Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Financial Information

30 September 2019

(Expressed in Trinidad and Tobago Dollars)

Contents

Point Lisas Industrial Port Development Corporation Limited

Statement of Management's Responsibilities

Management is responsible for the following:

- Preparing and fairly presenting the accompanying condensed consolidated interim financial information of Point Lisas Industrial Port Development Corporation Limited and its subsidiary (the 'Group'), which comprise the condensed consolidated interim statement of financial position as at 30 September 2019, the condensed consolidated interim statement of comprehensive income for the three-month and nine-month periods then ended, the condensed consolidated interim statements of changes in equity and cash flows for the nine-month period then ended, and a summary of significant accounting policies and other explanatory information;

- Ensuring that the Group keeps proper accounting records;

- Selecting appropriate accounting policies and applying them in a consistent manner;

- Implementing, monitoring and evaluating the system of internal control that assures security of the Group's assets, detection/prevention of fraud, and the achievement of Group operational efficiencies;

- Ensuring that the system of internal control operated effectively during the reporting period;

- Producing reliable financial reporting that comply with laws and regulations, including the Companies Act and Section 66 of the Securities Act Chap. 83:02; and

- Using reasonable and prudent judgement in the determination of estimates.

In preparing this condensed consolidated interim financial information, management utilised the International Accounting Standard 34, 'Interim Financial Reporting', as issued by the International Accounting Standards Board and adopted by the Institute of Chartered Accountants of Trinidad and Tobago and Section 66 of the Securities Act Chap. 83:02. Where International Financial Reporting Standards presented alternative accounting treatments, management chose those considered most appropriate in the circumstances.

Nothing has come to the attention of management to indicate that the Group will not remain a going concern for the next twelve months from the reporting date; or up to the date the accompanying condensed consolidated interim financial information have been authorised for issue, if later.

Management affirms that it has carried out its responsibilities as outlined above.

President
24 October 2019

Vice President – Business Services
24 October 2019

Report on review of interim financial information

To the Shareholders of
Point Lisas Industrial Port Development Corporation Limited

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of Point Lisas Industrial Port Development Corporation Limited and its subsidiary (the 'Group') as of 30 September 2019 and the related condensed consolidated interim statement of comprehensive income for the three-month and nine-month periods then ended, and condensed consolidated interim statements of changes in equity and cash flows for the nine-month period then ended and notes, comprising a summary of significant accounting policies and other explanatory notes. Management is responsible for the preparation and presentation of this condensed consolidated interim financial information in accordance with International Accounting Standard 34, 'Interim Financial Reporting' and Section 66 of the Securities Act Chap. 83:02. Our responsibility is to express a conclusion on this condensed consolidated interim financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of interim financial information performed by the independent auditor of the entity'. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial information is not prepared, in all material respects, in accordance with International Accounting Standard 34, 'Interim Financial Reporting' and Section 66 of the Securities Act Chap. 83:02.

Report on other regulatory requirements

In accordance with Section 66 of the Securities Act Chap. 83:02, the Group prepared condensed consolidated interim financial information for the nine-month period from the commencement of the current financial year together with the comparative statement to the end of the corresponding period in the previous financial year.

PricewaterhouseCoopers

Port of Spain
Trinidad, West Indies
24 October 2019

PricewaterhouseCoopers, PO Box 550, 11-13 Victoria Avenue, Port of Spain, Trinidad, West Indies
T: (868) 299 0700, F: (868) 623 6025, www.pwc.com/tt

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Financial Position

(Expressed in Trinidad and Tobago Dollars)

	Notes	30 September 2019 $'000	30 September 2018 $'000	31 December 2018 $'000
Assets				
Non-current assets				
Property, plant and equipment	6	752,211	765,785	766,059
Investment properties	7	2,102,780	1,996,673	2,020,905
Trade receivables		1,689	2,952	2,724
Deferred income tax assets		17,847	16,650	17,122
Financial assets at amortised cost		897	897	897
Financial assets at fair value through other comprehensive income		1,507	1,381	1,416
		2,876,931	2,784,338	2,809,123
Current assets		194,366	167,506	173,192
Total assets		3,071,297	2,951,844	2,982,315
Equity and liabilities				
Equity attributable to owners of the parent				
Stated capital		139,968	139,968	139,968
Unallocated ESOP shares		(32)	(32)	(32)
Investment revaluation reserve		569	443	478
Revaluation reserves		243,977	246,954	246,210
Retained earnings		2,278,330	2,152,490	2,179,477
		2,662,812	2,539,823	2,566,101
Non-current liabilities				
Long and medium-term liabilities	9	129,680	143,170	136,671
Retirement benefit obligation	8 a.	26,744	28,008	27,026
Casual employee retirement benefit obligation	8 b.	29,015	27,493	26,915
Deferred income tax liabilities		95,034	95,306	99,774
Deferred lease rental income		57,281	58,332	58,066
		337,754	352,309	348,452
Current liabilities		70,731	59,712	67,762
Total liabilities		408,485	412,021	416,214
Total equity and liabilities		3,071,297	2,951,844	2,982,315

