



COIS SIONNA DESMOND
CREDIT UNION



**Proposed Transfer
of Engagements of
Unity Credit Union
Limited to
Cois Sionna
Demond Credit
Union Limited.**



SECTION 130 PACK



CONTENTS PAGE

- Message from the Chairs of our Credit Unions
- Passed Board Resolutions
- Section 130 Statement from Cois Sionna Desmond Credit Union Limited
- Section 130 Statement from Unity Credit Union Limited
- Member Information

Cois Sionna Desmond Credit Union Limited

- Statement of Director's and Board Oversight Committee Responsibilities
- Independent Auditor's Report to the members of Cois Sionna Desmond Credit Union Limited
- Financial Statements for year-ended 30th September 2025
- Unaudited Management Accounts for 31st January 2026

Unity Credit Union Limited

- Statement of Director's and Board Oversight Committee Responsibilities
- Independent Auditor's Report to the members of Unity Credit Union Limited
- Financial Statements for year-ended 30th September 2025
- Unaudited Management Accounts for 31st January 2026

MESSAGE FROM THE CHAIRS OF COIS SIONNA DESMOND CREDIT UNION LIMITED AND UNITY CREDIT UNION LIMITED.

Dear Member,


We are pleased to inform you, that the Board of Directors of Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited are in a position to ask our members to approve the transfer of engagements, of Unity Credit Union Limited to Cois Sionna Desmond Credit Union Limited. The Credit Union movement is based on co-operation amongst credit unions. The proposed merger arises from the belief of the Boards of both credit unions that all of our members can be better served together, and we consider it an ideal opportunity to grow and develop our services to members in an enlarged and complementary common bond. The Special Resolutions to approve the Transfer of Engagements will be voted on at the forthcoming Special General Meetings. The proposed Transfer of Engagements will require the approval of the Central Bank.

The Boards and staff of both credit unions are confident that our decision to combine our credit unions will strengthen our position to be the most trusted, respected and preferred financial services provider for our members, providing good value, modern, accessible and tailored services.

On completion of the proposed transfer of engagements, the common bond of Cois Sionna Desmond Credit Union Limited will be extended to include the common bond of Unity Credit Union Limited. The advantages for members are that the enlarged credit union will protect the provision of credit union services in our community and allow for more investment in our community. It will allow access to a broader range of services including current accounts, mortgages, savings and loan services at competitive and sustainable rates. The combined credit union will be a stronger, more viable credit union with healthy financial reserves, satisfy member expectations and security of savings and provide greater efficiencies through sharing costs resulting in better value for members.

In these changing times credit unions offer a very different service to the other financial institutions. Our Credit Unions were set up with one aim in mind – to be of service to our members, never to profit from them. We hold in the highest regard the hard work and dedication that the volunteers and staff of our credit unions have invested into building up our credit unions since their inception.

Included in this booklet, for your information are the statements required under Section 130 of the Credit Union Act, 1997 (as amended). We would like to take this opportunity to thank you the members for your continued loyalty to your credit union and look forward to your support at the Special General Meetings.



Patrick Dooley,
Chair, Cois Sionna Desmond Credit Union Limited.



Niall South,
Chair, Unity Credit Union Limited.

COIS SIONNA DESMOND CREDIT UNION LIMITED

NOTICE OF SPECIAL GENERAL MEETING

AGENDA

The agenda for the Special General Meeting is as follows:

1. Acceptance by the Board of Directors of the authorised representatives of members that are non-natural persons
2. Ascertainment that a quorum is present
3. Adoption of Standing Orders
4. Appointment of Tellers
5. Consideration of Special Resolution
The members of Cois Sionna Desmond Credit Union Limited resolve that the credit union accepts the Transfer of Engagements of Unity Credit Union Limited in accordance with the relevant provisions of the Credit Union Act 1997 (as amended).
6. Adjournment or close of Meeting.

VIRTUAL SPECIAL GENERAL MEETING – LOG ON INFORMATION

A Special General Meeting of the members of Cois Sionna Desmond Credit Union Limited will take place via Zoom Webinar on Monday, 27th April, 2026 at 6.00 p.m.

Members wishing to attend the Virtual Special General Meeting need to apply via email to sgm@csdclu.ie and include the following information on your email.

● Name ● Member Number ● Member address

**The request for attendance must be received by 5.00 p.m. on
Thursday 23rd April 2026**

A link to the Special General Meeting Zoom Webinar will be forwarded to your email address in time for the meeting.

The following information is pertinent to this notice;

- Cois Sionna Desmond Credit Union is regulated by the Central Bank of Ireland. Cois Sionna Desmond Credit Union will be using Zoom Webinar as the electronic platform for the meeting.
- To gain access to the meeting a member must request an invitation to the virtual meeting by emailing sgm@csdclu.ie. This request must be received by 5.00 p.m. on Thursday 23rd April 2026. Following the request for invitation, the member will receive an invitation by email to join the meeting on Monday, 27th April, 2026 before 6.00 p.m.
- The information required to request an invitation is your name, member number and address. The Credit Union will be verifying members details prior to issuing invitations. All non-presenting participants will be muted to allow the smooth running of the meeting. However, you can type a question to the host by clicking on the “chat” button on the bottom of the screen.
- A vote on the Special Resolution will take place. Voting will be conducted by way of online Poll and member will be asked to vote Yes/No electronically when instructed by the Chairperson. The votes will be tallied electronically, verified by the Internal Auditor, and recorded by the meeting Secretary.
- The Special General Meeting will be recorded for minute taking purposes. Members who register for the meeting will be agreeing to the recording of the meeting and their participation in it, by registering.

UNITY CREDIT UNION LIMITED NOTICE OF SPECIAL GENERAL MEETING

AGENDA

The agenda for the Special General Meeting is as follows:

1. Acceptance by the Board of Directors of the authorised representatives of members that are non-natural persons
2. Ascertainment that a quorum is present
3. Adoption of Standing Orders
4. Appointment of Tellers
5. Consideration of Special Resolution
The members of Unity Credit Union Limited resolve that the Credit Union transfers its engagements to Cois Sionna Desmond Credit Union Limited in accordance with the relevant provisions of the Credit Union Act 1997 (as amended).
6. Adjournment or close of Meeting.

VIRTUAL SPECIAL GENERAL MEETING – LOG ON INFORMATION

A Special General Meeting of the members of Unity Credit Union Limited will take place via Zoom Webinar on Monday, 27th April, 2026 at 7.30 p.m.

Members wishing to attend the Virtual Special General Meeting need to request an invitation to join and apply via email to: sgm@unitycreditunion.ie. Please make sure to include the following information in your email: **Your Name – Member Number – Member address**

The request for attendance must be received by 5.00pm on Thursday 23rd April 2026.

The following information is pertinent to this notice;

Unity Credit Union will be using Zoom Webinar as the electronic platform for the meeting.

To gain access to the meeting a member must request an invitation to the virtual meeting by emailing sgm@unitycreditunion.ie. This request must be received by 5.00pm. on Thursday 23rd April 2026. Following the request for invitation the member will receive an invitation on Monday, 27th April, 2026 before 7.30 p.m. This will allow the member to join the meeting.

- The information required to request an invitation is your name, member number and address. The Credit Union will be verifying members details prior to issuing invitations.
- In order to register for the Virtual Special General Meeting, each member will require a personal email. Please note that a group or general mailbox will not be accepted (e.g., info@club.ie, team1@xyzltd.ie).
- All non-presenting participants will have their microphones muted and have their cameras switched off to allow the smooth running of the meeting.
- If a member wishes to submit a question this can be typed to the host by clicking on the “chat” button on the bottom of the screen.
- There will be resolutions that require a vote as well as the Special Resolution.
- Voting will be conducted by way of the online poll facility and members will be asked to vote electronically when instructed by the Chair.
- Votes will be tallied electronically, verified by the Internal Auditor, announced by the Chair and recorded by the meeting Secretary.
- This virtual Special General Meeting meeting will be recorded and members who register for the meeting will be agreeing to the recording of the meeting and their participation in it, by registering.

STANDING ORDERS FOR SPECIAL GENERAL MEETINGS

MOTIONS

1. All motions must be proposed and seconded by members present at the SGM and moved by the proposer.
2. A proposer of a motion may speak for such period as shall be at the discretion of the chair of the meeting and shall have the right of reply before the motion is put to the meeting for a vote.
3. In exercising his/her right of reply, a proposer may not introduce new material.
4. The seconder of a motion shall have such time as shall be allowed by the chair to second the motion.
5. Members are entitled to speak on any such motion and must do so through the chair. All speakers to any motion shall have such time as shall be at the discretion of the chair.
6. The chair shall have the absolute right to decide at any time when a motion has been sufficiently discussed and may put the motion to the meeting giving the proposer the right of reply before doing so.

MISCELLANEOUS

7. The chair of the board of directors shall be the chair of any general meeting, except where he/she is not available, in which case it shall be the vice-chair, except where he/she is not available, in which case the board shall decide amongst themselves who shall act as chair of any general meeting.
8. The chair may at his/her discretion, extend the privilege of the floor to any person who is not a member.
9. Only matters covered by the Agenda at SGM may be considered.
10. The chairman's decision on any matter relating to these Standing Orders or interpretation of same shall be final.
11. No member shall have more than one vote on each question at any general meeting of the credit union or any adjournment thereof irrespective of his/her shareholding or the number of accounts in his/her name in the credit union provided, however, that except in voting at elections, the presiding member shall have a second or casting vote in the event of equality of voting. Voting by proxy shall be allowed only when a member other than a natural person votes through a representative, who is a member of the group, duly authorised in writing for that purpose and accepted as such by the board of directors.
12. Any Special Resolution to be decided upon by vote at the SGM shall, unless otherwise expressly provided for by law or the rules, be decided upon by 75% majority of those present and voting by an electronic poll.

SUSPENSION OF STANDING ORDERS

13. Any one of these Orders or all of these Standing Orders may be suspended on a motion to this effect receiving a two-thirds majority of those present and entitled to vote.

ALTERATION OF STANDING ORDERS

14. Standing Orders may be amended or altered at a general meeting and only if a motion to this effect has received a two-thirds majority of those present and voting.

ADJOURNMENTS

15. Adjournments of the SGM shall take place only in accordance with section 81(1) of the Credit Union Act, 1997 (as amended).

A NEW PARTNERSHIP

What does a Transfer of Engagements mean?

Our two credit unions will join together to form one credit union. A Transfer of Engagement means that Unity Credit Union Limited will transfer their assets and liabilities to Cois Sionna Desmond Credit Union Limited. Members in Cois Sionna Desmond and Unity can continue in exactly the same way as before with the added advantage of access to all of the services that the Combined Credit Union can offer.

What will happen next?

We envisage that if the Transfer of Engagements is approved by the Central Bank, the affairs of Unity Credit Union Limited will be transferred to Cois Sionna Desmond Credit Union Limited before the end of May 2026. All offices of Cois Sionna Desmond Credit Union Limited will need to close for one business day on Monday 25th May. All offices of Unity Credit Union Limited will need to close at 12.30 p.m. on Friday 22nd May and re-open as follows;

Wednesday 27th May – Roxboro and Athlunkard Street offices

Thursday 28th May – Castleconnell office

Friday 29th May – Ballynanty office

Members will be kept informed of developments closer to the time. Until then, it is business as usual at both credit unions.

How will this change affect me?

For existing members there will be no noticeable change. All offices in both credit unions will remain open for members.

All members will have the added advantage of being able to transact their business, if it is convenient for them to do so, in both offices when the transfer takes operational effect.

- If you are a member of Unity Credit Union Limited, a new account number will be issued to you. All of your account balances and information will remain exactly the same.
- Members with current loans in Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited will continue to repay loans under the existing terms of their credit agreements. New loans issued after the Transfer of Engagements will be at the then prevailing loan rate in Cois Sionna Desmond Credit Union Limited.

Do I have to do anything?

We do welcome any views that any member may have on the proposed Transfer of Engagements. Members may write to the secretary of either credit union or email to sgm@csdcu.ie or sgm@unitycreditunion.ie with any views, comments or queries they may have.

COIS SIONNA DESMOND CREDIT UNION LIMITED

The Board of Cois Sionna Desmond Credit Union Limited is pleased to present the following Special Resolution to the members for consideration at the Special General Meeting:

Proposed Special Resolution

The members of Cois Sionna Desmond Credit Union Limited resolve that the Credit Union accepts the Transfer of Engagements of Unity Credit Union Limited in accordance with the relevant provisions of the Credit Union Act 1997 (as amended).



Mary O'Malley,

Secretary, Cois Sionna Desmond Credit Union Limited

Statement required under Section 130 of the Credit Union Act 1997 (as amended) in respect of Cois Sionna Desmond Credit Union

In accordance with Section 130 of the Credit Union Act, 1997 (as amended), the following matters are required to be stated:

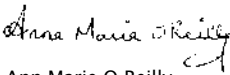
1. The financial position of Cois Sionna Desmond Credit Union Limited and of Unity Credit Union Limited is set out in the form of the audited annual accounts for Cois Sionna Desmond Credit Union Limited as at 30th September 2025 and the most recent unaudited Income and Expenditure Account and Balance sheet as at 31st January 2026, and the audited annual accounts for Unity Credit Union Limited as at 30th September 2025 and the most recent unaudited Income and Expenditure Account and Balance sheet as at 31st January 2026.
2. No payment is proposed to be made to the members of Unity Credit Union Limited or Cois Sionna Desmond Credit Union Limited in consideration of the proposed transfer.
3. There will be no change to the terms governing outstanding loans currently held by members in Unity Credit Union Limited or Cois Sionna Desmond Credit Union Limited. Members with current loans in Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited will continue to repay loans under the existing terms of their credit agreements. New loans issued after the Transfer of Engagements will be at the then prevailing loan rate in Cois Sionna Desmond Credit Union Limited.
4. Staff at Unity Credit Union Limited and Cois Sionna Desmond Credit Union Limited have been fully appraised of all aspects of the Transfer of Engagements and are very much involved in the Transfer of Engagements process. The staff of Unity Credit Union Limited will transfer to Cois Sionna Desmond Credit Union Limited under the Transfer of Undertakings (protection of employment) regulations 2003. As part of the Transfer of Engagements, some members of staff in Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited will avail of a Voluntary Exit Programme.

