Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Financial Information

30 June 2019 (Expressed in Trinidad and Tobago Dollars)

PLIPDECO

CERTIFIED ISO 9001

Chairman's Report

I am pleased to report on the Corporation's Financial Performance for the first half of the year ended June 30th, 2019.

The Corporation's Group Profit before Tax, exclusive of Fair Value adjustments on the tenanted Estate premises, was $19.7M in 2019 as compared to $5.9M in 2018. These Fair Value adjustments on the Industrial Estate resulted from leases which were subject to rent reviews and renewals during the period.

Earnings per Share (EPS) stood at $2.47 ($1.52, 2018) while Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA) rose to $39.3M (2018: $24.1M).

Group Revenue climbed to $157M (an increase of $24M or 18%) due to increased revenue from improved Port throughput and Estate lease rental reviews. Increases in the cargo throughput at the Port came by way of increases in containerised imports and exports of 2% and 7% respectively. There was also a 28% improvement in general cargo exports. Estate's revenue grew by 39% when compared to 2018, as a result of retroactive lease renewals.

The Corporation continues to invest in plant, equipment and technology to increase its productive capacity and efficiency and to further facilitate increases in product offerings to our customers. This included the commissioning of ten (10) yard trailers and additional warehouse racking. Projects to be undertaken in the second half of the year will include Berth #5 rehabilitation, CCTV upgrade and new security systems.

In closing, I would like to give the assurance of the continued commitment of the Board, Management and Staff of PLIPDECO in ensuring the Corporation's future growth and development.

Ian R. H. Atherly

Chairman

Condensed Consolidated Interim Statement of Financial Position

(Expressed in Trinidad and Tobago Dollars)

	30 June 2019 $'000	30 June 2018 $'000	31 December 2018 $'000
Assets			
Non-current assets			
Property, plant and equipment	757,920	760,947	766,059
Investment properties	2,105,819	1,925,617	2,020,905
Trade receivables	1,689	2,881	2,724
Deferred income tax assets	17,520	16,481	17,122
Financial assets at amortised cost	897	--	897
Financial assets at fair value through other comprehensive income	1,560	1,459	1,416
	2,885,405	2,707,385	2,809,123
Current assets	190,085	170,641	173,192
Total assets	3,075,490	2,878,026	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	622	521	478
Revaluation reserves	244,721	247,697	246,210
Retained earnings	2,273,975	2,076,418	2,179,477
	2,659,254	2,464,572	2,566,101
Non-current liabilities			
Long and medium-term liabilities	129,829	143,268	136,671
Retirement benefit obligation	26,838	28,126	27,026
Casual employee retirement benefit obligation	28,315	26,810	26,915
Deferred income tax liabilities	99,602	95,623	99,774
Deferred lease rental income	57,540	58,598	58,066
	342,124	352,425	348,452
Current liabilities	74,112	61,029	67,762
Total liabilities	416,236	413,454	416,214
Total equity and liabilities	3,075,490	2,878,026	2,982,315

On 25 July 2019, the Board of Directors of Point Lisas Industrial Port Development Corporation Limited authorised this condensed consolidated interim financial information for issue.

Mr. Ian R. H. Atherly　　Mr. Prakash Ramnarine

Condensed Consolidated Interim Statement of Comprehensive Income

(Expressed in Trinidad and Tobago Dollars)

