *Opinion*

We have audited the financial statements of The Singapore Teachers' Co-Operative Society Limited (the Co-operative) and its subsidiary (collectively, the Group), which comprise the consolidated statement of financial position of the Group and the statement of financial position of the Co-operative as at 31 December 2024, consolidated statement of comprehensive income, consolidated statement of changes in funds and consolidated statement of cash flows of the Group and statement of comprehensive income and statement of changes in funds of the Co-operative for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements and the financial statements of the Co-Operative are properly drawn up in accordance with the provisions of the Co-operative Societies Act, 1979 (the Act) and Financial Reporting Standards in Singapore (FRSs) so as to give a true and fair view of the consolidated financial position of the Group and the financial position of the Co-Operative as at 31 December 2024 and of the consolidated financial performance, consolidated changes in fund and consolidated cash flows of the group and of the financial performance and changes in fund of the Co-Operative for the year ended on that date.

##### *Basis for Opinion*

We conducted our audit in accordance with Singapore Standards on Auditing (SSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority (ACRA) *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* (ACRA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### *Other Information*

Committee of Management is responsible for the other information. The other information comprises the Statement by the Committee of Management and appendices included in the Annual Report 2024 but does not include the financial statements and our auditors' report thereon. The Co-operative's Annual Report is expected to be made available to us after the date of this auditor's report.

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY AND ITS SUBSIDIARY

## INDEPENDENT AUDITOR'S REPORT (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### TO THE MEMBERS OF THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED (CONT'D)

#### *Other Information (Cont'd)*

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements 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.

#### *Responsibilities of Committee of Management for the Financial Statements*

Committee of Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the provisions of the Act and FRs, and for devising and maintaining a system of internal accounting controls sufficient to provide a reasonable assurance that assets are safeguarded against loss from unauthorised use or disposition; and transactions are properly authorised and that they are recorded as necessary to permit the preparation of true and fair financial statements and to maintain accountability of assets.

In preparing the financial statements, Committee of Management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Committee of Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Committee of Managements' responsibilities include overseeing the Group's financial reporting process.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY AND ITS SUBSIDIARY

## INDEPENDENT AUDITOR'S REPORT (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### TO THE MEMBERS OF THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED (CONT'D)

#### *Auditor's Responsibilities for the Audit of the Financial Statements (Cont'd)*

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Committee of Management.
- Conclude on the appropriateness of Committee of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Committee of Management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that we identify during our audit.



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY AND ITS SUBSIDIARY

## INDEPENDENT AUDITOR'S REPORT (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### TO THE MEMBERS OF THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED (CONT'D)

#### Report on Other Legal and Regulatory Requirements

In our opinion:

- a) the receipt, expenditure, investment of monies and the acquisition and disposal of assets by the Co-operative during the year are, in all material respects, in accordance with the By-laws of the Co-operative and the provisions of the Act and the Rules (made under Section 95 of the Act); and
- b) proper accounting and other records have been kept by the Co-operative.

#### *Basis for opinion*

We conducted our audit in accordance with SSAs. Our responsibilities under those standards are further described in the Auditor's responsibility for the compliance audit section of our report. We are independent of the Group in accordance with the ACRA Code together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on Committee of Management's compliance.

#### *Committee of Management's responsibility for compliance with legal and regulatory requirements*

Committee of Management is responsible for ensuring that the receipt, expenditure, investment of monies and the acquisition and disposal of assets, are in accordance with the By-laws of the Co-operative and the provisions of the Act and the Rules (made under Section 95 of the Act). This responsibility includes monitoring related compliance requirements relevant to the Co-operative, and implementing internal controls as Committee of Management determines are necessary to enable compliance with the By-laws of the Co-operative and the provisions of the Act and the Rules (made under Section 95 of the Act).

#### *Auditor's responsibility for the compliance audit*

Our responsibility is to express an opinion on Committee of Management's compliance based on our audit of the financial statements. We planned and performed the compliance audit to obtain reasonable assurance about whether the receipt, expenditure, investment of monies and the acquisition and disposal of assets, are in accordance with the By-laws of the Co-operative and the provisions of the Act and the Rules (made under Section 95 of the Act).

Our compliance audit includes obtaining an understanding of the internal control relevant to the receipt, expenditure, investment of monies and the acquisition and disposal of assets; and assessing the risks of material misstatement of the financial statements from non-compliance, if any, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. Because of the inherent limitations in any internal control system, non-compliances may nevertheless occur and not be detected.

#### **REANDA ADEPT PAC**

Public Accountants and  
Chartered Accountants  
Singapore,  
08 May 2025

#### **Reanda Adept PAC**

A Public Accounting Corporation with Limited Liability  
Co. Reg No: 200819324E

138 Cecil Street #04-01 Cecil Court Singapore 069538

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Reanda is an international network of public accountants and consulting firms

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY AND ITS SUBSIDIARY

## STATEMENTS OF FINANCIAL POSITION

AS AT 31 DECEMBER 2024

	Note	Group		Co-operative	
		2024	2023	2024	2023
		\$	\$	\$	\$
			(Restated)		(Restated)
<b>ASSETS</b>					
<b>Non-current assets</b>					
Investment property	4	-	1,152,692	-	1,152,692
Property, plant and equipment	5	2,882,691	1,469,361	2,882,691	1,469,361
Investment in subsidiary	6	-	-	617,840	617,840
Financial assets	7	38,758,548	33,513,548	38,758,548	33,513,548
Loans to members	8	7,983,651	7,963,549	7,983,651	7,963,549
		<u>49,624,890</u>	<u>44,099,150</u>	<u>50,242,730</u>	<u>44,716,990</u>
<b>Current assets</b>					
Financial assets	7	1,053,836	3,751	1,053,836	3,751
Loans to members	8	4,149,604	4,223,736	4,149,604	4,223,736
Other receivables	9	1,997,510	1,048,811	1,995,089	1,046,367
Prepayments		2,711	3,581	2,711	3,581
Fixed deposits	10	40,152,400	41,788,971	39,608,480	41,405,206
Cash and bank balances	11	2,200,672	1,564,117	2,113,538	1,318,575
		<u>49,556,733</u>	<u>48,632,967</u>	<u>48,923,258</u>	<u>48,001,216</u>
<b>Total assets</b>		<u>99,181,623</u>	<u>92,732,117</u>	<u>99,165,988</u>	<u>92,718,206</u>
<b>FUNDS, RESERVES AND LIABILITIES</b>					
<b>Funds and reserves</b>					
Retained surplus	12	8,457,445	8,207,824	8,455,826	8,207,828
General reserve fund	13	6,402,287	6,402,287	6,402,287	6,402,287
Fair value reserve	14	1,122,188	(167,120)	1,122,188	(167,120)
Common good fund	15	323,968	364,892	323,968	364,892
Co-operative education and training fund	16	104,751	126,547	104,751	126,547
Staff welfare fund	17	136,111	144,054	136,111	144,054
<b>Total funds and reserves</b>		<u>16,546,750</u>	<u>15,078,484</u>	<u>16,545,131</u>	<u>15,078,488</u>
<b>LIABILITIES</b>					
<b>Current liabilities</b>					
Subscription share capital	18	6,345,628	6,543,488	6,345,628	6,543,488
General savings	19	24,671,661	25,097,440	24,671,661	25,097,440
Bonus savings	20	10,409,730	11,519,452	10,409,730	11,519,452
Term deposits from members	21	40,035,268	33,521,629	40,035,268	33,521,629
Members' and ex-members' accounts	22	42,411	27,098	42,411	27,098
Other payables	23	1,102,604	850,727	1,088,588	836,812
Central co-operative fund	24	27,571	93,799	27,571	93,799
		<u>82,634,873</u>	<u>77,653,633</u>	<u>82,620,857</u>	<u>77,639,718</u>
<b>Total liabilities</b>		<u>82,634,873</u>	<u>77,653,633</u>	<u>82,620,857</u>	<u>77,639,718</u>
<b>Total funds, reserves and liabilities</b>		<u>99,181,623</u>	<u>92,732,117</u>	<u>99,165,988</u>	<u>92,718,206</u>

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



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## STATEMENTS OF COMPREHENSIVE INCOME

AS AT 31 DECEMBER 2024

	Note	Group		Co-operative	
		2024	2023	2024	2023
		\$	\$	\$	\$
			(Restated)		(Restated)
<b>Income</b>					
Finance income	25	829,840	911,156	829,840	911,156
Investment income	26	3,053,978	2,284,049	3,043,447	2,277,282
Other income	27	301,687	293,169	288,535	289,674
		<u>4,185,505</u>	<u>3,488,374</u>	<u>4,161,822</u>	<u>3,478,112</u>
<b>Cost and expenses</b>					
Depreciation of investment property	4	-	(44,335)	-	(44,335)
Depreciation of property, plant and equipment	5	(127,716)	(94,919)	(127,716)	(94,919)
Finance costs	28	(1,823,868)	(1,339,517)	(1,823,868)	(1,339,517)
Reversal of impairment loss on investment in subsidiary	6	-	-	-	177,025
Staff costs	29	(995,606)	(1,013,196)	(907,157)	(927,623)
Others		<u>(598,839)</u>	<u>(587,864)</u>	<u>(665,228)</u>	<u>(654,431)</u>
<b>Surplus for the year</b>		<u>639,476</u>	<u>408,543</u>	<u>637,853</u>	<u>594,312</u>
Finance costs	28	<u>(518,768)</u>	<u>(677,253)</u>	<u>(518,768)</u>	<u>(677,253)</u>
<b>Surplus/(Deficit) from operations</b>		<u>120,708</u>	<u>(268,710)</u>	<u>119,085</u>	<u>(82,941)</u>
Income tax expense	30	-	-	-	-
<b>Surplus/(Deficit) after taxation</b>		<u>120,708</u>	<u>(268,710)</u>	<u>119,085</u>	<u>(82,941)</u>
Less: Statutory appropriation					
- Central Co-operative Fund	24	<u>(27,571)</u>	<u>(90,477)</u>	<u>(27,571)</u>	<u>(90,477)</u>
<b>Net surplus/(deficit) for the financial year (c/f)</b>		<u>93,137</u>	<u>(359,187)</u>	<u>91,514</u>	<u>(173,418)</u>

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## STATEMENTS OF COMPREHENSIVE INCOME (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

	Note	2024 \$	2023 \$ (Restated)	2024 \$	2023 \$ (Restated)
<b>Net surplus/(deficit) for the financial year (b/f)</b>		93,137	(359,187)	91,514	(173,418)
<b>Other comprehensive income:</b>					
<u>Items that will not be reclassified to profit or loss:</u>					
Net fair value gains/(losses) on equity instruments at FVOCI		1,320,042	(2,850,284)	1,320,042	(2,850,284)
<u>Items that may be reclassified subsequently to profit or loss:</u>					
Net fair value gain on debt instruments at FVOCI		248,522	547,014	248,522	547,014
Net fair value gains on debt instruments at FVOCI reclassified to profit or loss upon disposal		104,983	145,649	104,983	145,649
<b>Other comprehensive income/(loss) for the financial year, net of tax</b>		1,673,547	(2,157,621)	1,673,547	(2,157,621)
<b>Total comprehensive income/(loss) for the financial year</b>		1,766,684	(2,516,808)	1,765,061	(2,331,039)

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## STATEMENTS OF CHANGES IN FUNDS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

Group	Retained surplus (Note 12) \$	General reserve fund (Note 13) \$	Fair value reserve (Note 14) \$	Common good fund (Note 15) \$	Co-operative education & training fund (Note 16) \$	Staff welfare fund (Note 17) \$	Total \$
<b>Balance at 1 January 2023</b>	5,846,098	6,402,287	4,636,846	316,458	222,792	127,229	17,551,710
Other appropriations	(122,978)	-	-	102,978	-	20,000	-
Rebate on loan interest	(49,334)	-	-	-	-	-	(49,334)
Movement in funds	-	-	-	(54,544)	(28,814)	(3,175)	(86,533)
Net deficit for the financial year	(109,505)	-	-	-	-	-	(109,505)
<b>Other comprehensive income</b>							
Net fair value losses on equity instruments at FVOCI	-	-	(2,850,284)	-	-	-	(2,850,284)
Net fair value gain on debt instruments at FVOCI	-	-	547,014	-	-	-	547,014
Net fair value gain on debt instruments at FVOCI reclassified to profit or loss upon disposal	-	-	145,649	-	-	-	145,649
<b>Others</b>							
Transfer of fair value reserves of equity instruments at FVOCI upon disposal	137,441	-	(137,441)	-	-	-	-
Transfer of fair value reserves of unquoted equity instruments at FVOCI upon disposal	2,688,353	-	(2,688,353)	-	-	-	-
<b>Balance at 31 December 2023</b>	8,390,075	6,402,287	(346,569)	364,892	193,978	144,054	15,148,717
Prior year adjustment (Note 35)	(182,251)	-	179,449	-	(67,431)	-	(70,233)
<b>Balance as at 1 January 2024 (Restated)</b>	8,207,824	6,402,287	(167,120)	364,892	126,547	144,054	15,078,484
Other appropriations	(3,190)	-	-	3,190	-	-	-
Rebate on loan interest	(45,116)	-	-	-	-	-	(45,116)
Movement in funds	-	-	(179,449)	(44,114)	(21,796)	(7,943)	(253,302)
Net surplus for the financial year	93,137	-	-	-	-	-	93,137
<b>Other comprehensive income</b>							
Net fair value gain on equity instruments at FVOCI	-	-	1,320,042	-	-	-	1,320,042
Net fair value gain on debt instruments at FVOCI	-	-	248,522	-	-	-	248,522
Net fair value gain on debt instruments at FVOCI reclassified to profit or loss upon disposal	-	-	104,983	-	-	-	104,983
<b>Others</b>							
Transfer of fair value reserves of equity instruments at FVOCI upon disposal	204,790	-	(204,790)	-	-	-	-
<b>Balance at 31 December 2024</b>	8,457,445	6,402,287	1,122,188	323,968	104,751	136,111	16,546,750