UNITY CREDIT UNION LIMITED

The Board of Unity Credit Union Limited is pleased to present the following Special Resolution to the members for consideration at the Special General Meeting:

Proposed Special Resolution

The members of Unity Credit Union Limited resolve that the Credit Union transfers its engagements to Cois Sionna Desmond Credit Union Limited in accordance with the relevant provisions of the Credit Union Act 1997 (as amended).



Ann Marie O'Reilly,

Secretary, Unity Credit Union Limited

Statement required under Section 130 of the Credit Union Act 1997 (as amended) in respect of Unity Credit Union

In accordance with Section 130 of the Credit Union Act, 1997 (as amended), the following matters are required to be stated:

1. The financial position of Cois Sionna Desmond Credit Union Limited and of Unity Credit Union Limited is set out in the form of the audited annual accounts for Cois Sionna Desmond Credit Union Limited as at 30th September 2025 and the most recent unaudited Income and Expenditure Account and Balance sheet as at 31st January 2026, and the audited annual accounts for Unity Credit Union Limited as at 30th September 2025 and the most recent unaudited Income and Expenditure Account and Balance sheet as at 31st January 2026.
2. No payment is proposed to be made to the members of Unity Credit Union Limited or Cois Sionna Desmond Credit Union Limited in consideration of the proposed transfer.
3. There will be no change to the terms governing outstanding loans currently held by members in Unity Credit Union Limited or Cois Sionna Desmond Credit Union Limited. Members with current loans in Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited will continue to repay loans under the existing terms of their credit agreements. New loans issued after the Transfer of Engagements will be at the then prevailing loan rate in Cois Sionna Desmond Credit Union Limited.
4. Staff at Unity Credit Union Limited and Cois Sionna Desmond Credit Union Limited have been fully appraised of all aspects of the Transfer of Engagements and are very much involved in the Transfer of Engagements process. The staff of Unity Credit Union Limited will transfer to Cois Sionna Desmond Credit Union Limited under the Transfer of Undertakings (protection of employment) regulations 2003. As part of the Transfer of Engagements, some members of staff in Cois Sionna Desmond Credit Union Limited and Unity Credit Union Limited will avail of a Voluntary Exit Programme.



**AUDITED
ACCOUNTS
2025**



061-392237



memberservices@cสดcu.ie



www.cสดcu.ie

DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the financial year ended 30 September 2025.

Principal activity

The principal activity of the business continues to be the operation of a credit union.

Authorisation

The credit union is authorised as follows:

- Insurance, reinsurance or ancillary insurance intermediary under the European Union (Insurance Distribution) Regulations, 2018.
- Investment Intermediaries (Restricted Activity Investment Product Intermediary) pursuant to Section 26 of the Investment Intermediaries Act, 1995 (as amended).
- Entitled under the European Union (Payment Services) Regulations 2018 to provide payment services.

Business review

The directors acknowledge the results for the year and the year-end financial position of the credit union. The directors expect to develop and expand the credit union's current activities and they are confident of its ability to continue to operate successfully in the future.

Dividends and loan interest rebates

The directors are proposing dividends in respect of the financial year ended 30 September 2025 of €506,252 (0.25%) (2024: €487,230 (0.25%)) and loan interest rebates of €292,747 (15.00%) on all loans with interest rates of 8.9% or higher, excluding PMC loans at 12% (2024: €295,095 (15.00%)) on all loans with interest rates of 8.9% or higher, excluding PMC loans at 12%.

Principal risks and uncertainties

The principal risks and uncertainties faced by the credit union are:

Credit risk

Credit risk is the risk that a borrower will default on their contractual obligations relating to repayments to the credit union, resulting in financial loss.

Lack of loan demand

Lending is the principal activity of the credit union and the credit union is reliant on it for generating income to cover costs and generate a surplus.

Market risk

Market risk is the risk that the value of an investment will decrease. This risk can arise from fluctuations in values of, or income from, assets or changes in interest rates.

Liquidity risk

Liquidity risk is the risk that the credit union will not have sufficient cash resources to meet day to day running costs and repay members' savings when demanded.

Operational risk

Operational risk is the risk of loss resulting from inadequate or failed processes or systems of the credit union, any failure by persons connected with the credit union or from external events.

Global macro-economic risk

There is an economic and operational risk relating to disruption to global supply chains and a general uncertainty in the markets as a result of the changing geopolitical landscape.

These risks and uncertainties are managed by the board of directors as follows:

Credit risk

In order to manage this risk, the board of directors regularly reviews and approves the credit union's loan policy. All loan applications are assessed with reference to the loan policy in force at the time. Subsequently loans are regularly reviewed for any factors that may indicate that the likelihood of repayment has changed.

Lack of loan demand

The credit union provide lending products to its members and promote these products through various marketing initiatives.

Market risk

The board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Liquidity risk

The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due.

Operational risk

The operational risk of the credit union is managed through the employment of suitably qualified staff to ensure appropriate processes, procedures and systems are implemented and are further supported with a robust reporting structure.

Global macro-economic risk

The board of directors and management closely monitor the disruption to global supply chains and markets and continue to take appropriate actions to mitigate any possible adverse effects on the credit union.

Accounting records

The directors believe that they comply with the requirements of Section 108 of the Credit Union Act, 1997 (as amended) with regard to books of account by employing accounting personnel with appropriate expertise and by providing adequate resources to the finance function. The books of account of the credit union are maintained at the credit union's premises at Church Street, Askeaton, Co. Limerick.

Events after the end of the financial year

At 30 September 2025, the credit union is at an advanced stage of a proposed Transfer of Engagements process. The proposed Transfer of Engagements process is expected to be completed in the next financial year.

Auditors

In accordance with Section 115 of the Credit Union Act, 1997 (as amended), the auditors Grant Thornton offer themselves for re-election.

This report was approved by the board and signed on its behalf by:

Chairperson of the Board of Directors



Member of the Board of Directors



Date: 14th November 2025

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 September 2025

The directors are responsible for preparing the financial statements in accordance with applicable Irish law and regulations. The directors have elected to prepare the financial statements in accordance with FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102). The directors are also responsible for preparing the other information included in the annual report. The Credit Union Act, 1997 (as amended) requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the credit union and of the income and expenditure of the credit union for that period.

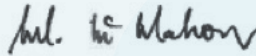
In preparing those financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and reason for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the credit union will continue in business.

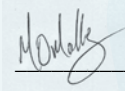
The directors are responsible for ensuring that the credit union keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the credit union, enable at any time the assets, liabilities, financial position and income and expenditure of the credit union to be determined with reasonable accuracy, enable them to ensure that the financial statements comply with the Credit Union Act, 1997 (as amended) and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the credit union and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the credit union's website.

Approved on behalf of the Credit Union Board

Chairperson of the Board of Directors



Member of the Board of Directors



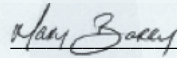
Date: 14th November 2025

BOARD OVERSIGHT COMMITTEE'S RESPONSIBILITIES STATEMENT

The Credit Union Act, 1997 (as amended) requires the appointment of a board oversight committee to assess whether the board of directors has operated in accordance with part iv, part iv(a) and any regulations made for the purposes of part iv or part iv(a) of the Credit Union Act, 1997 (as amended) and any other matter prescribed by the Central Bank of Ireland in respect of which they are to have regard to in relation to the board of directors.

On behalf of the board oversight committee:

Chairperson of the Board Oversight Committee



Date: 14th November 2025

Independent Auditor's Report

to the Members of Cois Sionna Desmond Credit Union Ltd.

Opinion

We have audited the financial statements of Cois Sionna Desmond Credit Union Limited for the financial year ended 30 September 2025, which comprise:

- the Income and expenditure account;
- the Statement of other comprehensive income;
- the Balance sheet;
- the Statement of changes in reserves;
- the Statement of cash flows; and
- the related notes 1 to 30, including a summary of significant accounting policies as set out in note 2.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law including the Credit Union Act, 1997 (as amended) and accounting standards issued by the Financial Reporting Council including FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in Ireland).

In our opinion, Cois Sionna Desmond Credit Union Limited's financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the state of the credit union's affairs as at 30 September 2025 and of its income and expenditure for the year then ended; and
- have been properly prepared so as to conform with the requirements of the Credit Union Act, 1997 (as amended).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) ('ISAs (Ireland)') and applicable law. 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 credit union in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the credit union's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

(Other information continued)

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed on the other information, 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.

Matters on which we are required to report by the Credit Union Act, 1997 (as amended)

Based solely on the work undertaken in the course of the audit, we report that:

- we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit;
- in our opinion proper accounting records have been kept by the credit union;
- the financial statements are in agreement with the accounting records of the credit union;
- the financial statements contain all primary statements, notes and significant accounting policies required to be included in accordance with section 111(1)(c) of the Act.

Responsibilities of directors for the financial statements

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS 102 (as amended), and for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the credit union'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 the directors either intends to liquidate the credit union or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. This description forms part of our auditor's report.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the credit union's members, as a body, in accordance with section 120 of the Credit Union Act, 1997 (as amended). Our audit work has been undertaken so that we might state to the credit union's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the credit union and the credit union's members as a body, for our audit work, for this report, or for the opinions we have formed.



Michael Nolan FCA
for and on behalf of
Grant Thornton
Chartered Accountants
& Statutory Audit Firm
Cork

Date: 14th November 2025

INCOME & EXPENDITURE ACCOUNT

for the year ended 30th September 2025

	2025 €	2024 €
Income		
Interest on members' loans	3,971,404	3,788,088
Other interest income and similar income 1	3,110,581	2,926,780
Net interest income	7,081,985	6,714,868
Other income 2	139,603	73,262
Total income	7,221,588	6,788,130
Expenditure		
Employment costs	1,794,268	1,749,872
Other management expenses 3	2,963,232	2,649,887
Depreciation	115,742	144,765
Net impairment movement on loans to members (note 5)	159,768	(376,619)
Total expenditure	5,033,010	4,167,905
Surplus for the financial year	2,188,578	2,620,225

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:

Neil W Mahon

Member of the board of directors

Patricia

CEO

Date: 14th November 2025

STATEMENT OF OTHER COMPREHENSIVE INCOME

for the year ended 30th September 2025

	2025	2024
	€	€
Surplus for the financial year	2,188,578	2,620,225
Other comprehensive income	-	-
Total comprehensive income for the financial year	2,188,578	2,620,225

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:

M. W. Mahon

Member of the board of directors

Keegan

CEO


Date: 14th November 2025

BALANCE SHEET

as at 30th September 2025

	Notes	2025 €	2024 €
Assets			
Cash and balances at bank	6	4,019,704	8,337,170
Deposits and investments – cash equivalents	7	46,090,478	35,925,848
Deposits and investments – other	7	149,693,754	147,467,234
Loans to members	8	58,654,160	55,404,366
Provision for bad debts	9	(6,786,485)	(6,636,322)
Members' current accounts overdrawn	16	5,661	6,075
Tangible fixed assets	10	1,112,540	1,206,109
Assets held for sale	11	-	120,000
Equity investment	12	40,000	40,000
Debtors, prepayments and accrued income	13	395,642	342,285
Total Assets		253,225,454	242,212,765
Liabilities			
Members' shares	14	210,985,681	201,627,806
Members' current accounts	16	1,545,277	1,497,960
Other liabilities, creditors, accruals and charges	17	710,041	497,484
Other provisions	18	30,567	47,308
Total Liabilities		213,271,566	203,670,558
Reserves			
Regulatory reserve	20	26,081,639	24,967,049
Operational risk reserve	20	780,900	1,254,417
Other reserves			
- Realised reserves	20	12,368,846	12,225,092
- Unrealised reserves	20	722,503	95,649
Total reserves		39,953,888	38,542,207
Total liabilities and reserves		253,225,454	242,212,765

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:



Member of the board of directors



CEO

Date: 14th November 2025

STATEMENT OF CHANGES IN RESERVES

for the financial year ended 30th September 2025

	Regulatory reserve	Operational risk reserve	Realised reserves	Unrealised reserves	Total
	€	€	€	€	€
As at 1 October 2023	24,467,049	1,172,681	10,590,777	95,649	36,326,156
Surplus for the financial year	500,000	-	2,120,225	-	2,620,225
Payment of dividends and loan interest rebate	-	-	(404,174)	-	(404,174)
Transfers between reserves	-	81,736	(81,736)	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 1 October 2024	24,967,049	1,254,417	12,225,092	95,649	38,542,207
Surplus for the financial year	-	-	1,466,075	722,503	2,188,578
Payment of dividends and loan interest rebate	-	-	(776,897)	-	(776,897)
Transfers between reserves	1,114,590	(473,517)	(545,424)	(95,649)	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
As at 30 September 2025	26,081,639	780,900	12,368,846	722,503	39,953,888

- The regulatory reserve of the credit union as a percentage of total assets as at 30 September 2025 was 10.30% (2024: 10.31%).
- The operational risk reserve of the credit union as a percentage of total assets as at 30 September 2025 was 0.31% (2024: 0.52%).