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

On 24 October 2019, the Board of Directors of Point Lisas Industrial Port Development Corporation Limited authorised this condensed consolidated interim financial information for issue.

Director

Director

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Comprehensive Income

(Expressed in Trinidad and Tobago Dollars)

	Note	Three months ended 30 September 2019 $'000	Three months ended 30 September 2018 $'000	Nine months ended 30 September 2019 $'000	Nine months ended 30 September 2018 $'000
Revenue		74,585	75,860	231,711	208,662
Cost of providing services		(20,942)	(22,312)	(67,929)	(66,092)
Gross profit		53,643	53,548	163,782	142,570
Unrealised fair value (loss)/gain on investment properties		(2,845)	71,250	82,455	128,020
Administrative expenses		(24,156)	(22,129)	(73,883)	(67,781)
Other operating expenses		(19,554)	(19,156)	(58,220)	(55,846)
Other income		189	161	630	505
Operating profit		7,277	83,674	114,764	147,468
Investment income		250	253	641	806
Finance costs		(1,454)	(873)	(4,311)	(2,551)
Profit before taxation		6,073	83,054	111,094	145,723
Income tax expense		(2,462)	(4,005)	(9,719)	(6,284)
Profit for the period		3,611	79,049	101,375	139,439
Other comprehensive income					
Items that may be subsequently reclassified to profit or loss					
Change in the fair value of equity investments at fair value through other comprehensive income		(53)	(78)	91	64
Total comprehensive income for the period		3,558	78,971	101,466	139,503
Earnings per share					
Basic earnings per share	11	9¢	200¢	256¢	352¢
Diluted earnings per share	11	9¢	198¢	254¢	350¢

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Changes in Equity
(Expressed in Trinidad and Tobago Dollars)

	Note	Stated capital $'000	Revaluation reserves $'000	Investment revaluation reserves $'000	Unallocated ESOP shares $'000	Retained earnings $'000	Shareholders' equity $'000
Nine months ended 30 September 2019							
Balance as at 1 January 2019		139,968	246,210	478	(32)	2,179,477	2,566,101
Transfer of revaluation reserve to retained earnings, net of tax		--	(2,233)	--	--	2,233	--
Comprehensive income							
- Profit for the period		--	--	--	--	101,375	101,375
Other comprehensive income							
- Change in the fair value of equity investments at fair value through other comprehensive income		--	--	91	--	--	91
- Transactions with owners – dividends	16	--	--	--	--	(4,755)	(4,755)
Balance as at 30 September 2019		139,968	243,977	569	(32)	2,278,330	2,662,812
Nine months ended 30 September 2018							
Balance as at 1 January 2018		139,968	249,581	379	(32)	2,015,332	2,405,228
Change in accounting policy		--	--	--	--	(3,719)	(3,719)
Restated total equity at the beginning of the financial year		139,968	249,581	379	(32)	2,011,613	2,401,509
Transfer of revaluation reserve to retained earnings, net of tax		--	(2,627)	--	--	2,627	--
Comprehensive income							
- Profit for the period		--	--	--	--	139,439	139,439
Other comprehensive income							
- Change in the fair value of equity investments at fair value through other comprehensive income		--	--	64	--	--	64
- Transactions with owners – dividends	16	--	--	--	--	(1,189)	(1,189)
Balance as at 30 September 2018		139,968	246,954	443	(32)	2,152,490	2,539,823

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Cash Flows
(Expressed in Trinidad and Tobago Dollars)