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## STATEMENTS OF CHANGES IN FUNDS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

Co-operative	Retained surplus (Note 12)	General reserve fund (Note 13)	Fair value reserve (Note 14)	Common good fund (Note 15)	Co-operative education & training fund (Note 16)	Staff welfare fund (Note 17)	Total
\$	\$	\$	\$	\$	\$	\$	\$
<b>Balance at 1 January 2023</b>	5,727,764	6,402,287	4,636,846	316,458	155,361	127,229	17,365,945
Other appropriations	(122,978)	-	-	102,978	-	20,000	-
Rebate on loan interest	(49,334)	-	-	-	-	-	(49,334)
Movement in funds	-	-	-	(54,544)	(28,814)	(3,175)	(86,533)
Net surplus for the financial year	76,264	-	-	-	-	-	76,264
<b>Other comprehensive income</b>							
Net fair value losses on equity instruments at FVOCI	-	-	(2,850,284)	-	-	-	(2,850,284)
Net fair value gain on debt instruments at FVOCI	-	-	547,014	-	-	-	547,014
Net fair value gain on debt instruments at FVOCI reclassified to profit or loss upon disposal	-	-	145,649	-	-	-	145,649
<b>Others</b>							
Transfer of fair value reserves of equity instruments at FVOCI upon disposal	137,441	-	(137,441)	-	-	-	-
Transfer of fair value reserves of unquoted equity instruments at FVOCI upon disposal	2,688,353	-	(2,688,353)	-	-	-	-
<b>Balance at 31 December 2023</b>	8,457,510	6,402,287	(346,569)	364,892	126,547	144,054	15,148,721
Prior year adjustment (Note 35)	(249,682)	-	179,449	-	-	-	(70,233)
<b>Balance as at 1 January 2024 (Restated)</b>	8,207,828	6,402,287	(167,120)	364,892	126,547	144,054	15,078,488
Other appropriations	(3,190)	-	-	3,190	-	-	-
Rebate on loan interest	(45,116)	-	-	-	-	-	(45,116)
Movement in funds	-	-	(179,449)	(44,114)	(21,796)	(7,943)	(253,302)
Net surplus for the financial year	91,514	-	-	-	-	-	91,514
<b>Other comprehensive income</b>							
Net fair value gain on equity instruments at FVOCI	-	-	1,320,042	-	-	-	1,320,042
Net fair value gain on debt instruments at FVOCI	-	-	248,522	-	-	-	248,522
Net fair value gain on debt instruments at FVOCI reclassified to profit or loss upon disposal	-	-	104,983	-	-	-	104,983
<b>Others</b>							
Transfer of fair value reserves of equity instruments at FVOCI upon disposal	204,790	-	(204,790)	-	-	-	-
<b>Balance at 31 December 2024</b>	8,455,826	6,402,287	1,122,188	323,968	104,751	136,111	16,545,131

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

	Note	Group 2024 \$	2023 \$ (Restated)
<b>Cash flows from operating activities</b>			
Surplus/(Deficit) from operations		120,708	(268,710)
<u>Adjustments for:</u>			
Depreciation of investment properties	4	-	44,335
Depreciation of property, plant and equipment	5	127,716	94,919
Property, plant and equipment written off	27	9,853	-
Reversal of impairment loss on investment in subsidiary	6	-	(177,025)
Interest income	26	(2,497,030)	(1,875,557)
Finance costs	28	2,342,636	2,016,770
Net impairment losses on loan to members		65,246	52,875
Net loss on disposal of debt instruments, at FVOCI		-	145,650
Dividend income	26	(554,654)	(528,120)
<b>Operating cash flows before working capital changes</b>		<u>(385,525)</u>	<u>(494,863)</u>
<u>Changes in working capital:</u>			
Loans to members		(11,216)	332,291
Other receivables, prepayments		(947,829)	882,735
Members and ex-members' accounts		15,313	(3,832)
Other payables and accruals		322,110	327,469
Cash (used in)/generated from operating activities		<u>(1,007,147)</u>	<u>1,043,801</u>
Interest received	26	2,497,030	1,875,557
Payment to CCF	24	(93,799)	(293,545)
<b>Net cash generated from operating activities</b>		<u>1,396,084</u>	<u>2,625,812</u>
<b>Cash flows from investing activities</b>			
Purchase of financial assets, at FVOCI		(9,349,123)	(9,952,660)
Proceeds from disposal of investments		5,527,988	9,772,018
Proceeds from dividend income	26	554,654	528,120
Purchase of property, plant and equipment	5	(398,207)	(28,169)
Proceed from disposal of joint venture		-	153,464
(Purchase)/Proceed from money market fund		(1,050,085)	854,531
<b>Net cash generated (used in)/ generated from investing activities</b>		<u>(4,714,773)</u>	<u>1,327,304</u>
<b>Cash flows from financing activities</b>			
Payment of common good fund		(44,114)	(54,544)
Payment of co-operative education and training fund		(21,796)	(96,245)
(Payment)/Receipt of staff welfare fund		(7,943)	16,825
Rebate on loan interest		(45,116)	(49,334)
Subscription share capital		(197,860)	(315,230)
General savings		(425,779)	(2,621,931)
Bonus savings		(1,109,722)	(2,118,151)
Term deposits		6,513,639	7,934,427
Interest paid	28	(1,823,868)	(1,339,517)
Dividends paid	28	(518,768)	(677,253)
<b>Net cash generated from financing activities</b>		<u>2,318,673</u>	<u>679,047</u>
<b>Net increase in cash and cash equivalents</b>		<u>(1,000,016)</u>	<u>4,632,163</u>
Cash and cash equivalents at the beginning of financial year		43,353,088	38,720,925
<b>Cash and cash equivalents at the end of financial year</b>	11	<u>42,353,072</u>	<u>43,353,088</u>

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

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

### 1. GENERAL INFORMATION

The Singapore Teachers' Co-operative Society Limited (the Co-operative) is domiciled in Singapore and constituted under the Co-operative Societies Act, 1979.

The Co-operative's registered office and principal place of business is at 150 Changi Road, #02-06, Guthrie Building Singapore 419973.

The principal activities of the Co-operative are to promote in accordance with the Co-operative's principles, the economic interest of and self-help and thrift among its members who are professional teachers engaged by the Ministry of Education and other educational institutions.

The principal activities of its subsidiary are disclosed in Note 6 to the financial statements.

The Committee of Management has authorised and approved these financial statements for issue on the date of the Statement by the Committee of Management.

### 2. MATERIAL ACCOUNTING POLICY INFORMATION

#### 2.1 BASIS OF PREPARATION

The financial statements of the Group have been drawn up in accordance with Singapore Financial Reporting Standards (FRS) and the applicable requirements of the Singapore Co-operative Societies Act, 1979. The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements of the Group have been prepared on the basis that it will continue to operate as a going concern.

#### 2.2 ADOPTION OF NEW AND AMENDED STANDARDS AND INTERPRETATIONS

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial year, the Group has adopted all the new and amended standards which are relevant to the Group and are effective for annual financial periods beginning on or after 1 January 2024. The adoption of these standards did not have any material effect on the financial performance or position of the Group.

The following standards and interpretations are effective for the annual period beginning on or after 1 January 2024:

- Amendments to FRS 1 *Presentation of Financial Statements*: Classification of Liabilities as Current or Non-current
- Amendments to FRS 1 *Presentation of Financial Statements*: Non-current Liabilities with Covenants
- Amendments to FRS 7 *Statements of Cashflows* and FRS 107 *Financial Instruments*: Disclosures: Supplier Finance Arrangements
- Amendments to FRS 116 *Leases*: Lease Liability in a Sales and Leaseback

The application of these amendments to standards and interpretations does not have a material effect on the financial statements.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.3 BASIS OF CONSOLIDATION

##### (a) Business combinations

Business combinations are accounted for under the acquisition method. The cost of acquisition is measured at the fair value of the assets acquired, equity instruments issued and liabilities incurred at the acquisition date. Acquisition related costs are recognised as an expense in the periods in which the costs are incurred and the services are rendered.

Any excess or deficiency of the purchase consideration over and above the fair value of the underlying net assets of the entity acquired is accounted for as goodwill / bargain purchase gain.

##### (b) Subsidiary

A subsidiary is an investee that is controlled by the Group. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

In the Co-operative's separate financial statements, investment in subsidiary is accounted for at cost less impairment losses.

##### (c) Accounting for subsidiary by the Co-operative

Investments in subsidiary are stated in the Co-operative's statement of financial position at cost less accumulated impairment losses. On disposal of investment in subsidiaries, the difference between disposal proceeds and the carrying amount of the investments are recognised in the statement of comprehensive income.

##### (d) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

#### 2.4 FOREIGN CURRENCIES

##### (a) Functional and presentation currencies

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The financial statements are presented in Singapore dollars ("S\$"), which is also the functional currency of the Co-operative.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.4 FOREIGN CURRENCIES (CONT'D)

##### (b) Transactions and balances

Transactions in foreign currencies are measured in the functional currency of the Co-operative and are recorded on initial recognition in the functional currency at exchange rates approximating those ruling at the transaction dates. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the reporting date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the end of the reporting period are recognised in profit or loss.

#### 2.5 PROPERTY, PLANT AND EQUIPMENT

All items of property, plant and equipment are initially recorded at cost. Subsequent to recognition, property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses, if any. The cost of property, plant and equipment includes its purchase price and any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Dismantlement, removal or restoration costs are included as part of the cost of property, plant and equipment if the obligation for dismantlement, removal or restoration is incurred as a consequence of acquiring or using the property, plant and equipment.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

	<u>Useful lives</u>
<u>Property, plant and equipment</u>	
Freehold properties (strata-title units)	50
Furniture and fittings	5
Renovation	10
Computers	5

The carrying amounts of property and plant and equipment at the end of the reporting period are disclosed in Note 5 to the financial statements.

The residual value, useful lives and depreciation method are reviewed at least at the end of each financial period, and adjusted prospectively, if appropriate. An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on de-recognition of the asset is included in profit or loss in the year the asset is derecognised.



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.6 INVESTMENT PROPERTY

Investment property is a property that are either owned by the Co-operative or right-of-use assets that are held to earn rentals or for capital appreciation, or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or in the ordinary course of business. Investment property comprise completed investment property that are being constructed or developed for future use as investment property.

Investment property is measured at cost, including transaction costs.

Investment property is derecognised either when they have been disposed of (i.e., at the date the recipient obtains control) or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition as gains or losses arising from the retirement or disposal of investment property.

Depreciation provided on freehold property is 50 years. Depreciation is computed on a straight-line basis so as to write off the cost or the carrying amount over their estimated useful lives. The carrying amount, residual value and useful lives are reviewed and adjusted as appropriate at the end of each reporting period with changes in estimate accounted for on a prospective basis.

#### 2.7 IMPAIRMENT OF NON-FINANCIAL ASSETS

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, (or, where applicable, when an annual impairment testing for an asset is required), the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's or cash-generating unit's fair value less costs of disposal and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset or cash-generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

Impairment losses are recognised in profit or loss.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.8 FINANCIAL INSTRUMENTS

##### (a) Financial assets

###### Initial recognition and measurement

Financial assets are recognised when, and only when the entity becomes party to the contractual provisions of the instruments.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Trade receivables are measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third party, if the trade receivables do not contain a significant financing component at initial recognition.

###### Subsequent measurement – Investments in equity instruments

On initial recognition of an investment in equity instrument that is not held for trading, the Group may irrevocably elect to present subsequent changes in fair value in other comprehensive income which will not be reclassified subsequently to profit or loss. Dividends from such investments are to be recognised in profit or loss when the Group's right to receive payments is established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income.