STATEMENT OF CASH FLOWS

for the financial year ended 30th September 2025

		2025	2024
		€	€
Opening cash and cash equivalents		44,263,018	43,442,354
Cash flows from operating activities			
Loans repaid by members	8	21,230,135	19,441,811
Loans granted to members	8	(24,899,298)	(24,720,415)
Interest on members' loans		3,971,404	3,788,088
Other interest income and similar income		3,110,581	2,926,780
Bad debts recovered and recoveries	5	409,764	414,278
Other income		139,603	73,262
Dividends paid	24	(485,351)	(265,508)
Loan interest rebate paid	24	(291,546)	(138,666)
Members' current account lodgements	16	18,680,429	17,091,502
Members' current account withdrawals	16	(18,632,698)	(16,808,692)
Operating expenses		(4,757,500)	(4,399,759)
Movement in other assets and liabilities		142,459	(10,595)
		<hr/>	<hr/>
Net cash generated from operating activities		(1,382,018)	(2,607,914)
Cash flows from investing activities			
Fixed asset disposals/(purchases)	10, 11	97,827	(67,140)
Equity investment	12	-	(40,000)
Net cash flow from other investing activities		(2,226,520)	(493,390)
		<hr/>	<hr/>
Net cash used in investing activities		(2,128,693)	(600,530)
Cash flows from financing activities			
Members' shares received	14	151,766,703	142,191,707
Members' shares withdrawn	14	(142,408,828)	(138,103,885)
Members' deposits received	15	-	1,962
Members' deposits withdrawn	15	-	(60,676)
		<hr/>	<hr/>
Net cash flow from financing activities		9,357,875	4,029,108
Net increase in cash and cash equivalents		5,847,164	820,664
		<hr/>	<hr/>
Closing cash and cash equivalents	6	50,110,182	44,263,018
		<hr/> <hr/>	<hr/> <hr/>

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 September 2025

1. LEGAL AND REGULATORY FRAMEWORK

Cois Sionna Desmond Credit Union Limited is registered with the Registry of Credit Unions and is regulated by the Central Bank of Ireland. The registered office of the credit union is located at Church Street, Askeaton, Co. Limerick.

2. ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared in accordance with applicable Irish accounting standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and Irish statute comprising of the Credit Union Act, 1997 (as amended). The financial statements have been prepared on the historical cost basis.

The financial statements are presented in Euro (€) which is also the functional currency of the credit union.

The following significant accounting policies have been applied:

2.2 Statement of compliance

The financial statements have been prepared in accordance with FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

2.3 Going concern

After reviewing the credit union's projections, the directors have a reasonable expectation that the credit union has adequate resources to continue in operational existence for the foreseeable future. The credit union therefore continues to adopt the going concern basis in preparing its financial statements.

2.4 Income

Interest on members' loans

Interest on members' loans is recognised on an accruals basis using the effective interest method.

Deposit and investment income

Deposits and investment income is recognised on an accruals basis using the effective interest method.

Other income

Other income is recognised on an accruals basis.

2.5 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and deposits and investments with a maturity of less than or equal to three months.

2.6 Deposits and investments

Held at amortised cost

Investments designated on initial recognition as held at amortised cost are measured at amortised cost using the effective interest method less impairment. This means that the investment is measured at the amount paid for the investment, minus any repayments of the principal; plus or minus the cumulative amortisation using the effective interest method of any difference between the amount at initial recognition and the maturity amount, minus, in the case of a financial asset, any reduction for impairment or uncollectability.

Central Bank deposits

Credit unions are obliged to maintain certain minimum deposits with the Central Bank but may also hold an excess over the regulatory minimum. The regulatory minimum deposits are technically assets of the credit union but to which the credit union has restricted access. The regulatory minimum portion will not ordinarily be returned to the credit union while it is a going concern and is separately identified in note 7, Deposits and investments - other. Funds held with the Central Bank in excess of the regulatory minimum requirements are fully available to the credit union and are therefore treated as cash equivalents and are separately identified in note 7, Deposits and investments – cash equivalents. The amounts held on deposit with the Central Bank are not subject to impairment reviews.

2.7 Financial assets – loans to members

Loans are financial assets with fixed or determinable payments. Loans are recognised when cash is advanced to members and measured at amortised cost using the effective interest method.

Loans are derecognised when the right to receive cash flows from the asset has expired, usually when all amounts outstanding have been repaid by the member.

2.8 Provision for bad debts

The credit union assesses if there is objective evidence that any of its loans are impaired with due consideration of economic factors. The loans are assessed collectively in groups that share similar credit risk characteristics. Individually significant loans are assessed on a loan by loan basis. In addition, if there is objective evidence that any individual loan is impaired, a specific loss will be recognised. Bad debt provisioning is monitored by the credit union, and the credit union assesses and approves its provisions and the adequacy of same on a regular basis.

Loans are written off when there is no reasonable expectation of recovery.

Any bad debts/impairment losses are recognised in the income and expenditure account. To provide more meaningful information about the performance of the credit union loan portfolio, it presents the net impairment movement on loans to members in the income and expenditure account, which includes both:

- the movement in bad debts provision during the year, and
- the loans written off during the year.

This presentation is considered to offer more transparent insight into the credit quality of the portfolio and the effectiveness of credit risk management.

2.8 - Provisions for bad debts (continued)

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

2.9 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is 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.

The credit union adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the credit union. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the income and expenditure account during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold premises	5% straight line
Leasehold premises	4% straight line
Computer equipment	20% straight line
Fixtures, fittings and equipment	15% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the income and expenditure account.

2.10 Impairment of assets

At each reporting date fixed assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in the income and expenditure account. If an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss is recognised immediately in the income and expenditure account.

2.11 Investment properties (Asset Held for Sale)

Investment properties are carried at fair value determined annually at each reporting date as derived from an independent market valuation for comparable property adjusted if necessary for any difference in the nature, location or condition of the specific asset, with changes in fair value recognised in the income and expenditure account. No depreciation is provided.

2.12 Equity investment

Equity investment made by the credit union is accounted for at cost less impairment.

2.13 Other receivables

Other receivables such as prepayments are initially measured at transaction price including transaction costs and are subsequently measured at amortised cost using the effective interest method.

2.14 Financial liabilities – members' shares

Members' shares are redeemable and therefore are classified as financial liabilities. They are initially recognised at the amount of cash deposited and subsequently measured at amortised cost.

2.15 Members' current accounts

Credit balances on members' current accounts are recognised as financial liabilities when funds are received from members. These balances are repayable on demand. They are initially measured at the amount deposited and subsequently measured at amortised cost.

Debit balances on members' current accounts represent amounts advanced to members, which are classified as financial assets measured at amortised cost. These balances are assessed for impairment at each reporting date. Any impairment losses identified are recognised in the income and expenditure account.

2.16 Other payables

Short term other liabilities, creditors, accruals and charges are measured at the transaction price.

2.17 Operating leases

Rentals payable under operating leases are charged to the income and expenditure account on a straight line basis over the lease term.

2.18 Pension

The credit union operates a defined contribution pension scheme. The assets of this scheme are held separately from those of the credit union in independently administered funds. Employer contributions to the pension scheme are charged to the income and expenditure account in the period to which they relate. The amount payable at the year end in respect of same was €10,999 (2024: €10,860).

2.19 Holiday pay

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

2.20 Derecognition of financial liabilities

Financial liabilities are derecognised when the obligations of the credit union specified in the contract are discharged, cancelled or expired.

2.21 Regulatory reserve

The Credit Union Act, 1997 (Regulatory Requirements) Regulations 2016 requires credit unions to establish and maintain a minimum regulatory reserve requirement of at least 10 per cent of the assets of the credit union. This reserve is to be perpetual in nature, freely available to absorb losses, realised financial reserves that are unrestricted and non-distributable.

2.22 Operational risk reserve

Section 45(5)(a) of the Credit Union Act, 1997 (as amended) requires each credit union to maintain an additional reserve that it has assessed is required for operational risk having regard to the nature, scale and complexity of the credit union. Credit unions are required to maintain a minimum operational risk reserve having due regard for the sophistication of the business model.

The directors have considered the requirements of the Act and have calculated the operational risk reserve requirement by reference to the predicted impact of operational risk events that may have a material impact on the credit union's business.

2.23 Other reserves

Other reserves are the accumulated surpluses to date that have not been declared as dividends returnable to members. The other reserves are subdivided into realised and unrealised. In accordance with the Central Bank guidance note for credit unions on matters relating to accounting for investments and distribution policy, investment income that has been recognised but will not be received within 12 months of the balance sheet date is classified as unrealised and is not distributable. A reclassification between unrealised and realised is made as investments come to within 12 months of maturity date. The directors have deemed it appropriate that interest on loans receivable at the balance sheet date be classified as unrealised and therefore not distributable. All other income, including the SPS refund receivable, is classified as realised.

2.24 Distribution policy

Dividends and loan interest rebates are made from the current year's surplus or reserves set aside for that purpose. The board's proposed dividends and loan interest rebates to members each year is based on the distribution policy of the credit union.

The rate of dividends and loan interest rebates recommended by the board will reflect:

- the risk profile of the credit union, particularly in its loan and investments portfolios;
 - the board's desire to maintain a stable rather than a volatile rate of dividend each year; and
 - members' legitimate dividend and loan interest rebate expectations;
- all dominated by prudence and the need to sustain the long-term welfare of the credit union.

For this reason the board will seek to build up its reserves to absorb unexpected shocks and still remain above minimum regulatory requirements.

The credit union accounts for dividends and loan interest rebates when members ratify such payments at the Annual General Meeting.

2.25 Taxation

The credit union is not subject to income tax or corporation tax on its activities.

3. Judgements in applying accounting policies and key source of estimation uncertainty

Preparation of the financial statements requires the directors to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Determination of depreciation, useful economic life and residual value of tangible assets

The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of residual values. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation charge for the financial year. The net book value of tangible fixed assets subject to depreciation at the year end was €1,112,540 (2024: €1,206,109).

Provision for bad debts

The credit union's accounting policy for impairment of loans is set out in the accounting policy in note 2.8. The estimation of loan losses is inherently uncertain and depends upon many factors, including loan loss trends, credit risk characteristics in loan classes, local and international economic climates, conditions in various sectors of the economy to which the credit union is exposed, and, other external factors such as legal and regulatory requirements. The provision for bad debts in the financial statements at the year end was €6,786,485 (2024: €6,636,322) representing 11.57% (2024: 11.98%) of the total gross loan book.

Equity investment

The credit union holds an unlisted equity investment in CU Mortgage Services Designated Activity Company. This investment was made for operational purposes and is not held for trading. The investment is classified as a basic financial instrument in accordance with FRS 102 (as amended) and is measured at cost less impairment. The directors have assessed that the fair value of this investment cannot be reliably measured, due to the absence of an active market and the lack of recent observable transactions for similar instruments. The directors have carried out an impairment review as at the financial year end and are satisfied that there is no objective evidence of impairment. No impairment losses have been recognised during the financial year.

Operational risk reserve

The directors have considered the requirements of the Credit Union Act, 1997 (as amended) and established an operational risk reserve which is separate, distinct and in addition to the reserves the credit union is required to hold in its regulatory reserve. The amount held in the operational risk reserve is the estimated impact of operational risk events that may have a material impact on the credit union's business. The operational risk reserve of the credit union at the year end was €780,900 (2024: €1,254,417).

Adoption of going concern basis for financial statements preparation

The credit union continue to closely monitor developments within the global macro-economic environment. The directors have prepared projections and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the credit union's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the credit union was unable to continue as a going concern.

