



FIRST JAMAICA INVESTMENTS LIMITED AND ITS SUBSIDIARIES

Unaudited Financial Statements Three Months ended 31 March 2007

Chairman's Statement

The Directors report that net profit attributable to equity holders for the 3 months ended 31 March 2007 amounted to \$273.7 million, compared to \$256.1 million for the same period in 2006, an increase of 6.9%, while earnings per stock unit were \$0.91 compared to \$0.85 for the same period in 2006.

Our property segment enjoyed overall occupancy levels exceeding 90% for the quarter, but contribution to group operating profit was flat compared to the same period last year. Our investment management segment contributed \$47.8 million to group operating profit for the first quarter of 2007, a decline of \$12.0 million compared to last year's first quarter, due principally to a decline in value in the company's trading portfolio of equities. The investment climate continues to be challenging, with a decline in the main stock market index of 9.8% in the quarter, and limited attractive options. Our share of results of associated companies, represented by our 24.5% investment in Life of Jamaica Limited (LOJ), improved by 14.7% to

\$145.2 million (2006: \$126.6 million). LOJ's net profits attributable to stockholders for the quarter amounted to \$591.4 million, an increase of 15.8% over the same period last year.

Total assets at 31 March 2007 amounted to \$9,757 million, down \$182 million from the December 31, 2006 level. During the quarter we liquidated a leveraged US\$-denominated bond position and paid off the related debt. Stockholders' equity increased by 1.7% to \$9,000 million (December 31 2006: \$8,846 million), which equates to a book value per share of \$29.77 as at 31 March 2007 (December 31, 2006: \$29.26).

Maurice W. Facey
Chairman

Stephen B. Facey
Chief Executive Officer

Unaudited Consolidated Statement of Operations Three Months ended 31 March 2007

	3-Months to March 2007 \$'000	3-Months to March 2006 \$'000
Income		
Investments	38,705	50,400
Property	204,518	191,419
Other	16,201	17,190
	259,424	259,009
Operating expenses	(104,891)	(95,110)
Operating profit	154,533	163,899
Interest expense	(7,475)	(4,960)
Gain on dilution of stockholdings in associated company	10,886	-
Share of results of associated companies	145,166	126,576
Profit before taxation	303,110	285,515
Taxation	(26,330)	(25,750)
Net profit	276,780	259,765
Attributable to:		
Equity holders of the company	273,697	256,093
Minority interest	3,083	3,672
	276,780	259,765
Earnings per stock unit attributable to equity holders of the company		
Basic	\$0.91	\$0.85

Unaudited Consolidated Balance Sheet 31 March 2007

	Unaudited March 2007 \$'000	Audited December 2006 \$'000	Unaudited March 2006 \$'000
ASSETS			
Cash and Bank Balances	11,235	102,419	41,194
Investments			
Short term deposits	264	261	107,376
Securities:			
Financial assets at fair value through profit and loss	82,594	72,103	-
Available-for sale	1,511,955	1,784,605	1,342,993
Loan and receivables	39,451	46,896	61,095
Securities purchased under agreements to resell	480,011	411,618	400,441
Investment properties	2,589,120	2,533,020	2,350,249
Investment in associated companies	4,589,472	4,451,245	3,847,433
	9,292,867	9,299,748	8,109,587
Taxation recoverable	63,995	133,720	93,606
Deferred tax assets	226	226	226
Other assets	244,384	276,677	267,684
Due from related parties	2,174	3,149	30,744
Property, plant and equipment	96,271	76,781	73,926
Retirement benefit assets	46,227	46,227	30,582
	9,757,379	9,938,947	8,647,549
STOCKHOLDERS' EQUITY AND LIABILITIES			
Stockholders' Equity			
Capital and Reserves Attributable to the Company's Equity Holders			
Share capital	355,848	355,848	355,848
Capital redemption reserve	3,000	3,000	3,000
Investment and other reserves	3,067,601	3,115,396	2,798,789
Retained earnings	5,589,496	5,387,141	4,695,809
Treasury shares	(15,574)	(15,574)	(15,574)
	9,000,371	8,845,811	7,837,872
Minority interest	98,809	95,726	95,610
	9,099,180	8,941,537	7,933,482
Liabilities			
Bank overdraft	-	3,074	8,846
Taxation payable	25,073	10,815	14,420
Deferred tax liability	147,008	147,008	91,647
Due to related parties	5,225	40,344	118,997
Other liabilities	165,882	191,458	149,404
Loan liabilities	279,144	568,844	297,581
Retirement benefit liabilities	35,867	35,867	33,172
	658,199	997,410	714,067
	9,757,379	9,938,947	8,647,549



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Unaudited Financial Statements Three Months ended 31 March 2007

Unaudited Financial Information by Business Segments Three Months ended 31 March 2007

	Property Management \$'000	Investment Management Services \$'000	Eliminations \$'000	Total \$'000
REVENUE				
External	224,018	35,406	-	259,424
Inter-segment	4,448	31,775	(36,223)	-
Total revenue	228,466	67,181	(36,223)	259,424
Segment results	99,240	47,818	-	147,058
Gain on dilution of stockholding in associated company				10,886
Share of results in associated company				145,166
Profit before taxation				303,110
Taxation				(26,330)
Net profit				276,780
Segment assets	2,584,143	3,041,390	(457,624)	5,167,909
Associates				4,589,470
Total assets				9,757,379
Segment liabilities	449,224	666,599	(457,624)	658,199
31 March 2006				
	Property Management \$'000	Investment Management Services \$'000	Eliminations \$'000	Total \$'000
REVENUE				
External	213,281	45,727	-	213,281
Inter-segment	2,874	31,569	(34,443)	(31,569)
Total revenue	216,155	77,296	(34,443)	259,008
Segment results	99,121	59,818	-	158,939
Share of results in associated company				126,576
Profit before taxation				285,515
Taxation				(25,750)
Net profit				259,765
Segment assets	2,478,859	2,774,992	(453,735)	4,800,116
Associates				3,847,433
Total assets				8,647,549
Segment liabilities	500,087	667,715	(453,735)	714,067

Unaudited Consolidated Statement of Cash Flows Three Months ended 31 March 2007

	3-Months to March 2007 \$'000	3-Months to March 2006 \$'000
Net profit	276,780	259,765
Items not affecting cash	(210,289)	(210,689)
	66,491	49,076
Changes in non-cash working capital components	95,600	(111,906)
Cash flow from/(used in) operating activities	162,091	(62,830)
Cash flow from investing activities	204,812	3,158
Cash flows (used in)/ from financing activities	(386,617)	24,768
Net decrease in cash and cash equivalents	(19,714)	(34,904)
Cash and cash equivalents at beginning of period	511,224	575,069
CASH AND CASH EQUIVALENTS AT END OF PERIOD	491,510	540,165
Comprising:		
Cash and bank balances	11,235	41,194
Short term investments	264	107,376
Securities purchased under agreement to resell	480,011	440,441
Bank overdraft	-	(8,846)
	491,510	540,165

Unaudited Consolidated Statement of Changes in Stockholders' Equity Three Months ended 31 March 2007

	3-Months to March 2007 \$'000	3-Months to March 2006 \$'000
Balance at the beginning of the period	8,941,537	7,734,112
Unrealised losses on available-for-sale assets	(40,856)	(56,590)
Realised fair value (gains)/losses transferred to Consolidated Statement of Operations	-	(4,462)
Net profit for the period	276,780	259,765
Movement in reserves	(17,825)	50,534
Dividends paid	(60,456)	(49,877)
Balance at the end of the period	9,099,180	7,933,482