For investments in equity instruments which the Group has not elected to present subsequent changes in fair value in other comprehensive income, changes in fair value are recognised in profit or loss.

###### Subsequent measurement - Investments in debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the contractual cash flow characteristics of the asset. The three measurement categories for classification of debt instruments are:

##### i) Amortised cost

Financial assets that are held for the collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets are measured at amortised cost using the effective interest method, less impairment. Gains and losses are recognised in profit or loss when the assets are derecognised or impaired, and through amortisation process.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.8 FINANCIAL INSTRUMENTS (CONT'D)

##### (a) Financial assets (Cont'd)

##### ii) Fair value through other comprehensive income (FVOCI)

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Financial assets measured at FVOCI are subsequently measured at fair value. Any gains or losses from changes in fair value of the financial assets are recognised in other comprehensive income, except for impairment losses, foreign exchange gains and losses and interest calculated using the effective interest method which are recognised in profit or loss. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from funds and reserves to profit or loss as a reclassification adjustment when the financial asset is de-recognised.

##### iii) Fair value through profit or loss

Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt instrument that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss in the period in which it arises.

##### *Derecognition*

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income for equity instruments is transferred within funds and reserves.

##### *Impairment of financial assets*

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss and financial guarantee contracts. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is recognised for credit losses expected over the remaining life of the exposure, irrespective of timing of the default (a lifetime ECL). In calculating ECLs for loans to members, the Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.8 FINANCIAL INSTRUMENTS (CONT'D)

##### (a) Financial assets (Cont'd)

###### *Impairment of financial assets (Cont'd)*

For debt instruments at FVOCI, the Group applies the low credit risk simplification. At every reporting date, the Group evaluates whether the debt instrument is considered to have low credit risk using all reasonable and supportable information that is available without undue cost or effort. In making that evaluation, the Group reassesses the internal credit rating of the debt instrument. In addition, the Group considers that there has been a significant increase in credit risk when the contractual payments are more than 30 days past due.

The Group considers a financial asset in default when contractual payments are 30 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

##### (b) Financial liabilities

###### *Initial recognition and measurement*

Financial liabilities are recognised when, and only when, the Group becomes a party to the contractual provisions of the financial instrument. The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognised initially at fair value plus in the case of financial liabilities not at FVPL, net of directly attributable transaction costs.

###### *Subsequent measurement*

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

###### *Derecognition*

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. On derecognition, the difference between the carrying amounts and the consideration paid is recognised in profit or loss.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.9 LEASES

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### As 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 from operating leases on the Group's investment property is accounted for on a straight-line basis over the lease terms. 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 revenue in the period in which they are earned.

#### 2.10 EMPLOYEE BENEFITS

##### (a) Define contribution plans

The Group makes contributions to the Central Provident Fund scheme in Singapore, a defined contribution pension scheme. Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

##### (b) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

#### 2.11 INCOME RECOGNITION

Revenue is measured based on the consideration to which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Revenue is recognised when the Group satisfies a performance obligation by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A performance obligation may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied performance obligation. The following specific recognition criteria must also be met before income is recognised:

##### Rental income

Rental income is recognised on a straight-line basis over the term of the relevant operating leases.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.11 INCOME RECOGNITION (CONT'D)

##### *Interest income*

Interest incomes are recognised based on the contractual terms and using the effective interest method.

##### *Dividend income*

Dividend income is recognised when the right to receive payment is established.

#### 2.12 GOVERNMENT GRANTS

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all the attaching conditions will be complied with. Where the grant relates to an asset, the carrying amount of the asset is deducted against the amount of grant received.

#### 2.13 FINANCE COSTS

Interest expenses and similar charges are recognised as it accrues, using the effective interest method.

#### 2.14 TAXES

##### (a) Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authority. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the end of the reporting period.

Current income taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

##### (b) Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.14 TAXES (CONT'D)

##### (c) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST except:

- where the GST incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables that are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

#### 2.15 CASH AND CASH EQUIVALENTS

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are not subject to significant change in value.

#### 2.16 SUBSCRIPTION SHARE CAPITAL

Subscription shares held by members are repayable on cessation of membership in accordance with By-laws 4.13. Subscription shares shall normally be withdrawn after the effective date of cessation of membership.

Dividends on subscription shares are recognised as finance costs in the statement of comprehensive income in the year in which they are declared and approved for payment.

#### 2.17 FUNDS

##### General Reserve Fund

The Co-operative shall pay into the General Reserve Fund such portion of its net surplus as the Committee of Management may decide from time to time. The fund shall be indivisible and no member shall be entitled to claim a specific share of it. The General Reserve Fund shall be used:-

- to meet unforeseen losses;
- to provide a margin beyond the liabilities of the Co-operative so as to ensure its ability to pay such liabilities in full in the event of dissolution; and
- to enable the Co-operative by reason of the income derived from the General Reserve Fund to reduce the rate of interest on loans granted to members without causing a reduction in the rate of dividend on subscription share capital and bonus shares.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 2. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

#### 2.17 FUNDS (CONT'D)

##### Common Good Fund

This fund shall be used only for the benefit of the members of the Co-operative and may be devoted to any educational, medical, social or charitable purposes.

The Common Good Fund shall be derived from:-

- (i) a subscription of \$1.00 per month by each member; and
- (ii) annual contribution not exceeding ten per cent of the net surplus of the Co-operative subject to the approval of the general meeting.

##### Co-operative Education and Training Fund

This fund is used for education and training activities of the Co-operative.

##### Staff Welfare Fund

This fund is established for the benefit and welfare of the staff of the Co-operative and the appropriation is normally from retained surplus.

### 3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires Committee of Management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

#### 3.1 KEY SOURCES OF ESTIMATION UNCERTAINTY

The key assumptions concerning the future and other key sources of estimation uncertainty at the date of the statement of financial position, that have a significant risk in causing material adjustments to the carrying amounts of assets and liabilities within the next financial year are discussed below:

##### **(a) Provision for expected credit losses ("ECLs") of loans to members**

The Group uses a provision matrix to calculate ECLs for loans to members. The provision rates are based on the payment profiles of finance income over a period of 24 months before the end of the reporting period and the corresponding historical credit losses experienced within this period.



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (CON'TD)

#### 3.1 KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

##### (a) Provision for expected credit losses ("ECLs") of loans to members (Cont'd)

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust historical credit loss experience with forward-looking information. At every reporting date, historical default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of members' actual default in the future. The information about the ECLs on the Group's loans to members and the carrying amount of loans to members is disclosed in Note 8 to the financial statements.

##### (b) Investment in subsidiary – assessment of impairment (Note 6)

At the date of the statement of financial position, the carrying amount of the Co-operative's investment in subsidiary was \$617,840 (2023: \$617,840) after taking into account accumulated impairment losses of \$172,160 (2023: \$172,160), as it was determined by the Committee of Management that the cost of the investment is impaired (see Note 6).

Committee of Management has made a judgement that the decline in the carrying value of this investment is significant and prolonged and has considered the long-term duration of the decline and the significant magnitude by which the recoverable amount is below cost. Other factors taken into consideration in determining the impairment loss include the future profitability of the subsidiary, financial health of and near-term business outlook of the subsidiary.

Committee of Management is of the opinion that there are no significant judgements made in applying accounting estimates and policies that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

##### (c) Classification between investment property and owner-occupied property

The Group and the Co-Operative exercise judgement in determining whether a property meets the definition of an investment property. Investment property is defined as property held to earn rental income, for capital appreciation, or both. In making this assessment, the Group and the Co-Operative have established specific criteria and consider whether the property generates cash flows that are largely independent of other assets within the Group and the Co-Operative.

This judgement is applied on an individual property basis. Property that does not meet these criteria are not classified as investment property, and the significance of this determination is assessed separately for each property.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 4. INVESTMENT PROPERTY

	Group and Co-operative	
	2024	2023
	\$	\$
<b><u>Cost</u></b>		
As at 1 January	1,996,598	1,996,598
Reclassification	(1,996,598)	-
At 31 December	-	1,996,598
<b><u>Accumulated depreciation</u></b>		
As at 1 January	843,906	799,571
Depreciation charge for the financial year	-	44,335
Reclassification	(843,906)	-
As at 31 December	-	843,906
Carrying amount as at 31 December	-	1,152,692
<b><u>Fair value</u></b>		
Freehold property	-	1,700,000

The investment property comprises a freehold (strata-title) commercial unit previously held for capital appreciation and rental income.

As at February 2024, the fair values of the Group's and Co-operative's investment property were determined by independent external valuers with appropriate recognised professional qualifications and relevant experience in valuing properties of similar location and category. The valuation was carried out using the direct comparison method, referencing recent transactions of comparable properties within the vicinity and open market values observed in the preceding financial year. The valuation technique involves the use of significant unobservable inputs, including price per square metre, and is therefore classified within Level 3 of the fair value hierarchy.

During the financial year, a property with a carrying amount of \$1,152,692 was reclassified from investment property to property, plant and equipment, following a change in use. The property is now owner-occupied and used for administrative and operational purposes.

The reclassification is in accordance with FRS 40 Investment Property, as the asset no longer meets the definition of investment property. From the date of the change in use, the property is accounted for in accordance with FRS 16 Property, Plant and Equipment, and is subject to depreciation over its estimated useful life.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 4. INVESTMENT PROPERTY (CONT'D)

The following amounts are recognised in the statement of comprehensive income:

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
Rental income from investment properties	-	26,022	-	27,222
Direct operating expenses arising from rental generating investment properties	-	(11,705)	-	(11,705)

### 5. PROPERTY, PLANT AND EQUIPMENT

	Freehold building	Furniture and fittings	Renovation	Computers	Total
<u>Group and Co-operative</u>	\$	\$	\$	\$	\$
<b>Cost</b>					
At 1 January 2023	2,467,226	84,626	27,847	465,679	3,045,378
Additions	-	3,202	7,735	17,232	28,169
Written off	-	(14,482)	(4,326)	-	(18,808)
At 1 January 2024	2,467,226	73,346	31,256	482,911	3,054,739
Additions	-	92,870	266,594	38,743	398,207
Written off	-	(47,456)	(31,256)	(27,063)	(105,775)
Reclassification	1,996,598	-	-	-	1,996,598
At 31 December 2024	4,463,824	118,760	266,594	494,591	5,343,769
<b>Accumulated Depreciation</b>					
At 1 January 2023	988,043	68,710	27,847	424,667	1,509,267
Depreciation charge	54,785	7,034	774	32,326	94,919
Write off	-	(14,482)	(4,326)	-	(18,808)
At 1 January 2024	1,042,828	61,262	24,295	456,993	1,585,378
Depreciation charge	99,119	6,875	773	20,949	127,716
Written off	-	(43,791)	(25,068)	(27,063)	(95,922)
Reclassification	843,906	-	-	-	843,906
At 31 December 2024	1,985,853	24,346	-	450,879	2,461,078
<b>Carrying amounts</b>					
At 31 December 2023	1,424,398	12,084	6,961	25,918	1,469,361
At 31 December 2024	2,477,971	94,414	266,594	43,712	2,882,691

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 6. INVESTMENT IN SUBSIDIARY

	Co-operative	
	2024	2023
	\$	\$
Unquoted equity shares, at cost	790,000	790,000
Less: Accumulated impairment losses		
Balance at the beginning of the year	(172,160)	(349,185)
Reversal during the year	-	177,025
Balance at the end of the year	(172,160)	(172,160)
	<u>617,840</u>	<u>617,840</u>

(a) Details of the subsidiary is as follows:

<u>Name of subsidiary</u>	<u>Principal place of business</u>	<u>Principal Activities</u>	<u>Percentage of equity held</u>	
			2024	2023
			%	%
Singapore Teachers' International Holdings Pte. Ltd. ("STIH") <sup>1</sup>	Singapore	To carry on the business of investment holding and to act as general or special agents or managers or managing agents and to enter into partnership or any agreement for sharing	100	100

<sup>1</sup>Audited by Reanda Adept PAC

(b) Impairment assessment of the Co-operative's investment in subsidiary:

The Co-operative assessed the carrying amount of its investment in subsidiary for indicators of impairment. The Co-operative assessed the recoverable amount of the investment using the fair value less costs to sell (FVLCTS) approach which was based on the financial position of STIH, which took into consideration the fair value of the Company's underlying assets and liabilities. The fair value measurement was categorised as a Level 3 in the fair value hierarchy based on the inputs in the valuation techniques used. Based on the assessment, the Co-operative recognised a reversal of impairment loss of Nil (2023: \$177,025) on its investments, following a better outlook in their financial position.

