

First Jamaica Investments Limited
Unaudited Consolidated Financial Statements
September 30, 2008

The Directors report that net profit attributable to equity holders for the 3 months ended 30 September 2008 amounted to \$320.4 million, compared to \$391.5 million in the 2007 3rd quarter, a decrease of 18.2%, while earnings per stock unit were \$1.06 compared to \$1.30 for the same period in 2007. Net profit attributable to equity holders for the 9 months ended 30 September 2008 amounted to \$1,012.6 million, compared to \$994.2 million for the same period in 2007, an increase of 1.9%, while earnings per stock unit for the 9 months were \$3.35 compared to \$3.29.

Performance for the quarter was impacted by a reduction in revenue from investments of \$11.0 million, a direct result of the downturn in the local and international securities markets. The downturn has also affected the value of our available for sale investment portfolio, for which unrealised changes in market value are accounted for through stockholders' equity. For the quarter, a net unrealised reduction in value of \$109.2 million was recorded (\$51.5 million for the 9 months). Additionally, compared to last year's 3rd quarter we experienced a decline of \$55.9 million, 21.6%, in our share of results of associated company, represented by our 24.5% investment in Sagicor Life Jamaica Limited (SLJ). For the 9 months, our share of SLJ's earnings totals \$566.6 million, slightly better than 2007.

While the current quarter's investment income declined \$11.0 million compared to last year's third quarter, year to date investment income remains ahead, by 21.4%, of prior year levels. Our investment management segment posted operating profit of \$39.7 million for the quarter, a decrease of \$24.9 million compared to last year's 3rd quarter profit of \$64.6 million. For the 9 months, the investment management segment profit is flat compared to prior year.

Total operating expenses grew \$53.3 million, 43.7%, including a full impairment provision of \$14 million against a US financial services security. The remaining increase was driven principally by higher property operating costs, particularly utilities and one-off maintenance costs, as well as general inflationary pressures. These were more than offset by improvement in our property revenue of \$50.6 million. Our property segment enjoyed overall

occupancy levels exceeding 98% for the quarter, while contribution to group operating profit of \$103.4 million for the quarter (\$332.4 million for the 9 months) was 5.7% better than last year's 3rd quarter (13.4% better for the 9 months).

Total assets at 30 September 2008 amounted to \$10,043 million, compared to \$9,940 million at December 31, 2007. Stockholders' equity increased to \$9,192 million (December 31 2007: \$8,940 million), which equates to a book value per share of \$30.41 as at 30 September 2008 (December 31, 2007: \$29.57).

FIRST JAMAICA INVESTMENTS LIMITED
and its subsidiaries
Unaudited Consolidated Statement of Operations
Nine months ended 30 September 2008

	3 Months to September 2008 \$'000	3 Months to September 2007 \$'000	9 Months to September 2008 \$'000	9 Months to September 2007 \$'000
Income				
Investments	44,102	55,090	235,629	194,148
Property	276,908	226,260	783,766	640,554
Other	<u>11,446</u>	<u>11,480</u>	<u>39,836</u>	<u>38,465</u>
	332,456	292,830	1,059,231	873,167
Operating expenses	<u>(175,128)</u>	<u>(121,849)</u>	<u>(469,640)</u>	<u>(337,116)</u>
Operating profit	157,328	170,981	589,591	536,051
Interest expense	<u>(14,261)</u>	<u>(8,475)</u>	<u>(36,958)</u>	<u>(21,339)</u>
	143,067	162,506	552,633	514,712
Gain on dilution of stockholding in associated company	-	-	-	10,886
Share of results in associated companies	<u>202,374</u>	<u>258,260</u>	<u>566,631</u>	<u>556,020</u>
Profit before taxation	345,441	420,766	1,119,264	1,081,618
Taxation	<u>(21,337)</u>	<u>(26,093)</u>	<u>(95,372)</u>	<u>(77,804)</u>
Net Profit	324,104	394,673	1,023,892	1,003,814
	=====	=====	=====	=====
Attributable to:				
Equity holders of the company	320,354	391,458	1,012,617	994,176
Minority interest	<u>3,750</u>	<u>3,215</u>	<u>11,275</u>	<u>9,638</u>
	324,104	394,673	1,023,892	1,003,814
	=====	=====	=====	=====
Earnings per stock unit attributable to equity holders of the company for the period				
Basic and fully diluted	\$1.06	\$1.30	\$3.35	\$3.29

FIRST JAMAICA INVESTMENTS LIMITED
and its subsidiaries
Unaudited Consolidated Balance Sheet
30 September 2008