4. Key management personnel compensation

The directors of the credit union service on a voluntary basis and do not receive any remuneration for services performed in that capacity. The compensation for key management personnel is as follows:

	2025	2024
	€	€
Short term employee benefits paid to key management	331,309	291,781
Payments to pension schemes	36,336	34,641
Total key management personnel compensation	367,645	326,422

5. Net impairment movement on loans to members

	2025	2024
	€	€
Bad debts recovered	(303,900)	(289,415)
Impairment of loan interest reclassified as bad debt recoveries	(105,864)	(124,863)
Movement in bad debts provision during the year	150,163	(226,458)
Loans written off during the year	419,369	264,117
Net impairment movement on loans to members	159,768	(376,619)

6. Cash and cash equivalents

	2025	2024
	€	€
Cash and balances at bank	4,019,704	8,337,170
Deposits and investments – cash equivalents (note 7)	46,090,478	35,925,848
Total cash and cash equivalents	50,110,182	44,263,018

7. Deposits and investments

	2025	2024
	€	€
Deposits and investments – cash equivalents		
Accounts in authorised credit institutions (Irish and non-Irish based)	42,613,463	35,360,204
Irish and EEA state securities	2,990,396	-
Central Bank deposits	486,619	565,644
Total deposits and investments – cash equivalents	46,090,478	35,925,848

Deposits and investments – other

Accounts in authorised credit institutions (Irish and non-Irish based)	73,899,061	89,964,447
Bank bonds (Irish and non-Irish based)	42,934,758	47,718,278
Central Bank deposits	1,910,679	1,831,654
Irish and EEA state securities	30,949,256	4,436,377
Other investment bonds	-	3,516,478

Total deposits and investments – other	149,693,754	147,467,234
---	--------------------	--------------------

Total deposits and investments	195,784,232	183,393,082
---------------------------------------	--------------------	--------------------

7. Deposits and investments (continued)

The rating category of counterparties with whom the investments were held at 30 September 2025 and 30 September 2024 is as follows:

	2025	2024
	€	€
Aaa	2,990,396	-
Aa2	-	840,787
Aa3	26,504,902	33,230,623
A1	157,427,764	117,217,182
A2	-	23,251,296
A3	6,463,872	2,019,518
Baa1	-	4,436,378
Central bank	2,397,298	2,397,298
Total	195,784,232	183,393,082

8. Financial assets – loans to members

	2025	2024
	€	€
As at 1 October	55,404,366	50,389,879
Loans granted during the year	24,899,298	24,720,415
Loans repaid during the year	(21,230,135)	(19,441,811)
Gross loans and advances	59,073,529	55,668,483
Bad debts		
Loans written off during the year	(419,369)	(264,117)
As at 30 September	58,654,160	55,404,366

9. Provision for bad debts

	2025	2024
	€	€
As at 1 October	6,636,322	6,862,780
Movement in bad debts provision during the year	150,163	(226,458)
As at 30 September	6,786,485	6,636,322

The provision for bad debts is analysed as follows:

	2025	2024
	€	€
Individually significant loans	1,256,114	971,311
Grouped assessed loans	5,313,609	5,423,174
Other impaired loans	216,762	241,837
Provision for bad debts	6,786,485	6,636,322

10. TANGIBLE FIXED ASSETS

	Freehold Premises	Leasehold Premises	Computer Equipment	Fixtures, Fittings and Equipment	Total
	€	€	€	€	€
Cost					
As at 1 October 2024	2,553,053	19,046	347,241	656,646	3,575,986
Additions	-	-	22,173	-	22,173
As at 30 September 2025	2,553,053	19,046	369,414	656,646	3,598,159
Depreciation and impairments					
As at 1 October 2024	1,468,553	19,046	276,565	605,713	2,369,877
Charge for the year	89,736	-	16,226	9,780	115,742
As at 30 September 2025	1,558,289	19,046	292,791	615,493	2,485,619
Net book value					
As at 30 September 2025	994,764	-	76,623	41,153	1,112,540
As at 30 September 2024	1,084,500	-	70,676	50,933	1,206,109

11. ASSETS HELD FOR SALE

	2025	2024
	€	€
Balance as at 1 October	120,000	20,000
Transfer from tangible fixed assets	-	120,000
Disposal	(120,000)	(20,000)
As at 30 September	-	120,000

During the year ended 30 September 2024, a property was transferred from Tangible Fixed Assets to Assets held for sale. The book cost of the assets was €150,000 and the accumulated depreciation was €30,000 at the date of transfer to assets held for sale.

The property was sold during the financial year for €185,000 realising a profit on disposal of €65,000.

12. Equity investment Cost

	€
As at 1 October 2024	40,000
Additions	-

As at 30 September 2025 **40,000**

Accumulated impairment

As at 1 October 2024 and 30 September 2025 -

Net book value

As at 30 September 2025 **40,000**

As at 30 September 2024 40,000

Interests in equity investment

The credit union has interests in the following equity investment:

Entity name	Registered address	Type of shares held	Proportion held %
CU Mortgage Services Designated Activity Company (Register number: 755686)	Suite 27-29 Morrison Chambers, 32 Nassau Street, Dublin 2, D02 XF22	Ordinary share capital	2.03%

13. Debtors, prepayments and accrued income

	2025	2024
	€	€
Prepayments	179,221	99,803
Loan interest receivable	120,772	146,833
Other debtors	95,649	95,649

As at 30 September **395,642** **342,285**

14. Members' shares

	2025	2024
	€	€
As at 1 October	201,627,806	197,539,984
Received during the year	151,766,703	142,191,707
Withdrawn during the year	(142,408,828)	(138,103,885)

As at 30 September **210,985,681** **201,627,806**

15. Members' deposits

	2025	2024
	€	€
As at 1 October	-	58,714
Received during the year	-	1,962
Withdrawn during the year	-	(60,676)

As at 30 September - -

16. Members' current accounts	2025	2024
	€	€
As at 1 October	1,491,885	1,209,075
Lodgements during the year	18,680,429	17,091,502
Withdrawals during the year	(18,632,698)	(16,808,692)
As at 30 September	1,539,616	1,491,885

	2025	Balance	2024	Balance
	No. of	of Accounts	No. of	of Accounts
	Accounts	€	Accounts	€
Debit	111	5,661	111	6,075
Credit	1,065	1,545,277	976	1,497,960
Permitted overdrafts	20	14,150	15	8,550

17. Other liabilities, creditors, accruals and charges	2025	2024
	€	€
Creditors	13,586	75,757
PAYE/PRSI	31,436	39,938
Accruals and other liabilities	665,019	381,789
As at 30 September	710,041	497,484

18. Other provisions		
Holiday pay accrual	2025	2024
	€	€
At 1 October	47,308	45,705
(Credited)/charged to the income and expenditure account	(16,741)	1,603
As at 30 September	30,567	47,308

19. Financial instruments – measured at amortised cost

Financial assets	2025	2024
	€	€
Financial assets measured at amortised cost	251,812,921	240,640,020

Financial liabilities	2025	2024
	€	€
Financial liabilities measured at amortised cost	213,271,566	203,670,558

19. Financial instruments-measured at amortised cost (continued)

Financial assets measured at amortised cost comprise of cash and balances at bank, deposits and investments, loans, members' current accounts overdrawn, equity investment, investments in associates and other debtors.

Financial liabilities measured at amortised cost comprise of members' shares, members' current accounts, other liabilities, creditors, accruals and charges and other provisions.

20. Reserves

	Balance 1/10/24 €	Payments of dividends and loan interest rebate €	Appropriation of current year surplus €	Transfers between reserves €	Balance 30/9/25 €
Regulatory reserve	24,967,049	-	-	1,114,590	26,081,639
Operational risk reserve	1,254,417	-	-	(473,517)	780,900
Other reserves					
Realised					
General reserve	11,442,767	-	667,076	(539,996)	11,569,847
Distribution reserve	782,325	(776,897)	798,999	(5,428)	798,999
Total realised reserves	12,225,092	(776,897)	1,466,075	(545,424)	12,368,846
Unrealised					
Interest on loans reserve	-	-	120,772	-	120,772
Investment income reserve	-	-	601,731	-	601,731
SPS reserve	95,649	-	-	(95,649)	-
Total unrealised reserves	95,649	-	722,503	(95,649)	722,503
Total reserves	38,542,207	(776,897)	2,188,578	-	39,953,888

21. Credit risk disclosures

In line with regulatory reporting, the credit union:

- restricts the concentration of lending by the credit union within certain sectors or to connected persons or groups (concentration limits);
- restricts the absolute amount of lending to certain sectors to a set percentage of the regulatory reserve (large exposure limit);
- restricts the loan duration of certain loans to specified limits (maturity limits); and
- requires specified lending practices to be in place where loans are made to certain sectors such as house loans, business loans, community loans or loans to another credit union.

The carrying amount of the loans to members represents the credit union's maximum exposure to credit risk. The following provides information on the credit quality of loan repayments. Where loans are not impaired it is expected that the amounts repayable will be received in full.

21 Credit risk disclosures (continued)

	2025		2024	
	€	%	€	%
Loans not impaired				
Total loans not impaired, not past due	53,130,767	90.58%	48,295,513	87.17%
Impaired loans:				
Not past due	438,887	0.75%	230,247	0.42%
Up to 9 weeks past due	3,326,461	5.67%	4,550,082	8.21%
Between 10 and 18 weeks past due	226,209	0.39%	493,369	0.89%
Between 19 and 26 weeks past due	241,686	0.41%	224,466	0.41%
Between 27 and 39 weeks past due	316,955	0.54%	221,888	0.39%
Between 40 and 52 weeks past due	154,912	0.26%	215,101	0.39%
53 or more weeks past due	818,283	1.40%	1,173,700	2.12%
Total impaired loans	5,523,393	9.42%	7,108,853	12.83%
Total loans	58,654,160	100.00%	55,404,366	100.00%

22. Related party transactions

22a. Loans

	No. of loans	2025	No. of loans	2024
		€		€
Loans advanced to related parties during the year	2	22,000	5	122,455
Total loans outstanding to related parties at the year end	5	68,144	11	215,465
Total provisions for loans outstanding to related parties		4,891		21,234
Total interest income received from loans to related parties		4,250		10,595

The related party loans stated above comprise of loans outstanding to directors and the management team (to include their family members or any business in which the directors or management team had a significant shareholding). Total loans outstanding to related parties represents 0.12% of the total loans outstanding at 30 September 2025 (2024: 0.39%).

22b. Savings

The total amount of savings held by related parties at the year end was €1,219,097 (2024: €909,987).

23. Additional financial instruments disclosures

23a. Financial risk management

The credit union manages its members' savings and loans so that it earns income from the margin between interest receivable and interest payable. The main financial risks arising from the credit unions activities are credit risk, market risk, liquidity risk and interest rate risk. The board of directors reviews and agrees policies for managing each of these risks, which are summarised below.

23a. Financial risk management (continued)

Credit risk: Credit risk is the risk that a borrower will default on their contractual obligations relating to repayments to the credit union, resulting in financial loss. In order to manage this risk the board of directors regularly reviews and approves the credit union's loan policy. Credit risk mitigation may include the requirement to obtain collateral as set out in the credit union's loan policy. Where collateral or guarantees are required, they are usually taken as a secondary source of repayment in the event of the borrower's default. The credit union maintains policies which detail the acceptability of specific classes of collateral. The principal collateral types for loans are: an attachment over members' pledged shares; personal guarantees; and charges over assets. The nature and level of collateral required depends on a number of factors such as the term of the loan and the amount of exposure. All loan applications are assessed with reference to the loan policy in force at the time. Subsequently loans are regularly reviewed for any factors that may indicate that the likelihood of repayment has changed. The credit union is also exposed to counterparty credit risk pertaining to its deposit and investment portfolio. In order to manage this risk the board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Market risk: Market risk is the risk that the value of an investment will decrease. This risk can arise from fluctuations in values of, or income from, assets or changes in interest rates. The board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Liquidity risk: Liquidity risk is the risk that the credit union will not have sufficient cash resources to meet day to day running costs and repay members' savings when demanded. The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due.

Interest rate risk: The credit union's main interest rate risk arises from adverse movements in interest rates receivable which would affect investment income. The credit union reviews any potential new investment product carefully to ensure that minimum funds are locked in low yielding long term investments yet at the same time maximising investment income receivable.

23b. Liquidity risk disclosures

The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due. The credit union adheres on an ongoing basis to the minimum liquidity ratio and the minimum short term liquidity ratio as set out in regulatory requirements.

23c. Interest rate risk disclosures

The following shows the average interest rates applicable to relevant financial assets and financial liabilities.

	2025		2024	
	€	Average interest rate %	€	Average interest rate %
Gross loans to members	58,654,160	7.06%	55,404,366	7.25%

Any distributions payable are at the discretion of the directors and are therefore not a financial liability of the credit union until declared and approved at the AGM.

24. Dividends and loan interest rebates

The following distributions were paid during the year:

	2025		2024	
	%	€	%	€
Dividend on shares	0.25%	485,351	0.15%	265,508
Loan interest rebate	15.00%	291,546	7.50%	138,666

The directors propose the following distributions in respect of the year:

	2025		2024	
	%	€	%	€
Dividend on shares	0.25%	506,252	0.25%	487,230
Loan interest rebate	15.00%	292,747	15.00%	295,095

Loan interest rebates are paid on all loans with interest rates of 8.9% or higher, excluding PMC loans at 12% for both the current and preceding financial year.

25. Events after the end of the financial year

At 30 September 2025, the credit union is at an advanced stage of a proposed Transfer of Engagements process. The proposed Transfer of Engagements process is expected to be completed in the next financial year.

26. Insurance against fraud

The credit union has Insurance against fraud in the amount of €5,200,000 (2024: €5,200,000) in compliance with Section 47 of the Credit Union Act, 1997 (as amended).

27. Contingent Liabilities

There were no contingent liabilities at 30 September 2025.

28. Capital commitments

There were no capital commitments at 30 September 2025.

29. Comparative information

Comparative information has been reclassified where necessary to conform to current year presentation.

30. Approval of financial statements

The board of directors approved these financial statements for issue on 14th November 2025.