Committee of Management is of the view that there is a basis for making a reliable estimate of the price, that is, fair value at which an orderly transactions to sell the asset and could be reliable estimated.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 7. FINANCIAL ASSETS

	Group and Co-operative	
	2024	2023
	\$	\$
		(Restated)
<u>Financial assets at FVOCI</u>		
Quoted equity securities	3,910,966	5,024,531
Quoted bonds (debt instruments)	25,254,945	20,159,286
Quoted managed funds	5,023,760	5,080,896
Unquoted equity investments	4,568,877	3,248,835
	<u>38,758,548</u>	<u>33,513,548</u>
 <u>Financial assets at FVTPL</u>		
Money market fund	1,053,836	3,751
	<u>39,812,384</u>	<u>33,517,299</u>

The Group has elected to measure its investments in quoted equity securities and unquoted shares in other co-operative societies at fair value through other comprehensive income due to the Group's intention to hold them for long-term appreciation.

During the year, the Group disposed of investments in equity securities with fair value amounting to \$2,328,136 (2023: \$1,191,047) at the date of derecognition to better manage their market price risk exposure. The cumulative gain or loss arising from the disposals amounted \$204,790 (2023: \$137,441) and was transferred from the fair value reserve to retained surplus.

The Group's quoted bonds and quoted managed funds are classified as financial assets, at FVOCI as the Group holds them to collect contractual cash flows and sell these assets.

The Group recognised dividends amounting to \$441,220 (2023: \$248,755) from quoted equity securities still held as at the reporting date and \$20,204 (2023: \$32,600) from quoted equity securities disposed during the year prior to their disposal.

The quoted equity securities and bonds are based on their closing bid price quotations on the last market day of the financial year and are classified under Level 1 of the fair value hierarchy.

The unquoted equity investments in co-operative societies and corporatised co-operative amounting to \$4,568,877 (2023: \$3,248,835) are valued based on their realisable values as set out in the By-laws of the respective co-operative societies. The fair value measurement was categorised as a Level 3 in the fair value hierarchy based on the inputs in the valuation techniques used as disclosed in the Note 34.6 to the financial statements.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 8. LOAN TO MEMBERS

	Group and Co-operative 2024 \$	2023 \$
Balance at beginning of financial year	12,424,332	12,874,677
<u>Add:</u>		
Loans granted during the financial year	13,933,256	13,022,185
Offset existing loan	(8,913,831)	(8,178,287)
Net loans granted during the financial year	5,019,425	4,843,898
	17,443,757	17,718,575
<u>Less:</u>		
Repayments during the financial year	(4,325,580)	(4,513,442)
Transfer from subscription share capital	(11,597)	(14,540)
Transfer from general savings (Note 19)	(663,534)	(643,860)
Others	(7,498)	(4,347)
Bad debts written off	(109,246)	(118,054)
	(5,117,455)	(5,294,243)
	12,326,302	12,424,332
<u>Less:</u>		
Allowance for expected credit losses/ impairment	(193,047)	(237,047)
Balance at end of financial year	12,133,255	12,187,285
Repayable within one year	4,149,604	4,223,736
Repayable after one year but within five years	7,983,651	7,963,549
	12,133,255	12,187,285

Repayments during the financial year consist of monthly instalments and full repayments and full settlements of existing loans to obtain new loans.

Loans to members bear effective interest rate ranging from 5.49% to 9.76% (2023: 5.42% to 9.78%) per annum. Loans to members are repayable within periods from 12 months to 60 months (2023: 12 months to 60 months).

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 8. LOAN TO MEMBERS (CONT'D)

#### Expected credit losses

The movement in allowance for expected credit losses of loans to members computed based on 12-month and lifetime ECL are as follows:

	<b>Group and Co-operative</b>	
	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Balance at beginning of year	237,047	302,226
Charge to profit or loss	65,246	52,875
Write off during the year	(109,246)	(118,054)
Balance at end of year	<u>193,047</u>	<u>237,047</u>

### 9. OTHER RECEIVABLES

	<b>Group</b>		<b>Co-operative</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Sundry receivables	1,086,056	-	1,086,056	-
Interest receivable from:				
- fixed deposits	665,134	830,921	662,313	828,477
- bonds	240,138	214,435	240,138	214,435
Deposits	6,182	3,455	6,182	3,455
Amount due from subsidiary	-	-	400	-
	<u>1,997,510</u>	<u>1,048,811</u>	<u>1,995,089</u>	<u>1,046,367</u>

### 10. FIXED DEPOSITS

	<b>Group</b>		<b>Co-operative</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Banks	39,608,480	41,405,206	39,608,480	41,405,206
Finance companies	543,920	383,765	-	-
	<u>40,152,400</u>	<u>41,788,971</u>	<u>39,608,480</u>	<u>41,405,206</u>

The effective interest rates of fixed deposits maturing within 12 months from the financial year end vary from 2.00% to 4.82% (2023: 0.95% to 4.82%) per annum.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 11. CASH AND BANK BALANCES

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
Cash on hand	480	939	354	440
Cash at bank	2,200,192	1,563,178	2,113,184	1,318,135
	<u>2,200,672</u>	<u>1,564,117</u>	<u>2,113,538</u>	<u>1,318,575</u>

For the purposes of the consolidated statement of cash flows, cash and cash equivalents are comprised of the following: -

	Group	
	2024	2023
	\$	\$
Cash and bank balances	2,200,672	1,564,117
Fixed deposits (Note 10)	40,152,400	41,788,971
	<u>42,353,072</u>	<u>43,353,088</u>

### 12. RETAINED SURPLUS

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
		(Restated)		(Restated)
Balance at beginning of year	8,207,824	5,846,098	8,207,828	5,727,764
	<u>8,207,824</u>	<u>5,846,098</u>	<u>8,207,828</u>	<u>5,727,764</u>
Less: Other appropriations				
- Common Good Fund (Note 15)	(3,190)	(102,978)	(3,190)	(102,978)
- Staff Welfare Fund (Note 17)	-	(20,000)	-	(20,000)
	<u>(3,190)</u>	<u>(122,978)</u>	<u>(3,190)</u>	<u>(122,978)</u>
- Prior year adjustment (Note 16)	-	67,431	-	-
- Rebate on loan interest of 5% (2023: 5%)	(45,116)	(49,334)	(45,116)	(49,334)
- Transfer of fair value reserves of equity instruments at FVOCI upon disposal	204,790	137,441	204,790	137,441
- Transfer of fair value reserves of unquoted equity instruments at FVOCI upon disposal	-	2,688,353	-	2,688,353
	<u>8,364,308</u>	<u>8,567,011</u>	<u>8,364,312</u>	<u>8,381,246</u>
Net surplus for the year after statutory appropriations	93,137	(359,187)	91,514	(173,418)
Balance at end of year	<u>8,457,445</u>	<u>8,207,824</u>	<u>8,455,826</u>	<u>8,207,828</u>



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 13. GENERAL RESERVE FUND

Under the Co-operative's By-laws 7.4, the general reserve fund refers to an unallocated reserve not earmarked for any specific purpose. It serves as a financial buffer to absorb unforeseen losses that may arise from the Co-Operative's operations or investments, thereby contributing to the financial stability and resilience of the Co-Operative.

### 14. FAIR VALUE RESERVE

Fair value reserve represents the cumulative fair value changes of financial assets at fair value through other comprehensive income until they are disposed of or impaired.

### 15. COMMON GOOD FUND

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	364,892	316,458
<u>Add:</u>		
Contributions received from members	30,483	30,295
Transfer from general savings (Note 19)	-	2,408
Transfer from subscription share capital	3	4
Transfer from members' and ex-members' accounts (Note 22)	-	2,409
Appropriation for the year (Note 12)	3,190	102,978
	33,676	138,094
	398,568	454,552
<u>Less:</u>		
Amounts disbursed during the year	(25,200)	(33,644)
Transfer to general savings (Note 19)	(49,400)	(56,016)
	(74,600)	(89,660)
Balance at end of year	323,968	364,892

### 16. CO-OPERATIVE EDUCATION AND TRAINING FUND

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
	(Restated)			
Balance at beginning of year	126,547	222,792	126,547	155,361
<u>Less:</u>				
Prior year adjustment (Note 12)	-	(67,431)	-	-
Amounts disbursed during the year	(21,796)	(28,814)	(21,796)	(28,814)
Balance at end of year	104,751	126,547	104,751	126,547

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 17. STAFF WELFARE FUND

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	144,054	127,229
<u>Add:</u>		
Appropriation for the year (Note 12)	-	20,000
<u>Less:</u>		
Amounts disbursed during the year	(7,943)	(3,175)
Balance at end of year	136,111	144,054

### 18. SUBSCRIPTION SHARE CAPITAL

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	6,543,488	6,858,718
Issue of subscription shares	82,050	97,071
Redemption of subscription shares	(279,910)	(412,301)
Balance at end of year	6,345,628	6,543,488

This relates to subscription shares held by members where the Co-operative does not have the right of refusal to members' request for withdrawals upon cessation of membership.

Every member shall be allowed to subscribe a minimum monthly sum to this Subscription Account in accordance with the Administrative Rules on Subscription (By-Law 8.4). Subscription capital may not be withdrawn except for such purposes and under such conditions as laid down in the By-Laws or except on a termination of membership.

At the end of the reporting year, subscription capital of \$82,050 (2023: \$97,071) were received from the Co-operative's members.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 19. GENERAL SAVINGS

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	25,097,440	27,719,371
<u>Add:</u>		
Amounts received from members	3,874,807	3,993,616
Transfer from subscription share capital	29,690	42,362
Transfer from Common Good Fund (Note 15)	49,400	56,016
Transfer from bonus savings with interest (Note 20)	4,290,829	4,901,440
Transfer from term deposits with interest (Note 21)	694,090	444,004
Other additions		
- Interest on general savings (Note 28)	239,674	164,064
- Dividends on subscription share capital*	518,768	677,253
- Loan interest rebates	45,116	49,334
- Membership Incentive	-	720
- Others	154	12,577
	9,742,528	10,341,386
	34,839,968	38,060,757
Amounts withdrawn by members	(6,023,537)	(7,421,686)
Transfer to subscription share capital	(410)	(132)
Transfer to term deposits (Note 21)	(3,434,950)	(4,888,014)
Transfer to Common Good Fund (Note 15)	-	(2,408)
Adjustment to reduce loans		
- principal (Note 8)	(663,534)	(643,860)
- interest	(6,897)	(6,720)
Others	(38,979)	(497)
	(10,168,307)	(12,963,317)
Balance at end of year	24,671,661	25,097,440

\*Under the Co-operative's By-laws 9.4, dividends declared by the Co-operative will be credited to the members' general savings accounts except when a claim is made by a member.

Interest is payable at the rates of 1.0% (2023: 0.3% to 1%) per annum and will be credited into members' accounts on 30th June and 31st December annually.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 20. BONUS SAVINGS

	Group and Co-operative	
	2024	2023
	\$	\$
		(Restated)
Balance at beginning of year	11,519,452	13,637,603
<u>Add:</u>		
Amounts received from members	10,193,450	11,407,594
Interest on maturity of bonus savings (Note 28)	280,708	432,036
	10,474,158	11,839,630
	21,993,610	25,477,233
<u>Less:</u>		
Premature withdrawals by members	(355,920)	(538,665)
Matured withdrawals by members	(4,796,637)	(5,528,469)
Transfer to general savings with interest (Note 19)	(4,290,829)	(4,901,440)
Transfer to term deposit (Note 21)	(2,140,494)	(2,989,207)
	(11,583,880)	(13,957,781)
Balance at end of year	10,409,730	11,519,452

Bonus savings are for a period of 24 months and bear effective interest rate of 2.0% to 2.5% (2023: 2.0% to 2.5%) per annum. Bonus savings may be withdrawn prematurely in which case neither interest nor bonuses shall be paid.

### 21. TERM DEPOSITS FROM MEMBERS

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	33,521,629	25,587,203
<u>Add:</u>		
Amounts received from members	5,576,148	3,004,067
Transfer from general savings (Note 19)	3,434,950	4,888,014
Interest on maturity of term deposits (Note 28)	1,303,486	743,417
Transfer from Share Capital	2,000	4,000
Transfer from bonus savings (Note 20)	2,140,494	2,989,207
	12,457,078	11,628,705
	45,978,707	37,215,908
<u>Less:</u>		
Amounts withdrawn by members	(5,249,349)	(3,250,275)
Transfer to general savings (Note 19)	(694,090)	(444,004)
	(5,943,439)	(3,694,279)
Balance at end of year	40,035,268	33,521,629

Term deposits from members are unsecured and bear interest rate of 2.60% to 3.50% (2023: 3.20% to 3.50%) per annum with maturity period of one year.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 22. MEMBERS' AND EX-MEMBERS' ACCOUNTS

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	27,098	30,930
<u>Add:</u>		
Over deductions and adjustments	273,869	256,364
	300,967	287,294
<u>Less:</u>		
Refunds during the year	(258,556)	(257,787)
Transfer to Common Good Fund (Note 15)	-	(2,409)
	(258,556)	(260,196)
Balance at end of year	42,411	27,098

### 23. OTHER PAYABLES

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
		(Restated)		(Restated)
Accruals	216,694	233,365	202,678	219,450
Sundry payables	112,301	10,341	112,301	10,341
Interest payable	770,007	597,301	770,007	597,301
Deposits	-	5,000	-	5,000
GST payable	3,602	4,720	3,602	4,720
	1,102,604	850,727	1,088,588	836,812

### 24. CENTRAL CO-OPERATIVE FUND

Section 71(2)(a) of the Co-operative Societies Act, 1979 requires every society to contribute to the Central Co-operative Fund ("CCF") at 5% of the first \$500,000 and 20% thereafter of the surplus resulting from operations of the Co-operative.