	Nine months ended 30 September 2019 $'000	2018 $'000
Cash flows from operating activities		
Profit before taxation	111,094	145,723
Depreciation	24,695	25,104
Unrealised fair value gains on investment properties	(82,455)	(128,020)
Decrease in deferred lease rental income	(2,386)	(3,312)
Net interest expense	3,670	1,745
(Increase)/decrease in inventory	(325)	1,782
Increase in receivables and prepayments	(3,715)	(14,718)
Increase in payables and accruals	4,959	859
Foreign exchange loss/(gain) on long and medium-term liabilities	207	(93)
Net movement in retirement benefit obligation	(282)	(352)
Net movement in casual employee retirement benefit obligation	2,100	2,048
Interest paid	(4,104)	(2,461)
Income tax paid	(8,139)	(4,517)
Net cash generated from operating activities	45,319	23,788
Cash flows from investing activities		
Additions to property, plant and equipment	(10,847)	(30,078)
Investments in bonds	--	(897)
Interest received	641	806
Net cash used in investing activities	(10,206)	(30,169)
Cash flows from financing activities		
Dividends paid	(4,755)	(1,189)
Repayment of long and medium-term liabilities	(7,234)	(6,815)
Net cash used in financing activities	(11,989)	(8,004)
Net increase/(decrease) in cash and cash equivalents	23,124	(14,385)
Cash and cash equivalents, beginning of period	109,935	121,057
Effects of exchange rate changes on cash and cash equivalents	(207)	(90)
Cash and cash equivalents, end of period	132,852	106,582
Cash and cash equivalents		
Short-term deposits	97,712	15,731
Cash at bank and on hand	35,140	(1,279)
Bank overdraft	--	92,130
	132,852	106,582

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

1 General information

The Corporation was incorporated on 16 September 1966 under the laws of the Republic of Trinidad and Tobago and has a primary listing on the Trinidad and Tobago Stock Exchange. Its registered office is located at PLIPDECO House, Orinoco Drive, Point Lisas Industrial Estate, Point Lisas, Couva, Trinidad, West Indies. The Corporation Sole (Government of the Republic of Trinidad and Tobago) is owner of 51% of the issued share capital.

Point Lisas Terminals Limited, a wholly owned subsidiary, was incorporated in the Republic of Trinidad and Tobago in 1981 and is involved in the supply of labour to the parent company for its cargo handling operations at the port.

This condensed consolidated interim financial information was approved for issue by the Board of Directors on 24 October 2019.

This condensed consolidated interim financial information was reviewed, not audited.

2 Basis of preparation

This condensed consolidated interim financial information for the nine-month period ended 30 September 2019, has been prepared in accordance with International Accounting Standard 34, 'Interim Financial Reporting' and Section 66 of the Securities Act Chap. 83:02. The interim report does not include all the notes of the type normally included in an annual financial report. Accordingly, this condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2018, which have been prepared in accordance with International Financial Reporting Standards (IFRS).

3 Accounting policies

a. *Basis of preparation*

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the adoption of new and amended standards as set out below

(i) *Historical cost convention*

This condensed consolidated interim financial information have been prepared on a historical cost basis, except for the following:
- the revaluation of land, buildings and own site improvements – measured at fair value,
- investment properties – measured at fair value,
- financial assets at fair value through other comprehensive income – measured at fair value, and
- defined benefit pension plans – plan assets measured at fair value.

(ii) *New standards, amendments and interpretations adopted by the Group*

The Group has applied the following standards and amendments for the first time for their annual reporting period commencing 1 January 2019:

- IFRS 16 Leases;
- Plan Amendment, Curtailment or Settlement – Amendments to IAS 19; and
- Annual Improvements to IFRS Standards 2015-2017 Cycle.
- Interpretation 23 – Uncertainty over Income Tax Treatment

There was no material impact on this condensed consolidated interim financial information as a result of the adoption of these standards.

3 Summary of significant accounting policies (continued)

a. *Basis of preparation (continued)*

(iii) *New standards, amendments and interpretations not yet adopted by the Group*

There are no standards that are not yet effective and that would be expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

4 Estimates

The preparation of condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this condensed consolidated interim financial information, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2018.

Income taxes

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual profit or loss.