SCHEDULES TO THE INCOME & EXPENDITURE ACCOUNT

for the financial year ended 2025

The following schedules do not form part of the statutory financial statements which are the subject of the Independent Auditors Report on pages 15-16

Schedule 1 - Interest on Loans

	2025	2024
	€	€
Investment income received/receivable within 1 year	2,508,850	2,926,780
Investment income receivable outside of 1 year	601,731	-
Total per income and expenditure account	<u>3,110,581</u>	<u>2,926,780</u>

Schedule 2 - Other Income

	2025	2024
	€	€
Commission	24,878	26,788
Rental income	7,880	5,621
Profit on sale of tangible fixed assets	65,000	-
Current account services income	41,845	40,853
Total per income and expenditure account	<u>139,603</u>	<u>73,262</u>

Schedule 3 - Other Management Expenses

	2025	2024
	€	€
Other Management Expenses		
Training and staff recruitment costs	33,651	26,558
Rent and rates payable	29,528	13,526
General insurance	84,189	82,858
Share and loan insurance	372,170	348,084
Death benefit insurance	193,691	167,663
Security	42,953	50,462
Light, heating and cleaning	97,045	78,711
Repairs and renewals	87,520	50,104
Computer and equipment maintenance	619,385	442,172
Printing and stationery	71,968	53,274
Promotion and advertising	169,312	152,912
Telephone and postage	27,579	21,338
AGM expenses	61,853	53,003
Travel and subsistence	28,175	25,032
Legal and professional fees	527,283	253,285
Audit fees	34,379	30,135
Bank interest and charges	107,871	90,520
Miscellaneous expenses	33,253	37,981
Debt collection and CCR charges	66,709	32,436
Donations and sponsorship	46,455	48,852
Affiliation fees	50,000	50,000
SPS contributions	16,595	18,199
Current account services fees and charges	77,430	96,923
Regulatory levies	84,238	425,859
Total per income and expenditure account	<u>2,963,232</u>	<u>2,649,887</u>

UNAUDITED MANAGEMENT ACCOUNTS

for 31st January 2026

INCOME & EXPENDITURE A/C**31-Jan-26****INCOME****€**

Interest Income	1,407,665
Investment Income	1,078,330
Bad Debt Recovered	104,322
Other Income	31,678

TOTAL INCOME**2,621,995****EXPENDITURE**

Net Loan Protection/Life Savings Insurance	197,021
Salaries and Related Expenses	799,080
Bad Debt Written Off	1,705
Bad Debt Provision	(50,518)
Other Expenses	818,182

TOTAL EXPENDITURE**1,765,470****YTD Surplus****856,525**

UNAUDITED MANAGEMENT ACCOUNTS

for 31st January 2026

BALANCE SHEET

31-Jan-26

ASSETS

€

Cash and Current Accounts	6,974,920
Minimum Reserve Deposit Held	2,397,298
Deposit Protection Account	

Investments

Irish and EEA State Securities	43,704,344
Accounts Held in Authorised Credit Institutions	110,338,953
Bank Bonds	41,022,970

Total Investments **195,066,267**

Loans	58,906,818
Less Provision for Bad Debts	(6,735,966)
Fixed Assets less Depreciation	1,146,133
Other Assets	542,373

Total Assets **258,297,843**

LIABILITIES

Member Shares	Regular	207,235,627
	Special	6,017,910
Other Member Funds		4,232,748
Other Liabilities		793,515

Total Liabilities **218,279,800**

Net Worth **40,018,043**

REPRESENTED BY

Reserves

Regulatory Reserve	26,376,508	
Operational Risk Reserve	781,545	
YTD Surplus	856,525	
Other Reserves	Realised	11,225,801
	Unrealised	777,664

Total Reserves **40,018,043**



Dreaming of a 262?



**ENQUIRE ABOUT OUR LIMITED TIME 3.9%
PROMOTIONAL 262 CAR LOAN RATE!**



061-392237



memberservices@cscdcu.ie



www.cscdcu.ie



NEED A BREAK?



**Enquire about a
Holiday Loan today!**



061-392237



memberservices@cscdcu.ie



www.cscdcu.ie

CONTACT RACHEL OR MICHELLE TODAY!

CALL US TODAY.



WE DO MORTGAGES!



 **061-392237**

 **memberservices@csdcu.ie**

 **www.csdcu.ie**




Cultivate
CREDIT UNION *Fairer Finance*



**Borrow up to
€125,000 over
10 years.**

Patrick Ranahan

**BUSINESS
DEVELOPMENT OFFICER**

 087-7171310

 www.csdcu.ie

 patrick.ranahan@csdcu.ie

LOOKING TO GO GREEN?



**Scan the QR
code to learn
more!**



*Banking...! There is another option,
your local credit union.*

11 OFFICES IN WEST LIMERICK / NORTH KERRY TO CHOOSE FROM
VISIT WWW.CSDCU.IE FOR OPENING TIMES

COMPETITIVE LOAN RATES



CURRENT ACCOUNTS
& DEBIT MASTERCARDS

ONLINE BANKING



ADDITIONAL SERVICES:

- SAVINGS
- FOREIGN EXCHANGE
- ELECTRONIC PAYMENTS
- INSURANCE
- COMMUNITY FOCUS
- 6-DAY BANKING SERVICE ACROSS 11 OFFICES
- A PERSONAL TOUCH

SO WHAT ARE YOU WAITING FOR?



MAIN OFFICES:

Church Street, Askeaton, Co Limerick.

 061-392237

 memberservices@csdcu.ie

 www.csdcu.ie



HOW TO APPLY FOR A LOAN

In Branch



Online



Phone Call



REQUIREMENTS TO APPLY FOR A LOAN

- ID
- Proof of Income

EMPLOYED

3 recent payslips

Self Employed

Most recent set of accounts

Social Welfare

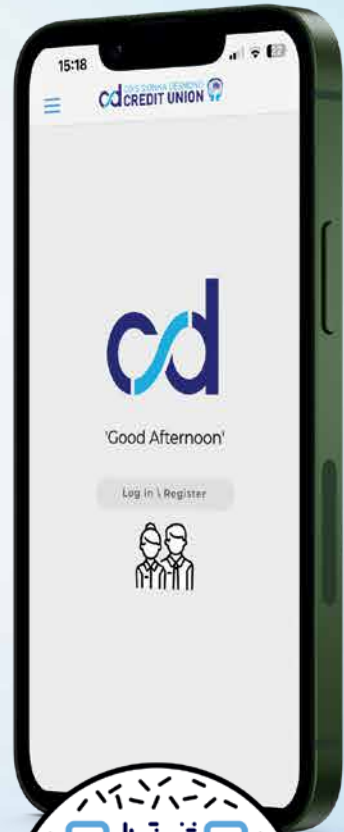
3 recent payment receipts

Other information such as 6 month Bank Statements, Quotations/Invoices & Business plan may be required depending on the size of the loan.

DOWNLOAD OUR

MOBILE APP!

- Register for Online access to your CSDCU account.
- Download the CSDCU app from Google Play Store or App Store.
- There is NO FEE for use of the Mobile App.
- Call us on 061-392237 for any further assistance.





UNITY

Credit Union Ltd.



AUDITED ACCOUNTS 2025



061 410 422



info@unitycreditunion.ie



www.unitycreditunion.ie

Unity Credit Union is regulated by the Central Bank of Ireland.

DIRECTORS' REPORT

For the financial year ended 30 September 2025

The directors present their annual report and the audited financial statements for the financial year ended 30 September 2025.

Principal activity

The principal activity of the business continues to be the operation of a credit union.

Authorisation

The credit union is authorised as follows:

- Insurance, reinsurance or ancillary insurance intermediary under the European Union (Insurance Distribution) Regulations, 2018.
- Investment Intermediaries (Restricted Activity Investment Product Intermediary) pursuant to Section 26 of the Investment Intermediaries Act, 1995 (as amended).
- Entitled under the European Union (Payment Services) Regulations 2018 to provide payment services.

Business review

The directors acknowledge the results for the year and the year-end financial position of the credit union. The directors expect to develop and expand the credit union's current activities and they are confident of its ability to continue to operate successfully in the future.

Dividends and loan interest rebates

The directors are proposing a dividend in respect of the financial year ended 30 September 2025 of €207,615 (0.25%) (2024: €207,850 (0.25%)) and the directors are not proposing a loan interest rebate in respect of the financial year ended 30 September 2025 (2024: €nil).

Principal risks and uncertainties

The principal risks and uncertainties faced by the credit union are:

Credit risk

Credit risk is the risk that a borrower will default on their contractual obligations relating to repayments to the credit union, resulting in financial loss.

Lack of loan demand

Lending is the principal activity of the credit union and the credit union is reliant on it for generating income to cover costs and generate a surplus.

Market risk

Market risk is the risk that the value of an investment will decrease. This risk can arise from fluctuations in values of, or income from, assets or changes in interest rates.

Liquidity risk

Liquidity risk is the risk that the credit union will not have sufficient cash resources to meet day to day running costs and repay members' savings when demanded.

Operational risk

Operational risk is the risk of loss resulting from inadequate or failed processes or systems of the credit union, any failure by persons connected with the credit union or from external events.

Global macro-economic risk

There is an economic and operational risk relating to rising inflation rates, disruption to global supply chains and a general uncertainty in the markets as a result of the changing geopolitical landscape.

DIRECTORS' REPORT (CONTINUED)

For the financial year ended 30 September 2025

These risks and uncertainties are managed by the board of directors as follows:

Credit risk

In order to manage this risk, the board of directors regularly reviews and approves the credit union's lending policy. All loan applications are assessed with reference to the lending policy in force at the time. Subsequently loans are regularly reviewed for any factors that may indicate that the likelihood of repayment has changed.

Lack of loan demand

The credit union provide lending products to its members and promote these products through various marketing initiatives.

Market risk

The board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Liquidity risk

The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due.

Operational risk

The operational risk of the credit union is managed through the employment of suitably qualified staff to ensure appropriate processes, procedures and systems are implemented and are further supported with a robust reporting structure.

Global macro-economic risk

The board of directors and management closely monitor the developments of rising inflation rates and disruption to global supply chains and markets, and continue to take appropriate actions to mitigate any possible adverse effects on the credit union.

Accounting records

The directors believe that they comply with the requirements of Section 108 of the Credit Union Act, 1997 (as amended) with regard to books of account by employing accounting personnel with appropriate expertise and by providing adequate resources to the finance function. The books of account of the credit union are maintained at the credit union's premises at 47 Athlunkard Street, Limerick.

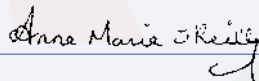
Events after the end of the financial year

As at 30 September 2025, the credit union is at an advanced stage of a proposed Transfer of Engagements process. The proposed Transfer of Engagements process is expected to be completed in the next financial year.

Auditors

In accordance with Section 115 of the Credit Union Act, 1997 (as amended), the auditors Grant Thornton offer themselves for re-election.

This report was approved by the board and signed on its behalf by:



Date: 18 December 2025

STATEMENT OF DIRECTORS' RESPONSIBILITIES

For the financial year ended 30 September 2025

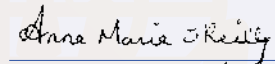
The directors are responsible for preparing the financial statements in accordance with applicable Irish law and regulations. The directors have elected to prepare the financial statements in accordance with FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102). The directors are also responsible for preparing the other information included in the annual report. The Credit Union Act, 1997 (as amended) requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the credit union and of the income and expenditure of the credit union for that period.

- In preparing those financial statements the directors are required to:
- select suitable accounting policies and then apply them consistently;
 - make judgements and estimates that are reasonable and prudent;
 - state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and reason for any material departure from those standards; and
 - prepare the financial statements on the going concern basis unless it is inappropriate to presume that the credit union will continue in business.

The directors are responsible for ensuring that the credit union keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the credit union, enable at any time the assets, liabilities, financial position and income and expenditure of the credit union to be determined with reasonable accuracy, enable them to ensure that the financial statements comply with the Credit Union Act, 1997 (as amended) and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the credit union and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the credit union's website.

On behalf of the board:


 Chair of the board of directors


 Member of the board of directors

Date: 18 December 2025

**2025
BOARD OF
DIRECTORS**

Niall South, Chair
 Pat Liston, Vice-Chair
 Anne Marie O'Reilly,
 Secretary
 Pat Hayes
 Deirdre Clancy
 Steven Goode
 Bob Heuston (Deceased),
 Marian Valley
 Geoff McMullen
 Lorraine McMahon

**BOARD
OVERSIGHT
COMMITTEE**

Sandra Butler Tyrell, Chair
 Jody Maguire, Secretary
 Dave Ahern

AUDITOR

Grant Thornton

BOARD OVERSIGHT COMMITTEE'S RESPONSIBILITIES STATEMENT

For the financial year ended 30 September 2025

The Credit Union Act, 1997 (as amended) requires the appointment of a board oversight committee to assess whether the board of directors has operated in accordance with part iv, part iv(a) and any regulations made for the purposes of part iv or part iv(a) of the Credit Union Act, 1997 (as amended) and any other matter prescribed by the Central Bank of Ireland in respect of which they are to have regard to in relation to the board of directors.

On behalf of the board oversight committee:


 Chairperson of the Board Oversight Committee

Date: 18 December 2025

REPORT OF INDEPENDENT AUDITOR

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNITY CREDIT UNION LIMITED

Opinion

We have audited the financial statements of Unity Credit Union Limited for the financial year ended 30 September 2025, which comprise:

- the Income and expenditure account;
- the Statement of other comprehensive income;
- the Balance sheet;
- the Statement of changes in reserves;
- the Statement of cash flows; and
- the related notes 1 to 29, including a summary of significant accounting policies as set out in note 2.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law including the Credit Union Act, 1997 (as amended) and accounting standards issued by the Financial Reporting Council including FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in Ireland).

In our opinion, Unity Credit Union Limited's financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the state of the credit union's affairs as at 30 September 2025 and of its income and expenditure and cash flows for the year then ended; and
- have been properly prepared so as to conform with the requirements of the Credit Union Act, 1997 (as amended).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) ('ISAs (Ireland)') and applicable law. 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 credit union in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the credit union's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

REPORT OF INDEPENDENT AUDITOR (CONTINUED)

Other information

Other information comprises information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed on the other information, 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.