	Group and Co-operative	
	2024	2023
	\$	\$
Balance at beginning of year	93,799	296,867
Payment to CCF	(93,799)	(293,545)
Appropriation for the year	27,571	90,477
Balance at end of year	27,571	93,799

### 25. FINANCE INCOME

This represents interest income from loans granted to members.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 26. INVESTMENT INCOME

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
	(Restated)		(Restated)	
Interest income from:				
- bonds	799,550	543,308	799,550	543,308
- fixed deposits	1,687,778	1,320,997	1,677,247	1,313,031
- savings accounts	9,702	11,252	9,702	11,252
	<u>2,497,030</u>	<u>1,875,557</u>	<u>2,486,499</u>	<u>1,867,591</u>
Dividend income from:				
- quoted equity investments	194,260	281,355	194,260	281,355
- quoted unit trusts investments	267,164	239,741	267,164	239,741
- unquoted equity investments	93,230	7,024	93,230	7,024
	<u>554,654</u>	<u>528,120</u>	<u>554,654</u>	<u>528,120</u>
Net loss on disposal of debts instruments at FVOCI	-	(145,650)	-	(145,650)
Rental income	2,294	26,022	2,294	27,221
	<u>3,053,978</u>	<u>2,284,049</u>	<u>3,043,447</u>	<u>2,277,282</u>

### 27. OTHER INCOME

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
Government grants	51,105	65,598	51,105	65,598
Members' admin fee	211,448	197,738	211,448	197,738
Members' entrance fee	202	167	202	167
Property, plant and equipment written off	(9,853)	-	(9,853)	-
Sundry income	48,785	29,666	35,633	26,171
	<u>301,687</u>	<u>293,169</u>	<u>288,535</u>	<u>289,674</u>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 28. FINANCE COSTS

	Group and Co-operative	
	2024	2023
	\$	\$
		(Restated)
Interest expenses		
General savings (Note 19)	239,674	164,064
Bonus savings (Note 20)	280,708	432,036
Term deposits from members (Note 21)	1,303,486	743,417
	<u>1,823,868</u>	<u>1,339,517</u>
Dividends paid	518,768	677,253
	<u>2,342,636</u>	<u>2,016,770</u>

### 29. STAFF COSTS

	Group		Co-operative	
	2024	2023	2024	2023
	\$	\$	\$	\$
Employee benefits expense (including directors):				
Salaries and bonuses	897,983	904,329	816,459	824,905
CPF contributions	91,760	102,164	85,793	96,197
Other short-term benefits	5,863	6,703	4,905	6,521
	<u>995,606</u>	<u>1,013,196</u>	<u>907,157</u>	<u>927,623</u>

### 30. INCOME TAX EXPENSE

(a) Major components of income tax expense

	Group	
	2024	2023
	\$	\$
Statement of comprehensive income:		
Current year tax expense	-	-

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 30. INCOME TAX EXPENSE (CONT'D)

(b) Reconciliation between income tax expense and the accounting surplus

	Group	
	2024	2023
	\$	\$
		(Restated)
Surplus/(Deficit) from operations	120,708	(268,710)
Income tax using the statutory rate of 17% (2023: 17%)	20,520	(45,681)
Non-deductible expenses	(20,520)	-
Income not subject to taxation	-	(1,354)
Benefits arising from unrecognised tax losses, tax benefits or temporary differences	-	47,035
Total tax expense	-	-

The Co-operative is exempted from income tax under Section 13(1)(e) of the Income Tax Act 1947.

### 31. COMMITMENTS

#### Operating lease commitment – as lessor

The Co-operative has entered into a lease agreement on its freehold investment property unit (see Note 4) with an external party to generate rental income.

The future minimum rental receivable under non-cancellable operating leases are as follows:

	Group and Co-operative	
	2024	2023
	\$	\$
Due within one year	-	2,315

#### Capital commitments

During the financial year, the Co-operative has the following capital expenditure commitments in respect of property, plant and equipment are as follows:

	Group and Co-operative	
	2024	2023
	\$	\$
Contracted but not provided for	141,943	-



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 32. SIGNIFICANT RELATED PARTY TRANSACTIONS

In addition to the related party information disclosed elsewhere in the financial statements, significant transactions with related parties took place at terms agreed between the parties are as follows:

	Group	
	2024	2023
	\$	\$
Rendering of services by subsidiary company	116,992	122,287
Rental paid by the subsidiary company	(1,200)	(1,200)
Accounting paid by the subsidiary company	(1,200)	(1,200)
Postage paid by the subsidiary company	(1,600)	-

### Compensation of key management personnel

The reimbursement and expenses of the officers of the Group for the financial year are as follows:

	Group	
	2024	2023
	\$	\$
<u>Paid/Payable by the Co-operative</u>		
Allowances	97,880	71,780
Salaries and bonuses	274,113	268,242
Meeting expenses	6,100	6,410
Transport reimbursement	11,130	12,179
CPF contribution	25,697	24,787
Other benefits	-	3,295
	<u>414,920</u>	<u>386,693</u>
<u>Paid/Payable by subsidiary</u>		
Director's remuneration	42,000	41,150
CPF contribution	2,996	2,996
Board meeting expenses	650	1,250
	<u>45,646</u>	<u>45,396</u>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 33. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

Group	1 January 2024	Proceeds from funds	Funds withdrawal and transfer	Non-cash changes		31 December 2024
				Interest expense	Dividend paid	
	\$	\$	\$	\$	\$	\$
General savings	25,097,440	8,984,086	(10,168,307)	239,674	518,768	24,671,661
Bonus savings	11,519,452	10,193,450	(11,583,880)	280,708	-	10,409,730
Term deposits from members	33,521,629	11,153,592	(5,943,439)	1,303,486	-	40,035,268

Group	1 January 2023	Proceeds from funds	Funds withdrawal and transfer	Non-cash changes		31 December 2023
				Interest expense	Dividend paid	
	\$	\$	\$	\$	\$	\$
General savings	27,719,371	9,500,069	(12,963,317)	164,064	677,253	25,097,440
Bonus savings	13,637,603	11,407,594	(13,957,781)	432,036	-	11,519,452
Term deposits from members	25,587,203	10,885,288	(3,694,279)	743,417	-	33,521,629

### 34. FINANCIAL RISK MANAGEMENT

The Group is exposed to credit risk, liquidity risk, market risk and fund management risk which arise in the normal course of its operations. The Group reviews and agrees policies for managing each of these risks and they are summarised below. The Group does not hold or issue derivative financial instruments.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

## 34. FINANCIAL RISK MANAGEMENT (CONT'D)

### 34.1 SUMMARY OF FINANCIAL INSTRUMENT

Group	Financial assets at amortised cost	Financial liabilities at amortised cost	Non-financial instruments	Financial assets, at FVOCI	Financial assets, at FVPL	Total
As at 31 December 2024	\$	\$	\$	\$		\$
<b>Non-current assets</b>						
Property, plant and equipment	-	-	2,882,691	-	-	2,882,691
Financial assets	-	-	-	38,758,548	-	38,758,548
Loans to members	7,983,651	-	-	-	-	7,983,651
<b>Current assets</b>						
Financial assets	-	-	-	-	1,053,836	1,053,836
Loans to members	4,149,604	-	-	-	-	4,149,604
Other receivables	1,997,510	-	-	-	-	1,997,510
Prepayment	-	-	2,711	-	-	2,711
Fixed deposits	40,152,400	-	-	-	-	40,152,400
Cash and bank balances	2,200,672	-	-	-	-	2,200,672
<b>Total assets</b>	<b>56,483,837</b>	<b>-</b>	<b>2,885,402</b>	<b>38,758,548</b>	<b>1,053,836</b>	<b>99,181,623</b>
<b>Current liabilities</b>						
Subscription share capital	-	6,345,628	-	-	-	6,345,628
General savings	-	24,671,661	-	-	-	24,671,661
Bonus savings	-	10,409,730	-	-	-	10,409,730
Term deposits from members	-	40,035,268	-	-	-	40,035,268
Members' and ex-members' accounts	-	42,411	-	-	-	42,411
Other payables	-	1,099,002	3,602	-	-	1,102,604
Central Co-operative Fund	-	27,571	-	-	-	27,571
<b>Total Liabilities</b>	<b>-</b>	<b>82,631,271</b>	<b>3,602</b>	<b>-</b>	<b>-</b>	<b>82,634,873</b>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

## 34. FINANCIAL RISK MANAGEMENT (CONT'D)

### 34.1 SUMMARY OF FINANCIAL INSTRUMENT (CONT'D)

Group	Financial assets at amortised cost	Financial liabilities at amortised cost	Non-financial instruments	Financial assets, at FVOCI	Financial assets, at FVPL	Total
As at 31 December 2023	\$	\$	\$	\$		\$
<b>Non-current assets</b>						
Investment properties	-	-	1,152,692	-	-	1,152,692
Property, plant and equipment	-	-	1,469,361	-	-	1,469,361
Financial assets	-	-	-	33,513,548	-	33,513,548
Loans to members	7,963,549	-	-	-	-	7,963,549
<b>Current assets</b>						
Financial assets	-	-	-	-	3,751	3,751
Loans to members	4,223,736	-	-	-	-	4,223,736
Other receivables	1,048,811	-	-	-	-	1,048,811
Prepayment	-	-	3,581	-	-	3,581
Fixed deposits	41,788,971	-	-	-	-	41,788,971
Cash and bank balances	1,564,117	-	-	-	-	1,564,117
<b>Total assets</b>	<b>56,589,184</b>	<b>-</b>	<b>2,625,634</b>	<b>33,513,548</b>	<b>3,751</b>	<b>92,732,117</b>
<b>Current liabilities</b>						
Subscription share capital	-	6,543,488	-	-	-	6,543,488
General savings	-	25,097,440	-	-	-	25,097,440
Bonus savings	-	11,519,452	-	-	-	11,519,452
Term deposits from members	-	33,521,629	-	-	-	33,521,629
Members' and ex-members' accounts	-	27,098	-	-	-	27,098
Other payables	-	846,007	4,720	-	-	850,727
Central Co-operative Fund	-	93,799	-	-	-	93,799
<b>Total Liabilities</b>	<b>-</b>	<b>77,648,913</b>	<b>4,720</b>	<b>-</b>	<b>-</b>	<b>77,653,633</b>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

## 34. FINANCIAL RISK MANAGEMENT (CONT'D)

### 34.1 SUMMARY OF FINANCIAL INSTRUMENT (CONT'D)

Co-operative	Financial assets at amortised cost	Financial assets carried at cost	Financial liabilities at amortised cost	Non- financial instruments	Financial assets, at FVOCI	Financial assets, at FVPL	Total
As at 31 December 2024	\$	\$	\$	\$	\$	\$	\$
<b>Non-current assets</b>							
Property, plant and equipment	-	-	-	2,882,691	-	-	2,882,691
Investment in subsidiary	-	617,840	-	-	-	-	617,840
Financial assets	-	-	-	-	38,758,548	-	38,758,548
Loans to members	7,983,651	-	-	-	-	-	7,983,651
<b>Current assets</b>							
Financial assets	-	-	-	-	-	1,053,836	1,053,836
Loans to members	4,149,604	-	-	-	-	-	4,149,604
Other receivables	1,995,089	-	-	-	-	-	1,995,089
Prepayment	-	-	-	2,711	-	-	2,711
Fixed deposits	39,608,480	-	-	-	-	-	39,608,480
Cash and bank balances	2,113,538	-	-	-	-	-	2,113,538
<b>Total assets</b>	<b>55,850,362</b>	<b>617,840</b>	<b>-</b>	<b>2,885,402</b>	<b>38,758,548</b>	<b>1,053,836</b>	<b>99,165,988</b>
<b>Current liabilities</b>							
Subscription share capital	-	-	6,345,628	-	-	-	6,345,628
General savings	-	-	24,671,661	-	-	-	24,671,661
Bonus savings	-	-	10,409,730	-	-	-	10,409,730
Term deposits from members	-	-	40,035,268	-	-	-	40,035,268
Members' and ex-members' accounts	-	-	42,411	-	-	-	42,411
Other payables	-	-	1,084,986	3,602	-	-	1,088,588
Central Co-operative Fund	-	-	27,571	-	-	-	27,571
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>82,617,255</b>	<b>3,602</b>	<b>-</b>	<b>-</b>	<b>82,620,857</b>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