Impairment assessment of non-financial assets of the Group

Estimates are required in determining the recoverable amount of assets to assess whether an impairment exists. The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less costs of disposal and its value in use. An asset is impaired when its carrying amount exceeds its recoverable amount. IAS 36 'Impairment of non-financial assets' describes some indicators that an impairment loss may have occurred. If any of those indicators are present, the Group will make a formal estimate of recoverable amount. At the statement of financial position date, the market capitalisation of the Group was significantly less than the net assets of the Group. As such, management determined that an impairment assessment was required to determine if the net assets of the Group were impaired. Based on the calculations performed, management determined no impairment provision was required. All inputs used in the calculation were deemed level 3.

5 Financial risk management and financial instruments

a. *Financial risk factors*

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

The condensed consolidated interim financial information do not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the Group's annual financial statements as at 31 December 2018. There have been no changes in any risk management policies since the year end.

b. *Liquidity risk*

Compared to year end, there was no material change in the contractual undiscounted cash outflows for financial liabilities.

5 **Financial risk management and financial instruments (continued)**

c. *Fair value estimation*

To provide an indication about the reliability of the inputs used in determining fair value, the Group classifies its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows.

The following shows the Group's financial assets measured and recognised at fair value at 30 September 2019, 30 September 2018 and 31 December 2018 on a recurring basis.

	Level 1 $'000	Level 2 $'000	Level 3 $'000
As at 30 September 2019			
Financial assets at fair value through other comprehensive income	1,507	--	--
As at 30 September 2018			
Financial assets at fair value through other comprehensive income	1,381	--	--
As at 31 December 2018			
Financial assets at fair value through other comprehensive income	1,416	--	--

The different levels have been defined as follows:

- The fair value of financial instruments traded in active markets is based on quoted (unadjusted) market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.
- The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

There were no transfers between levels during the period.

d. *Fair value of financial assets and liabilities measured at amortised cost*

The fair value of the following financial assets and liabilities approximate their carrying amount:

- Financial asset at amortised cost
- Trade and other receivables (excluding trade receivables included in non-current assets as these trade receivables were discounted)
- Cash and cash equivalents (excluding bank overdrafts)
- Trade and other payables
- Borrowings

6 Property, plant and equipment

Nine months ended 30 September 2019	**$'000**
Opening net book amount as at 1 January 2019	766,059
Additions	10,847
Depreciation	(24,695)
Closing net book amount as at 30 September 2019	752,211
Nine months ended 30 September 2018	
Opening net book amount as at 1 January 2018	760,811
Additions	30,078
Depreciation	(25,104)
Closing net book amount as at 30 September 2018	765,785
Year ended 31 December 2018	
Opening net book amount as at 1 January 2018	760,811
Additions	39,021
Disposals	(26)
Depreciation	(33,747)
Closing net book amount as at 31 December 2018	766,059

7 Investment properties

	30 September		**31 December**
	2019	**2018**	**2018**
	$'000	**$'000**	**$'000**
At the beginning of year	1,963,650	1,811,205	1,811,205
Unrealised fair value gains	82,455	128,020	152,445
30 year leases	2,046,105	1,939,225	1,963,650
96 years and longer leases	56,675	57,448	57,255
At the end of year/period	2,102,780	1,996,673	2,020,905

The Group's investment properties were valued at 30 September 2019 by independent professional qualified valuators, Raymond & Pierre Chartered Valuation Surveyors, who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued.

The Group's Finance department reviews the valuations performed by the independent valuators for financial reporting purposes. This department reports directly to the Vice President of Business Services. Discussions of valuations processes and results are held between the Vice President of Business Services, the Estate department, the Finance department and the independent valuators at least once every quarter, in line with the Group's quarterly reporting dates.

At each financial reporting date the Finance department:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior valuation report;
- holds discussions with the independent valuator.

7 Investment properties (continued)

Thirty year leases are stated at fair value. The open market value represents the best price at which the Corporation's interest in a property might reasonably be expected to be sold at the end of the financial year. For all investment properties, their current use equates to the highest and best use. The valuation is based upon Open Market Value which comprises both the Investment Method and Depreciated Replacement Cost Method.

Under the Investment Method, the estimated net rental income from a property by a year's purchase (multiplier) is calculated to arrive at a capital value for the property. The net income is derived from an estimated gross income less outgoings i.e. rates, insurance, repairs and management allowance. The present value is obtained by discounting at the risk free rate of 5%. The valuation also assumes that all tenants will have renewal clauses in their current leases which will extend the lease for an additional 30 years. Under the Depreciated Replacement Cost Method, an estimation of the replacement cost of the building less an allowance for depreciation and obsolescence is used to determine its value.