	Three months ended 30 June 2019 $'000	Three months ended 30 June 2018 $'000	Six months ended 30 June 2019 $'000	Six months ended 30 June 2018 $'000
Revenue	84,737	68,185	157,126	132,802
Cost of providing services	(26,600)	(22,427)	(46,987)	(43,780)
Gross profit	58,137	45,758	110,139	89,022
Unrealised fair value gain on investment properties	72,750	11,906	85,300	56,770
Administrative expenses	(26,943)	(23,283)	(49,727)	(45,652)
Other operating expenses	(19,363)	(18,526)	(38,666)	(36,690)
Other income	303	128	441	344
Operating profit	84,884	15,983	107,487	63,794
Investment income	212	266	391	553
Finance costs	(1,444)	(881)	(2,857)	(1,678)
Profit before taxation	83,652	15,368	105,021	62,669
Income tax expense	(4,084)	(1,890)	(7,257)	(2,278)
Profit for the period	79,568	13,478	97,764	60,391
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	71	117	144	142
Total comprehensive income for the period	79,639	13,595	97,908	60,533
Earnings per share				
Basic earnings per share	201¢	34¢	247¢	152¢
Diluted earnings per share	200¢	34¢	245¢	152¢

Condensed Consolidated Interim Statement of Changes in Equity

(Expressed in Trinidad and Tobago Dollars)

	Stated capital $'000	Revaluation reserves $'000	Investment revaluation reserves $'000	Unallocated ESOP shares $'000	Retained earnings $'000	Shareholders' equity $'000
Six months ended 30 June 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	--	(1,489)	--	--	1,489	--
Comprehensive income						
- Profit for the period	--	--	--	--	97,764	97,764
Other comprehensive income						
- Change in the fair value of equity investments at fair value through other comprehensive income	--	--	144	--	--	144
- Transactions with owners – dividends	--	--	--	--	(4,755)	(4,755)
Balance as at 30 June 2019	139,968	244,721	622	(32)	2,273,975	2,659,254
Six months ended 30 June 2018						
Balance as at 1 January 2018	139,968	249,581	379	(32)	2,015,332	2,405,228
Transfer of revaluation reserve to retained earnings, net of tax	--	(1,884)	--	--	1,884	--
Comprehensive income						
- Profit for the period	--	--	--	--	60,391	60,391
Other comprehensive income						
- Change in the fair value of equity investments at fair value through other comprehensive income	--	--	142	--	--	142
- Transactions with owners – dividends	--	--	--	--	(1,189)	(1,189)
Balance as at 30 June 2018	139,968	247,697	521	(32)	2,076,418	2,464,572

Condensed Consolidated Interim Statement of Cash Flows

(Expressed in Trinidad and Tobago Dollars)

	Six months ended 30 June 2019 $'000	Six months ended 30 June 2018 $'000
Cash flows from operating activities		
Profit before taxation	105,021	62,669
Depreciation	16,704	16,591
Unrealised fair value gains on investment properties	(85,300)	(56,770)
Decrease in deferred lease rental income	(1,243)	(1,354)
Net interest expense	2,466	1,125
Decrease/(increase) in inventory	561	(124)
Increase in receivables and prepayments	(8,381)	(13,369)
Increase/(decrease) in payables and accruals	9,996	(1,138)
Foreign exchange gain on long and medium-term liabilities	(191)	(97)
Net movement in retirement benefit obligation	(188)	(234)
Net movement in casual employee retirement benefit obligation	1,400	1,365
Interest paid	(2,913)	(1,625)
Income tax paid	(3,530)	(3,468)
Net cash generated from operating activities	34,402	3,571
Cash flows from investing activities		
Additions to property, plant and equipment	(8,565)	(16,727)
Interest received	391	553
Net cash used in investing activities	(8,174)	(16,174)
Cash flows from financing activities		
Dividends paid	(4,755)	(1,189)
Repayment of long and medium-term liabilities	(6,676)	(6,713)
Net cash used in financing activities	(11,431)	(7,902)
Net increase/(decrease) in cash and cash equivalents	14,797	(20,505)
Cash and cash equivalents, beginning of period	109,935	121,057
Effects of exchange rate changes on cash and cash equivalents	56	(53)
Cash and cash equivalents, end of period	124,788	100,499
Cash and cash equivalents		
Short-term deposits	92,637	97,318
Cash at bank and on hand	32,151	9,331
Bank overdraft	--	(6,150)
	124,788	100,499

The full financials can be found on the website at www.plipdeco.com