## 34. FINANCIAL RISK MANAGEMENT (CONT'D)

### 34.1 SUMMARY OF FINANCIAL INSTRUMENT (CONT'D)

Co-operative	Financial assets at amortised cost	Financial assets carried at cost	Financial liabilities at amortised cost	Non-financial instruments	Financial assets, at FVOCI	Financial assets, at FVPL	Total
As at 31 December 2023	\$	\$	\$	\$	\$	\$	\$
<b>Non-current assets</b>							
Investment properties	-	-	-	1,152,692	-	-	1,152,692
Property, plant and equipment	-	-	-	1,469,361	-	-	1,469,361
Investment in subsidiary	-	617,840	-	-	-	-	617,840
Financial assets	-	-	-	-	33,513,548	-	33,513,548
Loans to members	7,963,549	-	-	-	-	-	7,963,549
<b>Current assets</b>							
Financial assets	-	-	-	-	-	3,751	3,751
Loans to members	4,223,736	-	-	-	-	-	4,223,736
Other receivables	1,046,367	-	-	-	-	-	1,046,367
Prepayment	-	-	-	3,581	-	-	3,581
Fixed deposits	41,405,206	-	-	-	-	-	41,405,206
Cash and bank balances	1,318,575	-	-	-	-	-	1,318,575
<b>Total assets</b>	<b>55,957,433</b>	<b>617,840</b>	<b>-</b>	<b>2,625,634</b>	<b>33,513,548</b>	<b>3,751</b>	<b>92,718,206</b>
<b>Current liabilities</b>							
Subscription share capital	-	-	6,543,488	-	-	-	6,543,488
General savings	-	-	25,097,440	-	-	-	25,097,440
Bonus savings	-	-	11,519,452	-	-	-	11,519,452
Term deposits from members	-	-	33,521,629	-	-	-	33,521,629
Members' and ex-members' accounts	-	-	27,098	-	-	-	27,098
Other payables	-	-	832,092	4,720	-	-	836,812
Central Co-operative Fund	-	-	93,799	-	-	-	93,799
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>77,634,998</b>	<b>4,720</b>	<b>-</b>	<b>-</b>	<b>77,639,718</b>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.2 CREDIT RISK

Credit risk refers to the risk that the counterparty will default on its contractual obligations, resulting in a loss to the Group. The Group's exposure to credit risk arises primarily from loans to members. For other financial assets (including financial assets, at FVOCI, fixed deposits and cash and cash balances), the Group minimises credit risk by dealing with high credit rating counterparties.

In the management of credit risk on loans to members, the Group considers the probability of default upon initial recognition of the loan and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. The Group generally does not require a collateral on loans.

The Group has determined the default event on loans to members to be when internal and/or external information indicates that the loan is unlikely to be received, which could include default of loan instalments due for more than 90 days or there is significant difficulty of the member in repaying the loan.

To minimise credit risk, the Group has developed and maintained the Group's credit risk gradings to categorise exposures according to their degree of risk of default. The credit rating information is based on the Group's own records to rate its loans to members. The Group considers available reasonable and supportive forward-looking information which includes the following indicators:

- Internal credit rating,
- Actual or expected significant adverse changes in Singapore's financial or economic conditions that are expected to cause a significant change to the members' ability to meet their obligations,
- Actual or expected significant changes in the employment status and creditworthiness of the individual members,
- Significant changes in the expected performance and behaviour of the member, including changes in the payment status of members in the group and changes in the creditworthiness of the member.

Regardless of the analysis above, a significant increase in credit risk is presumed if a member has defaulted (past due) in making a loan instalment payment.

The Group determined that its financial assets are credit-impaired when:

- There is a significant difficulty of the member,
- A breach of the loan agreement, such as a default or past due event,
- It is becoming probable that the member will enter bankruptcy or another financial difficulty.

The Group categorises a loan for potential write-off when a member has defaulted in making loan instalment payment for at least 180 days. Loans are written off when there is evidence indicating that the member is in severe financial difficulty and there is no realistic prospect of recovery of the loan.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.2 CREDIT RISK (CONT'D)

The Group's current credit risk grading framework comprises the following categories:

Category	Definition	Basis for recognising expected credit loss (ECL)
I	Counterparty has a low risk of default and does not have any past-due amounts.	12-month ECL
II	Amount is past due, there has been a significant increase in credit risk since initial recognition or there is evidence indicating the loan is credit-impaired (in default).	Lifetime ECL - credit-impaired
III	There is evidence indicating that the member is in severe financial difficulty and the loan has no realistic prospect of recovery.	Amount is written off

The table below details the credit quality of the Group's financial assets, as well as maximum exposure to credit risk by credit risk rating categories:

	Note	Category	12-month or lifetime ECL	Gross carrying amount \$	Loss allowance \$	Individual impairment \$	Net carrying amount \$
<b>31 December 2024</b>							
Loans to members	8	I	12-month ECL	11,898,538	-	-	11,898,538
Loans to members	8	II	Lifetime ECL	427,764	(78,031)	(115,016)	234,717
				<u>12,326,302</u>	<u>(78,031)</u>	<u>(115,016)</u>	<u>12,133,255</u>
<b>31 December 2023</b>							
Loans to members	8	I	12-month ECL	12,100,158	-	-	12,100,158
Loans to members	8	II	Lifetime ECL	324,174	(78,031)	(159,016)	87,127
				<u>12,424,332</u>	<u>(78,031)</u>	<u>(159,016)</u>	<u>12,187,285</u>

The Group has assessed the latest repayments and creditworthiness of the members, adjusted for the future outlook of the economic environment. In the current year, loans amounting to \$109,246 (2023: \$118,054) were deemed credit-impaired were deemed credit-recovered owing to change in the members' financial situation and default of loan instalments. Accordingly, the Group measured the impairment loss using the lifetime ECL and determined that the entire amount owed was to be written off.

Information regarding the loss allowance movement of loans to members is disclosed in Note 8.



# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.2 CREDIT RISK (CONT'D)

Set out below is the information about the credit risk exposure on the Group's loans to members using a provision matrix:

	Loans to members					Total
	Days past due					
	Not past due	30-90 days	91-182 days	183-365 days	>365 days	
	\$	\$	\$	\$	\$	\$
<b>31 December 2024</b>						
Total gross carrying amount	11,898,538	164,370	170,009	93,385	-	12,326,302
ECL rate	0%	2%	8%	31%	0%	
<b>31 December 2023</b>						
Total gross carrying amount	12,100,158	103,122	95,295	14,923	110,834	12,424,332
ECL rate	0%	1%	31%	21%	11%	

#### 34.3 LIQUIDITY RISK

Liquidity risk is the risk that the Group and the Co-operative will not be able to meet its financial obligations as and when they fall due. The Group's and the Co-operative's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's and Co-operative's reputation.

The Group and the Co-operative monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by Committee of Management to finance the Group's and Co-operative's operations and to mitigate the effects of fluctuations in cash flows.

The following table analyses the Group's and Co-operative's non-derivative financial liabilities into relevant maturity groupings based on the remaining period from the date of statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.3 LIQUIDITY RISK (CONT'D)

	Group			Co-operative		
	Less than one year	One year to five years	Total	Less than one year	One year to five years	Total
	\$	\$	\$	\$	\$	\$
<b>At 31 December 2024</b>						
Subscription share capital	6,345,628	-	6,345,628	6,345,628	-	6,345,628
General savings	24,671,661	-	24,671,661	24,671,661	-	24,671,661
Bonus savings	7,635,220	2,774,510	10,409,730	7,635,220	2,774,510	10,409,730
Term deposits from members	40,035,268	-	40,035,268	40,035,268	-	40,035,268
Members' and ex-members accounts	42,411	-	42,411	42,411	-	42,411
Other payables	1,099,002	-	1,099,002	1,084,986	-	1,084,986
Central Co-operative Fund	27,571	-	27,571	27,571	-	27,571
	<u>79,856,761</u>	<u>2,774,510</u>	<u>82,631,271</u>	<u>79,842,745</u>	<u>2,774,510</u>	<u>82,617,255</u>
<b>At 31 December 2023</b>						
Subscription share capital	6,543,488	-	6,543,488	6,543,488	-	6,543,488
General savings	25,097,440	-	25,097,440	25,097,440	-	25,097,440
Bonus savings	8,666,562	2,852,890	11,519,452	8,666,562	2,852,890	11,519,452
Term deposits from members	33,521,629	-	33,521,629	33,521,629	-	33,521,629
Members' and ex-members accounts	27,098	-	27,098	27,098	-	27,098
Other payables	846,007	-	846,007	832,092	-	832,092
Central Co-operative Fund	93,799	-	93,799	93,799	-	93,799
	<u>74,796,023</u>	<u>2,852,890</u>	<u>77,648,913</u>	<u>74,782,108</u>	<u>2,852,890</u>	<u>77,634,998</u>

#### 34.4 FUND MANAGEMENT

The Group's objective when managing fund is to safeguard the Group's ability to continue as a going concern and to maintain an optimal fund structure so as to maximise members value.

The Co-operative is also required to comply with the prudential requirements issued by the Registrar of the Co-operative Societies. The relevant ratios are:

	Prudential Requirements		Co-operative	
	2024	2023	2024	2023 (Restated)
Capital Adequacy Ratio (CAR)	≥ 10%	≥ 10%	14.98%	15.76%
Minimum Liquid Assets (MLA)	≥ 15%	≥ 15%	55.84%	61.22%
Restricted Investments	≤ 30%	≤ 30%	24.74%	22.09%

The Co-operative had complied with all of the prudential requirements for the financial years ended 31 December 2024 and 31 December 2023.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.5 MARKET RISK

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

*Price risk on quoted bonds and equity*

##### Group

If prices for quoted bonds and equity increase or decrease by 10% (2023: 10%) with all other variables held constant, the Group's fair value reserves would increase or decrease respectively by \$3,524,351 (2023: \$3,026,846).

*Foreign currency risk*

The Group is not exposed to foreign currency risk since it does not operate in currencies other than the functional currency of each entity.

*Interest rate risk*

If the interest rates increase or decrease by 50 (2023: 50) basis points with all other variables being held constant, the comprehensive (loss)/income of tax will be lower or higher by \$62,063 (2023: \$70,531) respectively as a result of higher or lower interest income or expense on floating rate bank investments, loan to members, general savings, bonus savings and term deposits.

#### 34.6 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including loans to members, other receivables, fixed deposits, cash and bank balances, subscription share capital, general savings, bonus savings, term deposits from members, members' and ex-members' accounts, other payables and Central Co-operative Fund) are assumed to approximate their respective fair values due to the relatively short-term maturity of these financial instruments. The fair values of other classes of the financial assets and liabilities are disclosed in the respective notes to the financial statements.

The fair values of other financial assets and liabilities are determined as follows:

- a) the fair value of financial assets and financial liabilities traded on liquid markets are determined with reference to quoted market prices; and
- b) the fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on observable current market transactions and dealer quotes for similar instruments.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.6 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES (CONT'D)

The Group classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
- inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	Fair value measurements at the reporting date using			
	Quoted prices in active markets for identical	Significant other observable inputs	Significant unobservable inputs	Total
	(Level 1)	(Level 2)	(Level 3)	
	\$	\$	\$	\$
<b>Group and Co-operative 2024</b>				
<b><u>Financial assets measured at fair value</u></b>				
Quoted equity securities	3,910,966	-	-	3,910,966
Quoted bonds	25,254,945	-	-	25,254,945
Quoted managed funds	5,023,760	-	-	5,023,760
Unquoted equity investments	-	-	4,568,877	4,568,877
Money market fund	1,053,836	-	-	1,053,836
	<b>35,243,507</b>	<b>-</b>	<b>4,568,877</b>	<b>39,812,384</b>
<b>2023</b>				
<b><u>Financial assets measured at fair value</u></b>				
Quoted equity securities	5,024,531	-	-	5,024,531
Quoted bonds	20,159,286	-	-	20,159,286
Quoted managed funds	5,080,896	-	-	5,080,896
Unquoted equity investments	-	-	3,248,835	3,248,835
Money market fund	3,751	-	-	3,751
	<b>30,268,464</b>	<b>-</b>	<b>3,248,835</b>	<b>33,517,299</b>

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.6 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES (CONT'D)

d) Level 3 fair value measurements

(i) Information about significant unobservable inputs used in Level 3 fair value measurements

The following table shows the information about the fair value measurements using significant unobservable inputs (Level 3):

Type	Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Unquoted equity investments at FVOCI	The fair value is calculated using the net asset value (NAV) of the investee entity adjusted for the fair value of the underlying assets and liabilities of the Group and Co-operative where applicable.	NAV	The estimated fair value would increase/(decrease) if the NAV was higher/(lower).
	The fair value is calculated using an equal weightage of Price to New Business Embdded Value (NBEV) ratio, Price-to-book ratio and Price-to-EV ratio. A discount is applied to take into consideration the non-marketable nature investment, where applicable.	Price-to-NBEV: 2024: Nil 2023: 13 times  Price-to-Book: 2024: Nil 2023: 0.96 times  Price-to-EV: 2024: Nil 2023: 0.52 times  Discount rate: 2024: Nil 2023: 0% to 10%	The estimated fair value would increase/(decrease) if the discount rate was lower/(higher).
Investment property	Sales comparision approach	Average transacted price (per square feet): 2024:Nil 2023: \$1,100 to \$1,803	The higher the average transacted price, the higher the valuation.

