



**THE DIRECTORS OF CARIBBEAN CEMENT COMPANY LIMITED
REPORT THE CONSOLIDATED UNAUDITED RESULTS
FOR THE NINE MONTHS ENDED 30th SEPTEMBER 2005**

DIRECTORS' STATEMENT

During the nine month period to September 2005, cement sales increased by 15% and revenue increased by 16% over the corresponding period last year. Net profit after tax amounted to \$243.3M compared to \$373.3M reported for the corresponding period in 2004.

The results for the third quarter reflect the negative impacts of Hurricanes Dennis and Emily, which passed close to Jamaica in July and severely affected levels of production and sales for that month. Hurricanes Katrina and Rita, which damaged the oil and gas facilities in the United States, resulted in significant increases in energy costs. These factors were substantially responsible for the company reporting a consolidated net loss of [\$50.5M] for the third quarter, compared to a net profit after tax of \$79.3M reported for the corresponding period in 2004.

The price adjustment (average 5%) implemented on July 1, 2005, was designed to partially recover the increase in operating costs experienced in the first six months of the year. However, following a review of the impact on the operations in the third quarter of generally increasing costs, particularly energy prices, a further price increase will be implemented in the fourth quarter.

We are pleased to report that our new product, Carib Cement Plus, launched in the first quarter has exceeded our expectations and now represents 77% of the market.

OUTLOOK

We expect that the second price adjustment will mitigate the increases in operating costs experienced so far this year. Unfortunately, we continue to be plagued by hurricanes and in mid-October we were once again severely impacted by rains, this time from Hurricane Wilma. Even if there are no more hurricanes in the remaining weeks of the hurricane season we do not expect the results for the last quarter to compare favourably to those posted in the last quarter of 2004.

The balance of the funding for the Expansion and Modernization Project has been secured, equipment has been ordered and site preparation work has commenced.

A handwritten signature in blue ink that reads "B Young".

Brian Young
Chairman
November 11, 2005

A handwritten signature in black ink that reads "Rollin Bertrand".

Dr. Rollin Bertrand
Director
November 11, 2005

CARIBBEAN CEMENT COMPANY LIMITED
CONSOLIDATED INTERIM FINANCIAL REPORT
FOR THE NINE MONTHS ENDED 30 SEPTEMBER 2005

CONSOLIDATED PROFIT & LOSS ACCOUNT					
	J\$' 000 Unaudited Three Months Sept 30, 2005	J\$' 000 Unaudited Three Months Sept 30, 2004	J\$' 000 Unaudited Nine Months Sept 30, 2005	J\$' 000 Unaudited Nine Months Sept 30, 2004	J\$' 000 Audited Year Ended December 31, 2004
SALES (CEMENT TONNES)	203,449	181,710	664,631	576,854	803,855
REVENUE	1,449,106	1,233,729	4,545,278	3,922,900	5,452,759
OPERATING PROFIT	(92,747)	102,531	319,569	532,917	888,777
Finance Cost- Net	(16,782)	792	(32,636)	(42,143)	(29,765)
Profit Before Taxation	(109,529)	103,323	286,933	490,774	859,012
Taxation	59,046	(24,038)	(43,637)	(117,504)	(16,651)
GROUP NET PROFIT AFTER TAXATION	(50,483)	79,285	243,296	373,270	842,361
Earnings per ordinary stock unit					
Cents - Basic & Diluted	(5.93)	9.32	28.58	43.86	98.97
Operating Profit/Revenue Ratio	-6%	8%	7%	14%	16%

CONSOLIDATED BALANCE SHEET				
	J\$' 000 Unaudited Sept 30, 2005	J\$' 000 Unaudited Sept 30, 2004	J\$' 000 Audited December 31, 2004	
Non-Current Assets	2,716,922	2,404,100	2,939,680	
Current Assets	2,006,128	1,584,165	1,517,678	
Current Liabilities	(1,624,022)	(1,198,924)	(1,399,013)	
Non-Current Liabilities	(228,636)	(458,857)	(287,224)	
Total Net Assets	2,870,392	2,330,484	2,771,121	
Share Capital	425,569	425,569	425,569	
Reserves	2,001,078	1,347,395	1,816,476	
Shareholders' Equity	2,426,647	1,772,964	2,242,045	
Deferred Gain	443,745	557,520	529,076	
Group Equity	2,870,392	2,330,484	2,771,121	

CONSOLIDATED CASH FLOW STATEMENT			
	J\$' 000 Unaudited Nine Months Sept 30, 2005	J\$' 000 Unaudited Nine Months Sept 30, 2004	J\$' 000 Audited Year Ended December 31, 2004
Group Net Profit after Taxation	243,296	373,270	842,361
Adjustment for non-cash items	158,803	182,239	143,897
	402,099	555,509	986,258
Change in working capital	(616,893)	(456,439)	(423,867)
Net cash (Used in)/generated by operating activities	(214,794)	99,070	562,392
Net cash (Used in)/Provided by investing activities	(281,268)	(160,342)	(349,994)
Net cash generated by financing activities	309,823	193,939	(138,005)
(Decrease)/Increase in cash and short term funds	(186,239)	132,667	74,393
Cash and short term funds - beginning of period	21,748	(52,645)	(52,645)
Cash and short term funds - end of period	(164,491)	80,022	21,748

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY			
	J\$' 000 Unaudited Nine Months Sept 30, 2005	J\$' 000 Unaudited Nine Months Sept 30, 2004	J\$' 000 Audited Year Ended December 31, 2004
Balance at beginning of period	2,242,045	1,459,264	1,459,264
Net Profit for period	243,296	373,270	842,361
Dividends	(58,694)	(59,570)	(59,580)
Balance at end of period	2,426,647	1,772,964	2,242,045

Notes

1. Accounting Policies

Accounting policies used in the preparation of these financial statements are consistent with those used in the audited financial statements for the year ended December 31, 2004.