The following table analyses the non-financial assets carried at fair value. The different levels have been defined as follows in Note 5c.

Fair value measurements using	Level 1 $'000	Level 2 $'000	Level 3 $'000
As at 30 September 2019			
Recurring fair value measurements			
- Investment Properties	--	--	2,046,105
As at 30 September 2018			
Recurring fair value measurements			
- Investment Properties	--	--	1,939,225
As at 31 December 2018			
Recurring fair value measurements			
- Investment Properties	--	--	1,963,650

There were no transfers between levels during the year.

Level 3 fair values have been derived using the Open Market Value Method. Evidence of arm's length open market transactions of similar lands were analysed and the results applied to the subject lands after taking into consideration appropriate adjustments for location, size and other relevant factors. The most significant input into this valuation approach is future rental cash inflows based on the actual location and quality of the properties and supported by the terms of any existing leases.

The methods used in the valuation of land, building and own site improvement have been classified as level 3 as the inputs used in the methods are not readily available to the public and assumptions applied are based on the experience and judgement of the valuators prior to being reviewed and adopted by Management.

	30 September 2019 $'000	30 September 2018 $'000
Rental income	84,861	76,278
Costs arising from investment properties	782	808

8 a. Retirement benefit obligation

The figures in the table below have been pro-rated from the projected actuarial valuation for 2019.

The amounts recognised within administrative expenses in the condensed consolidated interim statement of comprehensive income are as follows:

	30 September	
	2019	2018
	$'000	$'000
Current service costs	8,539	8,396
Net interest on defined benefit liability	1,078	1,130
Administrative expense allowance	431	430
Pension expense	10,048	9,956

The amounts recognised in the condensed consolidated interim statement of financial position were as follows:

	30 September		31 December
	2019	2018	2018
	$'000	$'000	$'000
Present value of defined benefit obligation	227,166	214,933	217,119
Fair value of assets	(200,422)	(186,925)	(190,093)
Defined benefit obligation	26,744	28,008	27,026

8 b. Casual employee retirement benefit obligation

The figures in the table below have been pro-rated from the projected actuarial valuation for 2019.

The amounts recognised within administrative expenses in the condensed consolidated interim statement of comprehensive income are as follows:

	30 September	
	2019	2018
	$'000	$'000
Current service costs	1,803	1,726
Net interest on defined benefit liability	1,136	1,076
Pension expense	2,939	2,802

The amounts recognised in the condensed consolidated interim statement of financial position were as follows:

	30 September		31 December
	2019	2018	2018
	$'000	$'000	$'000
Present value of benefit obligation	29,015	27,493	26,915

9 Borrowings

	30 September 2019 $'000	30 September 2018 $'000	31 December 2018 $'000
Non-current	129,680	143,170	136,671
Current	13,183	14,366	13,219
	142,863	157,536	149,890

Movements in borrowings are analysed as follows:

Nine months ended 30 September 2019	**$'000**
Opening amount as at 1 January 2019	149,890
Repayments of borrowings	(7,234)
Foreign exchange gain on borrowings	207
Closing amount as at 30 September 2019	142,863
Nine months ended 30 September 2018	
Opening amount as at 1 January 2018	164,444
Repayments of borrowings	(6,815)
Foreign exchange loss on borrowings	(93)
Closing amount as at 30 September 2018	157,536
Year ended 31 December 2018	
Opening amount as at 1 January 2018	164,444
Repayments of borrowings	(14,554)
Closing amount as at 31 December 2018	149,890

10 Income taxes

Income tax expense is recognised based on management's estimate of the weighted average effective annual income tax expected for the full financial year. The annual tax rate used for the year to 31 December 2018 was 30%. The annual rate for the nine-month period to 30 September 2019 was 30%.

11 Earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the year. Diluted earnings per share is calculated by dividing the profit for the period attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the year plus allocated shares held by the ESOP Trustee.