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 34. FINANCIAL RISK MANAGEMENT (CONT'D)

#### 34.6 FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES (CONT'D)

d) Level 3 fair value measurements (Cont'd)

(ii) Movements in Level 3 assets measured at fair value

The following table presents the reconciliation for all asset measured at fair value based on significant unobservable inputs (Level 3):

	Fair value measurements using significant unobservable inputs (Level 3)	
	2024 \$	2023 \$
<b>Group and Co-operative</b>		
Unquoted Equity Securities		
At 1 January	3,248,835	9,244,758
Net fair value gain/(losses) recognised in other comprehensive income	1,320,042	(2,759,377)
Disposal during the year	-	(3,236,546)
At 31 December	<u>4,568,877</u>	<u>3,248,835</u>

### 35. PRIOR YEAR ADJUSTMENTS

	As previously reported \$	Adjustments \$	As restated \$
<b>Group</b>			
<b><u>2023</u></b>			
<b><u>Statement of financial position</u></b>			
Financial assets	33,513,548	3,751	33,517,299
Cash and bank balances	1,567,868	(3,751)	1,564,117
Retained surplus	(8,390,075)	182,251	(8,207,824)
Fair value reserve	346,569	(179,449)	167,120
Co-operative education and training fund	(193,978)	67,431	(126,547)
Other payables	(780,494)	(70,233)	(850,727)
<b><u>Statement of comprehensive income</u></b>			
Investment income	2,463,498	(179,449)	2,284,049
Finance cost	(1,269,284)	(70,233)	(1,339,517)

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 35. PRIOR YEAR ADJUSTMENTS (CONT'D)

	As previously reported \$	Adjustments \$	As restated \$
<b>Group</b>			
<b><u>2023</u></b>			
<b><u>Statement of cash flow</u></b>			
Interest income	(2,294,747)	179,449	(2,115,298)
Finance costs	1,946,537	70,233	2,016,770
Other payables and accruals	257,236	70,233	327,469
Interest received	2,294,747	(179,449)	2,115,298
Proceed from disposal of investments	9,525,138	246,880	9,772,018
Proceed from money market fund	-	854,531	854,531
<b>Co-operative</b>			
<b><u>2023</u></b>			
<b><u>Statement of financial position</u></b>			
Financial assets	33,513,548	3,751	33,517,299
Cash and bank balances	1,322,326	(3,751)	1,318,575
Retained surplus	(8,457,510)	249,682	(8,207,828)
Fair value reserve	346,569	(179,449)	167,120
Other payables	(766,579)	(70,233)	(836,812)
<b><u>Statement of comprehensive income</u></b>			
Investment income	2,456,731	(179,449)	2,277,282
Finance cost	(1,269,284)	(70,233)	(1,339,517)

# THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED AND ITS SUBSIDIARY

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024

### 36. NEW OR REVISED ACCOUNTING STANDARDS AND INTERPRETATIONS

The Group has not adopted the following standards and interpretations that have been issued but not yet effective:

Effective date (annual periods beginning on or after)	New or revised accounting standards and interpretations
1 January 2025	Amendments to FRS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability
1 January 2026	Amendments to FRS 109 Financial Instruments and FRS 107 Financial Instruments: Disclosures: Amendments to the Classification and Measurement of Financial Instruments
1 January 2026	Annual Improvement to FRSS Volume 11
1 January 2027	FRS 118 Presentation and Disclosure in Financial Statements
1 January 2027	FRS 119 Subsidiaries without Public Accountability: Disclosures
Date to be determined	Amendments to FRS 110 Consolidated Financial Statements and FRS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Committee of Management expects that the adoption of the standards and interpretations above will have no material impact on the financial statements in the period of initial application. Thus, in our view, it is not necessary to provide information to assets the possible impact that the application of the new and amended standards will have on the entity's financial statements as such a disclosure would not be material.



# ANNEX 1

## The Singapore Teachers' Co-operative Society Limited 150 Changi Road, #02-06, Guthrie Building 88th/89th Committee of Management 2024

### Attendance at the Committee of Management Meetings for the Year 2024

S/No	Name of COM Member Designation	J	F	M	A	J	J	A	S	O	N	D	Total	%
1	Mr Richard Zaccheus Bains Chairman	1	1	1	1	1	1	1	0	1	1	1	10	90.9%
2	Mr Allan Tok Wei Cheng Deputy Chairman	1	1	1	1	1	1	1	1	1	1	1	11	100.0%
3	Mr Fok Kim Fook Honorary Treasurer	1	1	1	1	1	1	0	1	1	1	1	10	90.9%
4	Mr Ho Boon Huat Hon. Asst. Secretary 88th COM	1	1	1	0	0	0	0	1	1	0	1	6	54.5%
5	Mdm Elaine Seah Ee Leng Honorary Assistant Treasurer	1	1	1	1	1	1	1	1	1	1	1	11	100.0%
6	Mdm Elene Lim Lan Hiang Hon. Asst. Secretary 87th COM	1	1	1	1	1	0	1	1	1	1	1	10	90.9%
7	Mr Peter Tan Swee Chong Member	1	1	1	1	1	1	0	1	1	1	1	10	90.9%
8	Mr Wilson Koh Kian Neng Member	1	1	1	1	0	0	1	1	1	0	1	8	72.7%
9	Mdm Kiren Kaur Gill Member	1	1	1	1	1	0	1	1	1	1	1	10	90.9%
10	Mr Ong Chee Kiong Member	1	1	0	1	0	0	1	1	1	1	1	8	72.7%
11	Mdm Kwek Wen Qing Member						1	1	1	1	0	1	5	83.3%

**COMMITTEES' LIST 2024/2025****ANNEX 2****Membership:**

Chairman - Mr Wilson Koh Kian Neng  
 Secretary - Mdm Elene Lim Lan Hiang

**Loan:**

Chairman - Mr Peter Tan Swee Chong  
 Vice-Chairman - Mr Fok Kim Fook

Recording Secretary- Ms Amelia Sim

**Investment/Finance:**

Chairman - Mr Allan Tok Wei Cheng  
 Vice-Chairman - Mr Fok Kim Fook

Recording Secretary- Ms Mavis Ren

**Media/ Publicity/Welfare:**

Chairperson - Mdm Kiren Kaur Gill  
 Secretary - Mr Ray Ong Chee Kiong  
 Editor - Mr Teo Chor Kai

**Remuneration:**

Chairman - Mr Allan Tok Wei Cheng  
 Secretary - Mdm Elaine Seah Ee Leng  
 CEO - Mr Teo Chor Kai

**Audit:**

Chairman - Mr Chua Kia Khian  
 Secretary - Mdm Elaine Seah Ee Leng

**Internal Auditors:****Staff Welfare:**

Chairman - Mr Richard Zaccheus  
 Secretary - Mrs Chia Teck Lim

**Renovation:****Data Protection Management Committee (DPMC):**

Approving Officer - Mr Teo Chor Kai  
 Data Protection Officer- Mr Willy Siang  
 Data Protection Officer- Ms Amelia Sim

**Members:**

Mdm Garmit Kaur  
 Mdm Shamsulbadariah  
 Ms Kwek Wen Qing

**Members:**

Mr Richard Zaccheus  
 Mr Ho Boon Huat  
 Mr Ray Ong Chee Kiong  
 Mr Teo Chor Kai  
 Ms Mavis Ren

**Members:**

Mdm Elaine Seah Ee Leng  
 Mr Wilson Koh Kian Neng  
 Mr Ho Boon Huat  
 Mr Teo Chor Kai

**Members:**

Mdm Lau Bee Eng  
 Mdm Tan Hui Teng  
 Mr Willy Siang

**Members:**

Mr Richard Zaccheus  
 Mr Fok Kim Fook

**Member:**

Ms Rendy Chen

**Members:**

Mr Phua Chin Hong  
 Professional Accountant Firm

**Members:**

Mr Fok Kim Fook (Hon Treasurer)  
 Mr Teo Chor Kai (CEO)  
 Ms Mavis Ren (CFO)

**Members:**

Mr Fok Kim Fook (Hon Treasurer)  
 Mr Teo Chor Kai (CEO)  
 Mr Wilson Koh Kian Neng  
 Mr Ray Ong Chee Kiong  
 Mr Willy Siang

## ANNEX 3

**Representatives/Delegates/Staff in Other Co-operative Organisation****Singapore National Co-operative Federation (SNCF)**

EXCO Member	-	-	Ms Mavis Ren
Delegate	-	-	Mr Fok Kim Fook (Credit Sector)

**The Singapore Amalgamated Services Co-operative Organisation Ltd (SASCO)**

Member, Board of Directors	-	-	Mr Fok Kim Fook
Delegates	-	-	Mr Peter Tan Swee Chong Mr Teo Chor Kai

**Consumers Association of Singapore (CASE)**

Delegates	-	-	-	-	Mr Allan Tok Wei Cheng Mr Fok Kim Fook
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**Premier Security Co-operative Society Ltd**

Delegate	-	-	-	-	Mr Teo Chor Kai
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**National Trades Union Congress (NTUC)****NTUC Income Insurance Co-operative Limited (NTUC INCOME)**

Delegate	-	-	-	-	Mr Ho Boon Huat
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**NTUC FairPrice Co-operative Ltd**

Delegates	-	-	-	-	Mr Peter Tan Swee Chong Mr Ray Ong Chee Kiong
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**NTUC Health Co-operative Ltd**

Delegate	-	-	-	-	Mdm Kiren Kaur Gill
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## THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD

## ANNEX 4

## PROPOSED DISTRIBUTION OF 2024 SURPLUS

		S\$	S\$
<b>SURPLUS FOR THE YEAR 2024</b>			637,853
(before dividend payment of \$518,767.89 in Jun 2024)			
Less: Contribution to Central Co-operative Fund			(27,571)
			610,282
Proposed Dividend on Share Capital: 8% x \$ 6,345,628		507,650	
(2023 = 8%)			
Proposed Loan Interest Rebate: 5% x \$ 829,840		41,492	(549,142)
(2023 = 5%)			61,140
<b>Distribution to:-</b>			
Common Good Fund		36,000	
Staff Welfare Fund		12,500	
Co-op education and Training Fund		12,640	
Retained Surplus		-	(61,140)
			(0)

The Distribution of 2024 Surplus was approved by member at the AGM on 28 Jun 2025



Zaccheus Richard Bains  
Chairman



Fok Kim Fook  
Hon Treasurer

## ANNEX 5

THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD ESTIMATES FOR FY 2025 - FY 2026			
	FY 2025	FY 2025 (Adjustments)	FY 2026
	S\$	S\$	S\$
<b>OPERATING EXPENDITURE</b>			
Auditor's Remuneration	33,500		33,500
Administrative Expenses	34,800	9,600	44,400
Affiliation Fees	1,500	(700)	800
COM Responsibility Allowance	90,000	10,000	100,000
Attendance Allowance / Sub-Comm Meeting	1,000		1,000
Attendance Allowance / MC Meeting	7,150		7,150
Transport Expenses	17,500		17,500
Allowance for expected credit losses on loans to members	20,000		20,000
Bad Debts Written Off	200,000	(100,000)	100,000
Bank Charges	6,000	1,000	7,000
Co-Operative Activities	30,000	30,000	60,000
Computer Service & Supplies	120,000	(10,000)	110,000
Debts Management Fees	43,200	(7,200)	36,000
General Meeting Expenses	40,000		40,000
General Expenses	12,000		12,000
Insurance	30,000	5,500	35,500
Internal Audit / AC Expenses	30,600		30,600
Investment Management Fee	20,000	(17,000)	3,000
Maintenance of Office Premises	5,000	(3,000)	2,000
Maintenance of Office Equipment	5,000	(2,000)	3,000
Membership Drive Expenses	10,000		10,000
Printing & Stationery	10,000		10,000
Postages & Courier	8,500	2,000	10,500
Professional & Legal Expenses	55,000	(10,000)	45,000
Property Tax & Quit Rent	8,800	100	8,900
Refreshment	10,000	2,000	12,000
Staff CPF Contributions	100,000	5,000	105,000
Staff Dental & Medical Expenses	6,500	1,500	8,000
Salaries & Bonuses for Staff	850,000		850,000
Skill Development Levy	1,570		1,570
Service Charges for Check-off	7,000	(1,000)	6,000
Service Charges for Premises	25,000	(3,000)	22,000
Telephone Charges	15,000	3,000	18,000
Utilities	10,000	5,000	15,000
<b>TOTAL</b>	<b>1,864,620</b>	<b>(79,200)</b>	<b>1,785,420</b>
<b>CAPITAL EXPENDITURE</b>			
Computer & Equipment	20,000	10,000	10,000
Computer Software	50,000		300,000
Renovation	50,000		10,000
Furniture & Office Equipment	30,000	190,000	10,000
<b>TOTAL</b>	<b>\$ 150,000</b>	<b>\$ 200,000</b>	<b>\$ 330,000</b>
<b>TOTAL ESTIMATED EXPENDITURE</b>	<b>\$ 2,014,620</b>	<b>\$ 120,800</b>	<b>\$ 2,115,420</b>

## ANNEX 6

## THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD

## MAXIMUM LIABILITY

The Committee of Management reviewed its savings policy and is satisfied that it is possible to maintain the present level of liability and provide members with better returns. It is therefore recommended that the maximum borrowing limit of the Society for the year 2025 be set at **S\$80,000,000**.