Matters on which we are required to report by the Credit Union Act, 1997 (as amended)

Based solely on the work undertaken in the course of the audit, we report that:

- we have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit;
- in our opinion proper accounting records have been kept by the credit union;
- the financial statements are in agreement with the accounting records of the credit union;
- the financial statements contain all primary statements, notes and significant accounting policies required to be included in accordance with section 111(1)(c) of the Act.

Responsibilities of directors for the financial statements

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS 102 (as amended), and for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the credit union'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 the directors either intends to liquidate the credit union or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

REPORT OF INDEPENDENT AUDITOR (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: http://www.iaasa.ie/getmedia/b2389013-1cf6-458b-9b8f-a98202dc9c3a/Description_of_auditors_responsibilities_for_audit.pdf. This description forms part of our auditor's report.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the credit union's members, as a body, in accordance with section 120 of the Credit Union Act, 1997 (as amended). Our audit work has been undertaken so that we might state to the credit union's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the credit union and the credit union's members as a body, for our audit work, for this report, or for the opinions we have formed.



Michael Nolan FCA
for and on behalf of
Grant Thornton
Chartered Accountants
& Statutory Audit Firm
Cork

Date: 18 December 2025

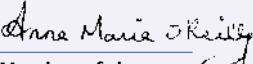


INCOME AND EXPENDITURE ACCOUNT

For the financial year ended 30 September 2025

	Schedule	2025 €	2024 €
Income			
Interest on members' loans		2,207,143	2,001,404
Other interest income and similar income	1	1,247,942	1,230,877
Net interest income		3,455,085	3,232,281
Other income	2	32,539	32,007
Total income		3,487,624	3,264,288
Expenditure			
Employment costs		1,309,418	1,344,634
Other management expenses	3	1,784,361	1,701,875
Depreciation		50,755	114,605
Net impairment movement on loans to members (note 5)		92,251	(785,991)
Total expenditure		3,236,785	2,375,123
Surplus for the financial year		250,839	889,165

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:


Member of the
Board of Directors


CEO

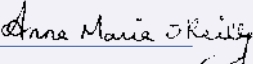
Date: 18 December 2025

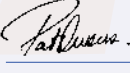
STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 September 2025

	2025 €	2024 €
Surplus for the financial year	250,839	889,165
Other comprehensive income	-	-
Total comprehensive income for the financial year	250,839	889,165

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:


Member of the
Board of Directors


CEO

Date: 18 December 2025

The notes on pages 50 to 63 form part of these financial statements.

BALANCE SHEET

As at 30th September 2025

	Notes	2025 €	2024 €
Assets			
Cash and balances at bank	6	4,406,000	5,729,734
Deposits and investments – cash equivalents	7	10,330,743	7,531,526
Deposits and investments – other	7	60,725,507	64,235,506
Loans to members	8	31,242,154	28,973,756
Provision for bad debts	9	(2,464,574)	(2,144,710)
Members' current accounts overdrawn	14	2,842	1,716
Tangible fixed assets	10	552,400	603,155
Equity investment	11	30,000	30,000
Debtors, prepayments and accrued income	12	268,167	283,894
Total assets		105,093,239	105,244,577
Liabilities			
Members' shares	13	82,880,547	83,090,434
Members' current accounts	14	547,250	433,779
Other liabilities, creditors, accruals and charges	15	452,696	565,407
Other provisions	16	32,388	17,658
Total liabilities		83,912,881	84,107,278
Reserves			
Regulatory reserve	18	12,023,222	12,023,222
Operational risk reserve	18	932,997	932,997
Other reserves			
– Realised reserves	18	7,981,016	7,934,941
– Unrealised reserves	18	243,123	246,139
Total reserves		21,180,358	21,137,299
Total liabilities and reserves		105,093,239	105,244,577

The financial statements were approved and authorised for issue by the board and signed on behalf of the credit union by:

Anna Marie O'Reilly
**Member of the
 Board of Directors**

Pauline...
CEO

Date: 18 December 2025

The notes on pages 50 to 63 form part of these financial statements.

STATEMENT OF CHANGES IN RESERVES

For the financial year ended 30 September 2025

	Regulatory reserve €	Operational risk reserve €	Realised reserves €	Unrealised reserves €	Total €
As at 1 October 2023	12,023,222	932,997	7,084,739	207,176	20,248,134
Surplus for the financial year	-	-	850,202	38,963	889,165
As at 1 October 2024	12,023,222	932,997	7,934,941	246,139	21,137,299
Surplus for the financial year	-	-	210,003	40,836	250,839
Transfer between reserves	-	-	43,852	(43,852)	-
Payment of dividend	-	-	(207,780)	-	(207,780)
As at 30 September 2025	12,023,222	932,997	7,981,016	243,123	21,180,358

- The regulatory reserve of the credit union as a percentage of total assets as at 30 September 2025 was 11.44% (2024: 11.42%).
- The operational risk reserve of the credit union as a percentage of total assets as at 30 September 2025 was 0.89% (2024: 0.89%).



The notes on pages 50 to 63 form part of these financial statements.

STATEMENT OF CASH FLOWS

For the financial year ended 30 September 2025

	Notes	2025 €	2024 €
Opening cash and cash equivalents		13,261,260	9,955,655
Cash flows from operating activities			
Loans repaid by members	8	11,913,013	11,516,813
Loans granted to members	8	(14,230,000)	(14,485,661)
Interest on members' loans		2,207,143	2,001,404
Other interest income and similar income		1,247,942	1,230,877
Bad debts recovered and recoveries	5	276,202	305,095
Other income		32,539	32,007
Dividends paid		(207,780)	-
Members' current accounts lodgements	14	5,682,276	5,280,262
Members' current accounts withdrawals	14	(5,569,931)	(5,214,724)
Operating expenses		(3,093,779)	(3,046,509)
Movement in other assets and liabilities		(82,254)	29,099
Net cash flows from operating activities		(1,824,629)	(2,351,337)
Cash flows from investing activities			
Equity investment	11	-	(30,000)
Net cash flow from other investing activities		3,509,999	5,510,628
Net cash flows from investing activities		3,509,999	5,480,628
Cash flows from financing activities			
Members' shares received	13	27,959,268	27,689,064
Members' shares withdrawn	13	(28,169,155)	(27,512,750)
Net cash flows from financing activities		(209,887)	176,314
Net increase in cash and cash equivalents		1,475,483	3,305,605
Closing cash and cash equivalents	6	14,736,743	13,261,260

The notes on pages 50 to 63 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 30 September 2025

1. Legal and regulatory framework

Unity Credit Union Limited is registered with the Registry of Credit Unions and is regulated by the Central Bank of Ireland. The registered office of the credit union is located at 47 Athlunkard Street, Limerick.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with applicable Irish accounting standards, including Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and Irish statute comprising of the Credit Union Act, 1997 (as amended). The financial statements have been prepared on the historical cost basis except for the valuation of the investment property as specified in the accounting policies below.

The financial statements are presented in Euro (€) which is also the functional currency of the credit union.

The following significant accounting policies have been applied:

2.2 Statement of compliance

The financial statements have been prepared in accordance with FRS 102 (as amended) "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

2.3 Going concern

After reviewing the credit union's projections, the directors have a reasonable expectation that the credit union has adequate resources to continue in operational existence for the foreseeable future. The credit union therefore continues to adopt the going concern basis in preparing its financial statements.

2.4 Income

Interest on members' loans

Interest on members' loans is recognised on an accruals basis using the effective interest method.

Deposit and investment income

Deposit and investment income is recognised on an accruals basis using the effective interest method.

Other income

Other income is recognised on an accruals basis.

2.5 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and deposits and investments with a maturity of less than or equal to three months.

2.6 Deposits and investments

Held at amortised cost

Investments designated on initial recognition as held at amortised cost are measured at amortised cost using the effective interest method less impairment. This means that the investment is measured at the amount paid for the investment, minus any repayments of the principal; plus or minus the cumulative amortisation using the effective interest method of any difference between the amount at initial recognition and the maturity amount, minus, in the case of a financial asset, any reduction for impairment or uncollectability.

Central Bank deposits

Credit unions are obliged to maintain certain minimum deposits with the Central Bank but may also hold an excess over the regulatory minimum. The regulatory minimum deposits are technically assets of the credit union but to which the credit union has restricted access. The regulatory minimum portion will not ordinarily be returned to the credit union while it is a going concern and is separately identified in note 7, Deposits and investments – other. Funds held with the Central Bank in excess of the regulatory minimum requirements are fully available to the credit union and are therefore treated as cash equivalents and are separately identified in note 7,

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

2. Accounting policies (continued)

Deposits and investments – cash equivalents. The amounts held on deposit with the Central Bank are not subject to impairment reviews.

2.7 Financial assets – loans to members

Loans are financial assets with fixed or determinable payments. Loans are recognised when cash is advanced to members and measured at amortised cost using the effective interest method.

Loans are derecognised when the right to receive cash flows from the asset has expired, usually when all amounts outstanding have been repaid by the member.

2.8 Provision for bad debts

The credit union assesses if there is objective evidence that any of its loans are impaired with due consideration of economic factors. The loans are assessed collectively in groups that share similar credit risk characteristics. Individually significant loans are assessed on a loan by loan basis. In addition, if there is objective evidence that any individual loan is impaired, a specific loss will be recognised. Bad debt provisioning is monitored by the credit union, and the credit union assesses and approves its provisions and the adequacy of same on a regular basis. Loans are written off when there is no reasonable expectation of recovery.

Any bad debts/impairment losses are recognised in the income and expenditure account. To provide more meaningful information about the performance of the credit union loan portfolio, it presents the net impairment movement on loans to members in the income and expenditure account, which includes both:

- the movement in bad debts provision during the year, and
- the loans written off during the year.

This presentation is considered to offer more transparent insight into the credit quality of the portfolio and the effectiveness of credit risk management.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

2.9 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is 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.

The credit union adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the credit union. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the income and expenditure account during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Premises	2% straight line per annum
Fixtures and fittings	20% straight line per annum
Computer equipment	20%/33.33% straight line per annum

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the income and expenditure account.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

2. Accounting policies (continued)**2.10 Impairment of assets**

At each reporting date assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in the income and expenditure account. If an impairment loss subsequently reverses, the carry amount of the asset is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the income and expenditure account.

2.11 Equity investment

Equity investment made by the credit union is accounted for at cost less impairment.

2.12 Investment properties

Investment properties are carried at fair value determined annually at each reporting date as derived from an independent market valuation for comparable property adjusted if necessary for any difference in the nature, location or condition of the specific asset, with changes in fair value recognised in the income and expenditure account. No depreciation is provided.

2.13 Other receivables

Other receivables such as prepayments are initially measured at transaction price including transaction costs and are subsequently measured at amortised cost using the effective interest method.

2.14 Financial liabilities – members' shares

Members' shares are redeemable and therefore are classified as financial liabilities. They are initially recognised at the amount of cash deposited and subsequently measured at amortised cost.

2.15 Members' current accounts

Credit balances on members' current accounts are recognised as financial liabilities when funds are received from members. These balances are repayable on demand. They are initially measured at the amount deposited and subsequently measured at amortised cost.

Debit balances on members' current accounts represent amounts advanced to members, which are classified as financial assets measured at amortised cost. These balances are assessed for impairment at each reporting date. Any impairment losses identified are recognised in the income and expenditure account.

2.16 Other payables

Short term other liabilities, creditors, accruals and charges are measured at the transaction price.

2.17 Pension

Unity Credit Union Limited participates in an industry-wide pension scheme for employees (The Irish League of Credit Unions Republic of Ireland Pension Scheme) ("the Scheme"). This is a funded defined benefit scheme with assets managed by the Scheme's trustees. The ILCU is the principal employer of the Scheme, and Unity Credit Union Limited is a participating employer.

The Scheme is a multi-employer defined benefit scheme and there is insufficient information for the credit union to separately identify its share of the Scheme's underlying assets and liabilities.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

2. Accounting policies (continued)

Consequently, the Scheme is currently accounted for as a defined contribution plan.

If an agreement is entered into with the Scheme that determines how Unity Credit Union Limited will fund a past service deficit, the credit union shall recognise a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit). Refer to note 28 for further detail.

The credit union also operates a defined contribution pension scheme for certain employees. The assets of these schemes are held separately from those of the credit union in independently administered funds. Employer contributions to the scheme are charged to the income and expenditure account in the period to which they relate. The amount payable at the year end in respect of same was €nil (2024: €nil).

2.18 Holiday pay

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

2.19 Derecognition of financial liabilities

Financial liabilities are derecognised when the obligations of the credit union specified in the contract are discharged, cancelled or expired.

2.20 Regulatory reserve

The Credit Union Act 1997 (Regulatory Requirements) Regulations 2016 requires credit unions to establish and maintain a minimum regulatory reserve requirement of at least 10 per cent of the assets of the credit union. This reserve is to be perpetual in nature, freely available to absorb losses, realised financial reserves that are unrestricted and non-distributable.

2.21 Operational risk reserve

Section 45(5)(a) of the Credit Union Act, 1997 (as amended) requires each credit union to maintain an additional reserve that it has assessed is required for operational risk having regard to the nature, scale and complexity of the credit union. Credit unions are required to maintain a minimum operational risk reserve having due regard for the sophistication of the business model.