11 Earnings per share (continued)

	Three months ended 30 September 2019 $'000	Three months ended 30 September 2018 $'000	Nine months ended 30 September 2019 $'000	Nine months ended 30 September 2018 $'000
Basic earnings per share:				
- excluding fair value gains	16¢	20¢	48¢	29¢
- including fair value gains	9¢	200¢	256¢	352¢
Diluted earnings per share:				
- excluding fair value gains	16¢	20¢	47¢	29¢
- including fair value gains	9¢	198¢	254¢	350¢

12 Segment information

The Group is organised and managed on the basis of two segments, port operations and estate operations. These are the reportable segments of the Group as they form the basis used by the President and management team, as the chief operating decision makers, for assessing performance and allocating reserves. These reported segments are closely integrated as the viability of one segment depends on the continued operations of the other. As such, the operation comprise one cash generating unit, which is taxed as one unit and for which other expenses do not relate entirely to one segment.

	Port and related activities $'000	Estate $'000	Other $'000	Total $'000
Nine months ended 30 September 2019				
Revenue	146,384	84,641	686	231,711
Gross profit	78,455	84,641	686	163,782
Unrealised fair value gains on investment properties	--	82,455	--	82,455
Depreciation	(22,791)	(782)	(1,122)	(24,695)
Other expenses - net	(56,470)	(5,848)	(43,819)	(106,137)
Finance costs - net	(3,970)	101	(442)	(4,311)
Profit before taxation				111,094

	Port and related activities $'000	Estate $'000	Other $'000	Total $'000
Nine months ended 30 September 2018				
Revenue	130,890	76,278	1,494	208,662
Gross profit	64,798	76,278	1,494	142,570
Unrealised fair value gains on investment properties	--	128,020	--	128,020
Depreciation	(23,042)	(808)	(1,254)	(25,104)
Other expenses - net	(48,396)	(8,414)	(40,402)	(97,212)
Finance costs - net	(2,272)	--	(279)	(2,551)
Profit before taxation				145,723

12 Segment information (continued)

Included under Port are Cargo Handling, Marine, Container Examination Station and Warehouse operations. The revenue reported to the chief operating decision makers is measured in a manner consistent with that in the condensed consolidated statement of comprehensive income.

	Port and related activities $'000	Estate $'000	Other $'000	Total $'000
Total segment assets				
30 September 2019	550,445	2,308,208	42,096	2,900,749
30 September 2018	569,197	2,215,076	40,043	2,824,316
31 December 2018	562,126	2,222,408	45,866	2,830,400

Total assets are measured in a manner consistent with that of the financial statements. These assets are allocated based on the operations of the segment.

Reportable segments' assets are reconciled to total assets as follows:

	30 September 2019 $'000	30 September 2018 $'000	31 December 2018 $'000
Total segment assets	2,900,749	2,824,316	2,830,400
Cash at bank and on hand	132,852	107,861	116,750
Deferred income tax asset	17,847	16,650	17,122
Other assets	19,849	3,017	18,043
Total assets as per statement of financial position	3,071,297	2,951,844	2,982,315

Total segment assets include additions to property, plant and equipment as follows:

	Port and related activities $'000	Estate $'000	Other $'000	Total $'000
- 30 September 2019	9,139	1,145	563	10,847
- 30 September 2018	26,022	3,443	613	30,078
- 31 December 2018	34,901	3,456	664	39,021

Total liabilities are centrally managed and are not allocated by segments.

There are no differences from the last annual financial statements in the basis of segmentation or in the basis of measurement of segment profit or loss.

13 Transactions with related parties

	30 September 2019 $'000	30 September 2018 $'000
Labour	45,866	45,967
Key management compensation	2,507	2,370

14 Contingent liabilities

	30 September 2019 $'000	30 September 2018 $'000
(i) Customs bonds	2,250	2,250

(ii) The Corporation is a party to various legal actions. In the opinion of the directors, after taking appropriate legal advice, the outcome of such actions will not result in any significant additional liabilities and therefore no provision has been made in this condensed consolidated interim financial information.

15 Capital commitments

	2019 $'000	2018 $'000
Authorised and contracted for and not provided for in the financial statements	2,320	2,287

16 Dividends

On 26 March 2019, the Board of Directors approved a final dividend of 12¢ per share, amounting to $4,755,000 in respect of the year ended 31 December 2018. This was paid on 24 May 2019. On 22 March 2018, the Board of Directors approved a final dividend of 3¢ per share, amounting to $1,189,000 in respect of the year ended 31 December 2017. This was paid within the nine-month period ended 30 September 2018.

17 Subsequent events

There were no material events subsequent to the statement of financial position date that would adversely affect the results of this condensed consolidated interim financial information presented or required disclosures.