	BALANCE 31/12/2024	PROJECTED BALANCE 31/12/2025	ESTIMATE INTEREST PAYABLE	INTEREST PAYABLE 31/12/2024
	S\$'000	S\$'000	S\$'000	S\$'000
GENERAL SAVINGS	24,672	26,000	260	240
BONUS SAVINGS	10,410	12,000	336	281
TERM DEPOSITS	40,035	42,000	1,063	1,303
TOTAL	\$ 75,117	\$ 80,000	\$ 1,659	\$ 1,824



ZACCHEUS RICHARD BAINS  
CHAIRMAN



FOK KIM FOOK  
HON TREASURER

**THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED**

(Registered under the Co-operative Societies Act, Cap. 62, Singapore)

**ANNEX 7****REPORT ON INVESTMENT****7.1 RESTRICTED AND NON-RESTRICTED INVESTMENTS**

As at 31 December 2024, the Co-operative has \$24,534,531 (FY2023: \$20,481,410) in restricted Investments and \$57,617,711 (FY2023: \$57,530,203) in non-restricted investments.

**7.2 RESTRICTED INVESTMENT (RI) LIMIT**

As at 31 December 2024, our restricted investments amounted to \$24,534,531 or 24.74% of total assets.

<i>Non Restricted Investments</i>	FY2024	FY2023 (restated)	FY2022
	Investment Amount (\$)	Investment Amount (\$)	Investment Amount (\$)
Investment properties	-	1,152,693	1,197,027
Statutory board bonds & SGS	11,810,709	10,730,994	11,037,742
Shares in other co-op and corporatised co-op (invest before 30/06/2010)	4,084,984	2,922,735	8,593,874
Fixed deposits and bank balances	41,722,018	42,723,781	39,100,716
Total	57,617,711	57,530,203	59,929,359
<i>Restricted Investments</i>	FY2024	FY2023 (restated)	FY2022
	Investment Amount (\$)	Investment Amount (\$)	Investment Amount (\$)
Shares listed on SGX	3,910,966	5,024,531	2,572,004
Corporate bonds and Funds	19,521,832	14,512,940	12,377,769
Shares in private companies	617,840	617,840	440,815
Shares in other co-op (invest after 30/06/2010)	483,893	326,099	650,884
Total	24,534,531	20,481,410	16,041,472
Total Investments	82,152,242	78,011,613	75,970,831
Total Assets	\$ 99,165,988	\$ 92,718,206	\$ 92,011,610
Restricted Investment (RI) approved	30%	30%	30%
Total RI invested	\$ 24,534,531	\$ 20,481,410	\$ 16,041,472
RI as a % of Total Assets	24.74%	22.09%	17.43%

**Asset Allocation**

<i>Restricted Investments</i>	FY2024		
	Investment Amount (\$)	Approved Allocation (%) of 30% RI	Actual Invested %
Shares listed on SGX	3,910,966	7.5%	3.94%
Corporate bonds and Managed Funds	19,521,832	21.0%	19.69%
Shares in private companies	617,840		
Shares in other co-op (invest after 30/06/2010)	483,893	1.5%	1.11%
Total	24,534,531	30.0%	24.74%

**THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LIMITED**

(Registered under the Co-operative Societies Act, Cap. 62, Singapore)

**ANNEX 7****REPORT ON INVESTMENT****7.3 INVESTMENT PERFORMANCE FROM FY2022 TO FY2024**

<i>Non Restricted Investments</i>	FY2024	FY2023 (restated)	FY2022
	Income (\$)	Income (\$)	Income (\$)
Investment properties	2,293	27,221	45,925
Statutory board bonds	243,683	95,502	292,189
Central investment fund (SI)	-	-	(91,908)
Shares in other co-op and corporatised co-op (invest before 30/06/2010)	82,879	2,688,959	100,673
Fixed deposits and bank balances	1,686,951	1,324,283	441,044
Total	\$ 2,015,806	\$ 4,135,965	\$ 787,923
Returns on non restricted investment	3.50%	7.19%	1.31%
<i>Restricted Investments</i>	FY2024	FY2023 (restated)	FY2022
	Income (\$)	Income (\$)	Income (\$)
Shares listed on SGX	399,049	418,796	329,812
Corporate bonds and Funds	823,031	541,897	152,317
Shares in private companies	-	-	-
Shares in other co-op (invest after 30/06/2010)	10,351	6,418	9,599
Total	1,232,431	967,111	491,728
Returns on restricted investment	5.02%	4.72%	3.07%
Total Investments Income	3,248,237	5,103,076	1,279,651
Returns on investment (ROI)	3.95%	6.54%	1.68%
Investment Income recognised in P&L	3,043,447	2,277,282	1,067,123
Capital Gains recognised in Retained Earnings	204,790	2,825,794	212,528



Annex 8

THE SINGAPORE TEACHERS' CO-OPERATIVE SOCIETY LTD  
150 CHANGI ROAD #02-06  
GUTHRIE BUILDING  
SINGAPORE 419973

TEL: 6440 4393

89<sup>th</sup> ANNUAL GENERAL MEETING – 28 JUNE 2025  
NOMINATION FOR ELECTION TO THE COMMITTEE OF MANAGEMENT – 2025/2028

NO	NAME OF CANDIDATE	NAME OF PROPOSER	NAME OF SECONDER
01.	MDM ELENE LIM LAN HIANG	MR RICHARD ZACCHEUS	MDM KIREN KAUR GILL
02.	MDM KIREN KAUR GILL	MR RICHARD ZACCHEUS	MDM ELENE LIM LAN HIANG



MR CHUA KIA KHIAN  
RETURNING OFFICER

DATED: 9 MAY 2025

## Annex 9

**REPORT ON RESTRICTED INVESTMENT (RI)****1. What are Restricted Investment?**

Restricted Investment or RI refers to any form or type of investment other than the following:

- (a) Bonds issued by statutory board in Singapore,
- (b) Singapore dollars deposits in financial institutions licensed by the Monetary Board of Singapore (MAS),
- (c) Singapore Government Securities,
- (d) Capital guaranteed investment funds or products managed by financial institution licensed or regulated by MAS, where the issuer(s) guarantee the return of 100% of the capital invested at a predetermined date in the future,

**2. Limits on RI**

The Co-op was granted permission to invest 30% of its total assets in RI by the Registrar of Co-operative Society for a period of three years from July 2022 to June 2025. As at 31/12/2024, the amount invested in RI was \$24,534,531 which was 24.74%.

**3. Return On Investments (ROI)**

The return on investment (ROI) on RI for 2022 was 3.07%, 4.72% for 2023 and 5.02% for year 2024. They gave an average of 4.27% for the past three years. This met the target rate of 3.5% - 4.5% return set by the Co-op. For non-restricted investment, the returns were 2022 – 1.31%, 2023 – 7.19% and 2024 – 3.50%. The average return was 4%. For the period 2022 to 2024, the interest rates environment was volatile and investment climate unpredictable. Amid all the uncertainties, the Co-op had managed well in its investment, securing good returns thus enabling members to receive comparable deposit rates and high dividend rate on their share capital. The dividend paid to members for 2022 was 10% and 2023 was 8%.

#### 4. Investment Performance from 2022 to 2024

<i>Non Restricted Investments</i>	FY2024	FY2023 (restated)	FY2022
	Investment Amount (\$)	Investment Amount (\$)	Investment Amount (\$)
Investment properties	-	1,152,693	1,197,027
Statutory board bonds & SGS	11,810,709	10,730,994	11,037,742
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Capital Gains recognised in Retained Earnings	204,790	2,825,794	212,528

## PORTFOLIO MIX

Restricted Investments	Current (%) Approved	Proposed Allocation (%)
Shares listed on SGX	25	Max 25%
Investment Properties	-	Max 25%
Corporate Bonds and Mutual Funds	70	remaining
Shares in other co-ops (invested after 30/06/2020) & Shares in private companies	5	Max 5%
<b>Total</b>	<b>100%</b>	<b>100%</b>

### 5. Reason To Seek Approval To Extend The RI Ratio Of 30% For Another Three Years

The Co-op set the target of 3.5% - 4.5% return for its R1. For 2024, the return was a commendable 5.02%. For 2024, the return from non-restricted investment was 3.5% even though the amount invested was more than double that of R1. The higher return from R1 had in a way helped to maintain the surplus of the Co-op at a level that it was able to pay out good dividend of 8% on members' share capital while at the same time maintain a competitive term deposit rate for its members. In order for the Co-op to continue with its high dividend return to members, the need to keep the RI ratio at 30% is therefore necessary.

**EXTENSION OF RESTRICTED INVESTMENT (RI) 30% FOR ANOTHER  
THREE YEARS FROM 28 JUNE 2025 TO 27 JUNE 2028**

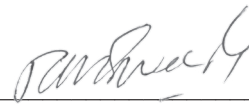
Resolved that the current limit of Restricted Investment (RI) of 30% be extended for another three years from 28 June 2025 to 27 June 2028, or on the date of the Society's Annual General Meeting date in the third year whichever is earlier.



Zaccheus Richard Bains  
Chairman



Fok Kim Fook  
Hon Treasurer



Peter Tan Swee Chong  
Committee member

## Annex 10



### **Profile of candidate standing for election to be a member of the Committee of Management**

Name: Elene Lim Lan Hiang

Designation: Teacher

Joined the society: 31 Dec 1997

Experience in Co-operative work:

#### **Duration**

2009 – to date  
2007 – 2008  
2013 – 2016  
2011 – to date  
2013 – 2019  
2013 – 2014  
2014 – 2018  
2018 – 2022  
2020 – 2022

#### **Appointment**

COM Member  
Ladies' – Member  
Ladies' - Chairperson  
Hon Asst Secretary  
EXCO – Member  
Childcare - Secretary  
Loan – Secretary  
Loan – Member  
Membership - Member



### **Profile of candidate standing for election to be a member of the Committee of Management**

Name: Kiren Kaur Gill

Designation: Teacher

Joined the society: 31 January 2016

Experience in Co-operative work: Elected to the Committee of Management in 2019

Served in the following committees

<u>Committees</u>	<u>Roles</u>	<u>Duration</u>
Media / Publications / Welfare Committee	Chairperson	2020 - 2022
Media / Publications / Welfare Committee	Secretary	2019 - 2020
Loan Committee member	Member	2019 - 2020
Dinner and Dance Committee	Member	2019 - 2020

# Co-operative Principles

## **Voluntary Association and Open Membership**

Membership of a Co-operative society shall be voluntary and available without artificial restriction or any social, political, racial or religious discrimination, to all persons who can make use of its services and are willing to accept the responsibilities of membership.

## **Democratic Control**

Co-operative societies are democratic organisations. Their affairs shall be administered by persons elected or appointed in a manner agreed by the members and accountable to them. Members of primary societies should enjoy equal rights of voting (one member, one vote) and participation in decisions affecting their societies. In other than primary societies the administration should be conducted on a democratic basis in a suitable form.

## **Limited interest on Capital**

Share capital shall only receive a strictly limited rate of interest, if any.

## **Equitable division of surplus**

The economic results arising out of the operations of the society belong to the members of that society and shall be distributed in such a manner as would avoid one member gaining at the expense of others.

This may be done by decision of the members as follows:

- By provision for development of the business of the Co-operative;
- By provision of common services; or,
- By distribution among the members in proportion to their transactions with the society.

## **Co-operative Education**

All Co-operative societies shall make provision for the education of their members, officers, and employees and of the general public, in the principles and technique of Co-operation, both economic and democratic.

## **Co-operation among Co-operatives**

All Co-operative organisations, in order to best serve the interests of their members and communities shall actively co-operate in every practical way with other Co-operatives at local, national and international levels.



# The Singapore Teachers' Co-operative Society Limited

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