The directors have considered the requirements of the Act and have calculated the operational risk reserve requirement by reference to the predicted impact of operational risk events that may have a material impact on the credit union's business.

2.22 Other reserves

Other reserves are the accumulated surpluses to date that have not been declared as dividends returnable to members. The other reserves are subdivided into realised and unrealised. In accordance with the Central Bank guidance note for credit unions on matters relating to accounting for investments and distribution policy, investment income that has been recognised but will not be received within 12 months of the balance sheet date is classified as unrealised and is not distributable. A reclassification between unrealised and realised is made as investments come to within 12 months of maturity date. The directors have deemed it appropriate that interest on loans receivable at the balance sheet date be classified as unrealised and therefore not distributable. All other income, including the SPS refund receivable, is classified as realised.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

2. Accounting policies (continued)

2.23 Distribution policy

Dividends and loan interest rebates are made from the current year's surplus or reserves set aside for that purpose. The board's proposed dividends and loan interest rebates to members each year is based on the distribution policy of the credit union.

The rate of dividends and loan interest rebates recommended by the board will reflect:

- the risk profile of the credit union, particularly in its loan and investments portfolios;
 - the board's desire to maintain a stable rather than a volatile rate of dividend each year; and
 - members' legitimate dividend and loan interest rebate expectations;
- all dominated by prudence and the need to sustain the long-term welfare of the credit union.

For this reason the board will seek to build up its reserves to absorb unexpected shocks and still remain above minimum regulatory requirements.

The credit union accounts for dividends and loan interest rebates when members ratify such payments at the Annual General Meeting.

2.24 Taxation

The credit union is not subject to income tax or corporation tax on its activities.

3. Judgements in applying accounting policies and key source of estimation uncertainty

Preparation of the financial statements requires the directors to make significant judgements and estimates. The items in the financial statements where these judgements and estimates have been made include:

Determination of depreciation, useful economic life and residual value of tangible assets

The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of residual values. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation charge for the financial year. The net book value of tangible fixed assets subject to depreciation at the year end was €552,400 (2024: €603,155).

Provision for bad debts

The credit union's accounting policy for impairment of loans is set out in note 2.8. The estimation of loan losses is inherently uncertain and depends upon many factors, including loan loss trends, credit risk characteristics in loan classes, local and international economic climates, conditions in various sectors of the economy to which the credit union is exposed, and, other external factors such as legal and regulatory requirements. The provision for bad debts in the financial statements at the year end was €2,464,574 (2024: €2,144,710) representing 7.89% (2024: 7.40%) of the total gross loan book.

Equity investment

The credit union holds an unlisted equity investment in CU Mortgage Services Designated Activity Company. This investment was made for operational purposes and is not held for trading. The investment is classified as a basic financial instrument in accordance with FRS 102 (as amended) and is measured at cost less impairment. The directors have assessed that the fair value of this investment cannot be reliably measured, due to the absence of an active market and the lack of recent observable transactions for similar instruments. The directors have carried out an impairment review as at the financial year end and are satisfied that there is no objective evidence of impairment. No impairment losses have been recognised during the financial year.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

3. Judgements in applying accounting policies and key source of estimation uncertainty (continued)

Operational risk reserve

The directors have considered the requirements of the Credit Union Act, 1997 (as amended) and established an operational risk reserve which is separate, distinct and in addition to the reserves the credit union is required to hold in its regulatory reserve. The amount held in the operational risk reserve is the estimated impact of operational risk events that may have a material impact on the credit union's business. The operational risk reserve of the credit union at the year end was €932,997 (2024: €932,997).

Pensions

Unity Credit Union Limited participates in an industry-wide pension scheme for employees (The Irish League of Credit Unions Republic of Ireland Pension Scheme). This is a funded scheme of the defined benefit type, with assets invested in separate trustee administered funds. Judgement is required to assess whether the credit union has sufficient information to enable it to account for the Scheme as a defined benefit scheme. An assessment has been performed of the information currently available and Unity Credit Union Limited has determined that there is currently insufficient information available to provide an appropriate allocation of pension assets and liabilities due to the following:

- Scheme assets are not segregated or tracked by contributing employers. There is insufficient information to appropriately allocate the assets to individual employers as contributions paid are pooled in a single fund and none of the contributing employers have separately segregated asset pools.
- Orphan members are those members (including pensioners) who previously contributed to the Scheme where their employer has paid an exit cost and as a result has no further liability to the Scheme. A pension liability continues to exist for these individual members. There is uncertainty around where the obligation rests in respect of orphan members currently and into the future.
- The Funding Plan calculations are based on each employer's share of liabilities at a point in time. This does not infer that each employer is contributing towards its liabilities. The determination of the contribution rate is a point in time assessment and is not updated subsequently for changes in the employers' liability that may occur in the future. Subsequently, as the profile of the Scheme continues to change, there will continue to be a natural cross subsidisation.

Consequently, Unity Credit Union Limited continues to account for the plan as a defined contribution plan.

Adoption of going concern basis for financial statements preparation

The credit union continues to closely monitor developments within the global macro-economic environment. The directors have prepared projections and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the credit union's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the credit union was unable to continue as a going concern.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

4. Key management personnel compensation

The directors of Unity Credit Union Limited are all unpaid volunteers. The key management personnel compensation is as follows:

	2025	2024
	€	€
Short term employee benefits paid to key management	392,356	405,189
Payments to pension schemes	11,326	13,933
Total key management personnel compensation	403,682	419,122

5. Net impairment gain on loans to members

	2025	2024
	€	€
Bad debts recovered	(225,265)	(253,010)
Impairment of loan interest reclassified as bad debt recoveries	(50,937)	(52,085)
Movement in bad debts provision during the year	319,864	(595,537)
Loans written off during the year	48,589	114,641
Net impairment movement on loans to members	92,251	(785,991)

6. Cash and cash equivalents

	2025	2024
	€	€
Cash and balances at bank	4,406,000	5,729,734
Deposits and investments – cash equivalents (note 7)	10,330,743	7,531,526
Total cash and cash equivalents	14,736,743	13,261,260

7. Deposits and investments

	2025	2024
	€	€
Deposits and investments – cash equivalents		
Accounts in authorised credit institutions	4,038,636	282,077
Irish and EEA state securities	6,182,379	7,145,192
Central Bank deposits	109,728	104,257
Total deposits and investments – cash equivalents	10,330,743	7,531,526
Deposits and investments – other		
Accounts in authorised credit institutions	17,593,261	23,847,896
Irish and EEA state securities	4,526,376	2,908,557
Bank bonds	32,937,005	31,825,328
Other investments	5,012,118	4,991,507
Central Bank deposits	656,747	662,218
Total deposits and investments – other	60,725,507	64,235,506
Total deposits and investments	71,056,250	71,767,032

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

7. Deposits and investments (continued)

The rating category of counterparties with whom the investments were held at 30 September 2025 and 30 September 2024 is as follows:

Aaa	1,990,909	–
Aa2	2,503,185	9,648,356
Aa3	10,255,625	9,395,661
A1	43,371,755	33,725,708
A2	2,496,432	6,536,001
A3	5,144,271	2,153,488
Baa1	4,527,598	4,527,603
Baa2	–	5,013,740
Central Bank	766,475	766,475
Total	71,056,250	71,767,032

8. Financial assets – loans to members

	2025	2024
	€	€
As at 1 October	28,973,756	26,119,549
Loans granted during the year	14,230,000	14,485,661
Loans repaid during the year	(11,913,013)	(11,516,813)
Gross loans and advances	31,290,743	29,088,397
Bad debts		
Loans written off during the year	(48,589)	(114,641)
As at 30 September	31,242,154	28,973,756

9. Provision for bad debts

	2025	2024
	€	€
As at 1 October	2,144,710	2,740,247
Movement in bad debts provision during the year	319,864	(595,537)
As at 30 September	2,464,574	2,144,710
The provision for bad debts is analysed as follows:		
	2025	2025
	€	€
Grouped assessed loans	2,464,574	2,144,710
Provision for bad debts	2,464,574	2,144,710

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

10. Tangible fixed assets

	Premises €	Fixtures & Fittings €	Computer Equipment €	Total €
Cost				
As at 1 October 2024	797,542	711,627	1,103,708	2,612,877
As at 30 September 2025	797,542	711,627	1,103,708	2,612,877
Depreciation				
As at 1 October 2024	256,633	702,145	1,050,944	2,009,722
Charge for year	15,657	8,323	26,775	50,755
As at 30 September 2025	272,290	710,468	1,077,719	2,060,477
Net book value				
As at 30 September 2025	525,252	1,159	25,989	552,400
As at 30 September 2024	540,909	9,482	52,764	603,155

11. Equity investment

	2025
	€
As at 1 October 2024	30,000
Additional investment	-
As at 30 September 2025	30,000
Accumulated impairment	
As at 30 September 2025	-
Net book value	
As at 30 September 2025	30,000
As at 30 September 2024	30,000

Interests in equity investment

The credit union has interests in the following equity investment:

Entity name	Registered address	Type of shares held	Proportion held %
CU Mortgage Services Designated Activity Company (Register number: 755686)	Suite 27-29 Morrison Chambers, 32 Nassau Street, Dublin 2, D02 XF22	Ordinary share capital	1.52%

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

12. Debtors, prepayments and accrued income	2025	2024
	€	€
Prepayments	86,071	110,724
Other debtors	126,503	123,853
Loan interest receivable	55,593	49,317
	<u>268,167</u>	<u>283,894</u>
As at 30 September		

13. Members' shares	2025	2024
	€	€
As at 1 October	83,090,434	82,914,120
Received during the year	27,959,268	27,689,064
Withdrawn during the year	(28,169,155)	(27,512,750)
	<u>82,880,547</u>	<u>83,090,434</u>
As at 30 September		

14. Members' current accounts	2025	2024
	€	€
As at 1 October	432,063	366,525
Lodgements during the year	5,682,276	5,280,262
Withdrawals during the year	(5,569,931)	(5,214,724)
	<u>544,408</u>	<u>432,063</u>
As at 30 September		

	No. of Accounts	Balance of Accounts €	No. of Accounts	Balance of Accounts €
Debit	46	2,842	36	1,716
Credit	385	547,250	353	433,779
Permitted overdrafts	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

15. Other liabilities, creditors, accruals and charges	2025	2024
	€	€
Other liabilities, creditors and accruals	428,914	540,061
PAYE/PRSI	23,782	25,346
	<u>452,696</u>	<u>565,407</u>
As at 30 September		

16. Other provisions	2025	2024
	€	€
Holiday pay accrual		
At 1 October	17,658	6,097
Charged to the income and expenditure account	14,730	11,561
	<u>32,388</u>	<u>17,658</u>
As at 30 September		

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

17. Financial instruments

17a. Financial instruments – measured at amortised cost

Financial assets	2025	2024
	€	€
Financial assets measured at amortised cost	104,399,175	104,481,381
Financial liabilities	2025	2024
	€	€
Financial liabilities measured at amortised cost	83,912,881	84,107,278

Financial assets measured at amortised cost comprise of cash and balances at bank, deposits and investments, loans, members' current accounts overdrawn, equity investment and other debtors.

Financial liabilities measured at amortised cost comprise of members' shares, members' current accounts, other liabilities, creditors, accruals and charges and other provisions.

18. Reserves

	Balance 01/10/24 €	Payment of dividend €	Appropriation of current year Surplus €	Transfers between reserves €	Balance 30/09/25 €
Regulatory reserve	12,023,222	-	-	-	12,023,222
Operational risk reserve	932,997	-	-	-	932,997
Other reserves					
Realised					
General reserve	7,934,941	(207,780)	210,003	43,852	7,981,016
Total realised reserves	7,934,941	(207,780)	210,003	43,852	7,981,016
Unrealised					
Interest on loans reserve	49,317	-	6,276	-	55,593
Investment income reserve	152,970	-	34,560	-	187,530
SPS reserve	43,852	-	-	(43,852)	-
Total unrealised reserves	246,139	-	40,836	(43,852)	243,123
Total reserves	21,137,299	(207,780)	250,839	-	21,180,358

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

19. Credit risk disclosures

In line with regulatory requirements, the credit union:

- restricts the concentration of lending by the credit union within certain sectors or to connected persons or groups (concentration limits);
- restricts the absolute amount of lending to certain sectors to a set percentage of the regulatory reserve (large exposure limit);
- restricts the loan duration of certain loans to specified limits (maturity limits); and
- requires specified lending practices to be in place where loans are made to certain sectors such as business loans, community loans or loans to another credit union.

The carrying amount of the loans to members represents the credit union's maximum exposure to credit risk. The following provides information on the credit quality of loan repayments. Where loans are not impaired it is expected that the amounts repayable will be received in full.

	2025		2024	
	€	%	€	%
Loans not Impaired				
Total loans not impaired, not past due	26,956,998	86.28%	25,453,339	87.85%
Impaired loans:				
Not past due	277,474	0.89%	186,159	0.64%
Up to 9 weeks past due	2,799,730	8.96%	2,240,525	7.73%
Between 10 and 18 weeks past due	341,300	1.09%	291,574	1.01%
Between 19 and 26 weeks past due	95,073	0.30%	130,190	0.45%
Between 27 and 39 weeks past due	178,815	0.58%	54,405	0.19%
Between 40 and 52 weeks past due	49,508	0.16%	88,098	0.30%
53 or more weeks past due	543,256	1.74%	529,466	1.83%
Total impaired loans	4,285,156	13.72%	3,520,417	12.15%
Total loans	31,242,154	100.00%	28,973,756	100.00%

20. Related party transactions

20a. Loans

	2025		2024	
	No. of loans	€	No. of loans	€
Loans advanced to related parties during the year	5	21,400	8	42,550
Total loans outstanding to related parties at the year end	8	95,472	11	116,181
Total provisions for loans outstanding to related parties		4,750		5,971
Total interest income received from loans to related parties		7,046		7,599

The related party loans stated above comprise of loans outstanding to directors and the management team (to include their family members or any business in which the directors or management team had a significant shareholding). Total loans outstanding to related parties represents 0.31% of the total loans outstanding at 30 September 2025 (2024: 0.40%).

20b. Savings

The total amount of savings held by related parties at the year end was €238,070 (2025: The total amount of savings held by related parties at the year end was €127,697 (2024: €189,381).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

21. Additional financial instruments disclosures

21a. Financial Risk Management

The credit union manages its members' shares and loans so that it earns income from the margin between interest receivable and interest payable. The main financial risks arising from the credit union's activities are credit risk, market risk, liquidity risk and interest rate risk. The board of directors reviews and agrees policies for managing each of these risks, which are summarised below.

Credit risk: Credit risk is the risk that a borrower will default on their contractual obligations relating to repayments to the credit union, resulting in financial loss. In order to manage this risk the board of directors regularly reviews and approves the credit union's lending policy. Credit risk mitigation may include the requirement to obtain collateral as set out in the credit union's lending policy. Where collateral or guarantees are required, they are usually taken as a secondary source of repayment in the event of the borrower's default. The credit union maintains policies which detail the acceptability of specific classes of collateral. The principal collateral types for loans are: an attachment over members' pledged shares and personal guarantees. The nature and level of collateral required depends on a number of factors such as the term of the loan and the amount of exposure. All loan applications are assessed with reference to the lending policy in force at the time. Subsequently loans are regularly reviewed for any factors that may indicate that the likelihood of repayment has changed. The credit union is also exposed to counterparty credit risk pertaining to its deposit and investment portfolio. In order to manage this risk the board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Market risk: Market risk is the risk that the value of an investment will decrease. This risk can arise from fluctuations in values of, or income from, assets or changes in interest rates. The board of directors regularly reviews and approves the credit union's investment policy and funds are invested in compliance with this policy and regulatory guidance.

Liquidity risk: Liquidity risk is the risk that the credit union will not have sufficient cash resources to meet day to day running costs and repay members' savings when demanded. The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due.

Interest rate risk: The credit union's main interest rate risk arises from adverse movements in interest rates receivable which would affect investment income. The credit union reviews any potential new investment product carefully to ensure that minimum funds are locked in low yielding long term investments yet at the same time maximising investment income receivable.

21b. Liquidity Risk Disclosures

The credit union's policy is to maintain sufficient funds in liquid form at all times to ensure that it can meet its liabilities as they fall due. The credit union adheres on an ongoing basis to the minimum liquidity ratio and minimum short term liquidity ratio as set out in regulatory requirements.

21c. Interest Rate Risk Disclosures

The following shows the average interest rates applicable to relevant financial assets and financial liabilities.

	2025	Average Interest Rate	2024	Average Interest Rate
	€		€	
Gross loans to members	31,242,154	7.55%	28,973,756	7.51%

Any distributions payable is at the discretion of the directors and is therefore not a financial liability of the credit union until declared and approved at the AGM.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the financial year ended 30 September 2025

22. Dividends and loan interest rebate

The following distributions were paid during the year:

	2025		2024	
	%	€	%	€
Dividends on shares	0.25%	207,780	-	-
Loan interest rebates	-	-	-	-

The directors propose the following distributions in respect of the year:

The directors are proposing a dividend in respect of the financial year ended 30 September 2025 of €207,615 (0.25%) (2024: €207,850 (0.25%)) and the directors are not proposing a loan interest rebate in respect of the financial year ended 30 September 2025 (2024: €nil).

23. Events after the end of the financial year

As at 30 September 2025, the credit union is at an advanced stage of a proposed Transfer of Engagements process. The proposed Transfer of Engagements process is expected to be completed in the next financial year.

24. Insurance against Fraud

The credit union has Insurance against fraud in the amount of €5,200,000 (2024: €5,200,000) in compliance with Section 47 of the Credit Union Act, 1997 (as amended).

25. Capital Commitments

There were no capital commitments at 30 September 2025.

26. Comparative information

Comparative information has been reclassified where necessary to conform to current year presentation.

27. The Irish League of Credit Unions Republic of Ireland Pension Scheme

Unity Credit Union Limited participates in an industry-wide pension scheme for employees (The Irish League of Credit Unions Republic of Ireland Pension Scheme). This is a funded defined benefit scheme with assets managed by the Scheme's trustees.

On 31 March 2022, the defined benefit scheme ceased to accrue and although staff retained all the benefits that they had earned in the Scheme to that date, Unity Credit Union Limited and the employees ceased making regular contributions to the Scheme and ceased earning any additional benefits from the Scheme.

At the date of closure of the Scheme, there was a past service deficit which was allocated to each individual credit union based on the total benefits earned by staff in each credit union. Unity Credit Union Limited's allocation of that past service deficit was €824,560. This total cost was included in the income and expenditure account in prior periods. The deficit amount was paid to the trustees of the Scheme during the financial year ended 30 September 2022.

As this is a pooled pension scheme, Unity Credit Union Limited remains liable to cover the cost of their share of any future increase in the total cost of providing the pension benefits to credit union employees who were part of the Scheme. Unity Credit Union Limited could exit the Scheme and therefore never have to make a potential additional payment requirement however exiting the Scheme may incur a substantial additional cost.

If credit unions exit the Scheme, they are required to pay to the trustees the exit amount which the trustees determine is required to fund benefits in respect of their active, deferred and pensioner members on a "no risk" basis. The exiting credit union thereby settles any liability they have to contribute to the Scheme in the future without increasing the risk for remaining credit unions.

28. Approval of financial statements

The board of directors approved these financial statements for issue on 18 December 2025.

SCHEDULES TO THE INCOME AND EXPENDITURE ACCOUNT

For the financial year ended 30 September 2025

The following Schedules do not form part of the Statutory Financial Statements which are the subject of the Independent Auditors' Report on pages 52-54.

SCHEDULE 1 – OTHER INTEREST INCOME AND SIMILAR INCOME

	2025	2024
	€	€
Investment income received/receivable within 1 year	1,213,382	1,202,608
Investment income receivable outside of 1 year	34,560	28,269
Total per income and expenditure account	1,247,942	1,230,877

SCHEDULE 2 – OTHER INCOME

	2025	2024
	€	€
Entrance fees	314	386
Commissions and sundry income	15,894	17,319
Current account services income	16,331	14,302
Total per income and expenditure account	32,539	32,007

SCHEDULE 3 – OTHER MANAGEMENT EXPENSES

	2025	2024
	€	€
Rent, rates, light and heat	64,803	59,583
Repairs and maintenance	57,028	14,309
Printing and stationery	23,829	19,430
Postage and telephone	25,397	27,005
Promotion and advertising	68,529	69,062
Training costs	27,857	18,897
Regulatory levies and charges	39,092	166,353
Travel and subsistence	8,615	5,393
Security	50,566	45,580
Audit fee	30,701	24,539
Debt collection	38,784	32,327
Central Credit Register	10,926	10,185
AGM expenses	22,470	25,335
Bank interest and charges	69,194	74,875
General insurance	51,687	49,917
Legal, professional and repayment costs	236,107	191,160
ToE costs and other strategic initiatives	9,083	(5,000)
Board oversight committee expenses	600	600
Share, loan and death benefit insurance	498,386	472,889
I.T. costs	340,354	286,256
Affiliation fees	9,624	(1,308)
SPS contributions	6,205	8,326
Donations and sponsorship	2,374	2,200
Current account services expense	70,794	71,329
Miscellaneous expenses	21,356	32,633
Total per income and expenditure account	1,784,361	1,701,875

UNAUDITED MANAGEMENT ACCOUNTS

for 31st January 2026

INCOME & EXPENDITURE

for the 4 months ended 31 January 2026

INCOME	€
Interest on member's loans	793,944
Other interest receivable and similar income	409,678
Other income	13,342
Total Income	1,216,964
<hr/>	
EXPENDITURE	
Wages and salaries	1,278,645
Other management expenses	1,316,181
Depreciation	14,442
Net bad and doubtful debts	42,453
Total Expenditure	2,651,721
Surplus/Deficit	(1,434,757)

Explanatory Note – Irish League of Credit Unions – Defined Benefit Pension Scheme

As part of the Transfer of Engagements process, Unity Credit Union Limited fully exited the Irish League of Credit Unions Defined Benefit Pension Scheme incurring an exit cost of €212,800. This cost is included in the income and expenditure account for the period ended 31st January 2026.

As at 31 January 2026, Unity Credit Union Limited (the “transferor credit union”) held bank and government bonds classified as held-to-maturity investments, recognised at amortised cost in accordance with FRS 102. The carrying value of these investments, based on the unaudited management accounts as at 31 January 2026 amounted to €50,738,334. The corresponding market valuation of these instruments at that date was €50,362,265. In accordance with the requirements of FRS 102 relating to business combinations, the transferor credit union must apply fair value adjustments to all assets and liabilities at the date of amalgamation which based on valuations as at 31 January 2026, would lead to an impairment of €376,069 on the bank and government bonds. Following the fair value adjustment at the date of amalgamation, the transferee credit union may continue to classify and measure these bonds as held-to-maturity investments.

UNAUDITED MANAGEMENT ACCOUNTS

for 31st January 2026

BALANCE SHEET

as at 31 January 2026

Assets	€
Cash and bank balances	5,836,511
Deposits and investments	68,984,581
Central Bank minimum reserve fund	766,475
Loans to members	30,465,158
Less: provision for bad and doubtful debts	(2,510,783)
Tangible fixed assets	537,958
Other assets	30,000
Prepayments and accrued income	332,331
Total Assets	104,442,231
Liabilities	
Members' shares	82,684,871
Members' current accounts	566,274
Other liabilities, accruals and charges	1,445,474
Total Liabilities	84,696,619
Net Assets	19,745,612
Represented by	
Regulatory Reserves	
Statutory reserves	8,548,877
Additional regulatory reserves	3,474,345
Total Regulatory Reserve	12,023,222
Other Reserves	
Unrealised reserve	243,123
General reserve	7,981,027
Other reserves	
Surplus/deficit YTD	(1,434,757)
Total other reserves	7,722,390
Total Reserves	19,745,612

**Spare
Page**

**Spare
Page**

**Spare
Page**

OUR OFFICES

CITY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
ATHLUNKARD ST.	10am - 12.30 / 2pm - 5pm	10am - 12.30 / 2pm - 5pm	CLOSED	10am - 12.30 / 2pm - 5pm	10am - 12.30 / 2pm - 5pm	CLOSED
BALLYNANTY	CLOSED	10am - 12.30 / 2pm - 5pm	CLOSED	CLOSED	10am - 12.30 / 2pm - 5pm	CLOSED
CASTLECONNELL	CLOSED	10am - 12.30 / 2pm - 5pm	CLOSED	10am - 12.30 / 2pm - 5pm	CLOSED	CLOSED
ROXBORO	CLOSED	CLOSED	10.30am - 12.30 / 2pm - 5pm	10am - 12.30 / 2pm - 5pm	10am - 12.30 / 2pm - 5pm	10am - 12.30 pm

COUNTY

ASKEATON	9:30am - 5pm*	9:30am - 5pm*	10:30am - 5pm*	9:30am - 5pm*	9:30am - 7pm*	CLOSED
RATHKEALE	CLOSED	9:30am - 5pm*	10:30am - 5pm*	9:30am - 5pm*	9:30am - 6pm*	9:30am - 2pm
KILDIMO	CLOSED	CLOSED	CLOSED	CLOSED	2:10pm - 7pm	CLOSED
GLIN	9:30am - 5pm*	9:30am - 5pm*	CLOSED	9:30am - 5pm*	9:30am - 5pm*	CLOSED
CROOM	CLOSED	CLOSED	CLOSED	CLOSED	9:30am - 6pm*	9:30am - 2pm
ADARE	CLOSED	CLOSED	CLOSED	CLOSED	9:30am - 6pm*	CLOSED
TARBERT	CLOSED	CLOSED	10:30am - 5pm*	CLOSED	CLOSED	CLOSED
FOYNES	CLOSED	CLOSED	CLOSED	CLOSED	10am - 1pm	CLOSED
NEWCASTLE WEST	CLOSED	9:30am - 5pm*	10:30am - 5pm*	9:30am - 6pm*	9:30am - 5pm*	9:30am - 2pm
PALLASKENRY	CLOSED	CLOSED	CLOSED	CLOSED	10am - 1pm	CLOSED
SHANAGOLDEN	CLOSED	CLOSED	CLOSED	CLOSED	2:10pm - 7pm	CLOSED


* Closed for Lunch from 1pm - 2pm



GET IN TOUCH



COIS SIONNA DESMOND
CREDIT UNION 

 061 392237

 memberservices@csdco.ie

 www.csdco.ie



 061 410 422

 info@unitycreditunion.ie

 www.unitycreditunion.ie



Cois Sionna Desmond Credit Union Limited & Unity Credit Union Limited are regulated by the Central Bank of Ireland.