	September 2008 \$'000	December 2007 \$'000	September 2007 \$'000
ASSETS			
Cash and Bank Balances	6,734	20,433	6,802
Investments			
Short term deposits	11,359	7,581	1,401
Securities:			
Financial assets at fair value through profit and loss	350,581	130,293	105,875
Available-for-sale	1,241,480	1,171,791	1,014,865
Loans and receivables			19,508
Securities purchased under agreements to resell	274,482	383,325	364,211
Deposits	23,299	61,767	
Investment properties	3,114,955	2,919,969	2,704,501
Investment in associated companies	4,394,355	4,701,817	4,641,022
	9,410,511	9,376,543	8,851,383
Taxation recoverable	67,575	89,238	79,513
Deferred tax assets	1,286	1,056	1,056
Other assets	412,270	232,941	238,706
Due from related parties	4,767	84,775	4,360
Property, plant and equipment	101,647	95,854	149,303
Retirement benefit assets	<u>37,965</u>	<u>39,315</u>	<u>46,227</u>
	10,042,755	9,940,155	9,377,350
	=====	=====	=====
STOCKHOLDERS' EQUITY AND LIABILITIES			
Stockholders' Equity			
Capital and Reserves Attributable to the Company's Equity Holders			
Share capital	355,848	355,848	355,848
Property revaluation reserve	2,283,273	2,094,273	3,000
Investment and other reserves	2,372,164	2,950,778	2,842,184
Retained earnings	4,196,562	3,554,312	5,324,562
Treasury shares	(15,574)	(15,574)	(15,574)
	9,192,273	8,939,637	8,510,020
Minority interest	<u>124,751</u>	<u>113,476</u>	<u>105,364</u>
	9,317,024	9,053,113	8,615,384
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Liabilities			
Bank overdraft	5,119	17,736	16,554
Taxation payable	-	119,411	38,233
Deferred tax liability	130,121	128,978	147,008
Retirement benefit liabilities	43,049	38,709	35,867
Due to related parties	5,244	10,318	5,225
Other liabilities	171,981	178,320	149,290
Loan liabilities	368,347	393,570	369,789
Finance lease liability	<u>1,870</u>	<u>-</u>	<u>-</u>
	725,731	887,042	761,966
	10,042,755	9,940,155	9,377,350
	=====	=====	=====

FIRST JAMAICA INVESTMENTS LIMITED
and its subsidiaries

Unaudited Consolidated Statement of Cash Flows
Nine months ended 30 September 2008

	9-Months to September 2008 \$'000	9-Months to September 2007 \$'000
Net profit	1,023,892	1,003,814
Items not affecting cash	<u>(841,467)</u>	<u>(841,034)</u>
	182,425	162,780
Changes in non-cash working capital components	<u>4,642</u>	<u>171,604</u>
Cash provided by operating activities	187,067	334,384
Cash flows (used in)/from investing activities	(157,291)	791,506
Cash flows used in financing activities	<u>(135,923)</u>	<u>(1,281,254)</u>
Net decrease in cash and cash equivalents	(106,147)	(155,364)
Cash and cash equivalents at beginning of period	<u>393,603</u>	<u>511,224</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	287,456 =====	355,860 =====
Comprising:		
Cash at bank and in hand	6,734	6,802
Short term investments	11,359	1,401
Securities purchased under agreement to resell	274,482	364,211
Bank overdraft	<u>(5,119)</u>	<u>(16,554)</u>
	287,456 =====	355,860 =====

FIRST JAMAICA INVESTMENTS LIMITED
and its subsidiaries

Unaudited Consolidated Statement of Changes in Stockholders' Equity
Nine months ended 30 September 2008

	9-Months to September 2008 \$'000	9-Months to September 2007 \$'000
Balance at the beginning of the period	9,053,113	8,941,537
Unrealised (losses)/gains on available-for-sale securities	(51,514)	12,732
Realised fair value gains transferred to Consolidated Statement of Operations	(57,459)	(57,591)
Net profit for the period	1,023,892	1,003,814
Dividends paid	(181,367)	(1,045,869)
Movement in other reserves	<u>(469,641)</u>	<u>(239,239)</u>
Balance at the end of the period	9,317,024 =====	8,615,384 =====

FIRST JAMAICA INVESTMENTS LIMITED
and its subsidiaries
Unaudited Financial Information by Business Segments
Nine months ended 30 September 2008

	Property Management \$'000	Investment Management Services \$'000	Eliminations \$'000	Total \$'000
REVENUE				
External	848,744	210,487	-	1,059,231
Inter-segment	4,077	93,481	(97,558)	-
Total revenue	852,821	303,968	(97,558)	1,059,231
Segment results	332,350	220,283	-	552,633
Share of results of associated companies				<u>566,631</u>
Profit before taxation				1,119,264
Taxation				<u>(95,372)</u>
Net profit				1,023,892
Segment assets	3,722,343	2,331,429	(405,372)	5,648,400
Associates				<u>4,394,395</u>
Total assets				10,042,755
Segment liabilities	727,639	403,464	(405,372)	725,731

30 September 2007

	Property Management \$000	Investment Management Services \$'000	Eliminations \$'000	Total \$'000
REVENUE				
External	694,078	179,089		873,167
Inter-segment	3,979	93,163	(97,142)	-
Total revenue	698,057	272,252	(97,142)	873,167
Segment results	293,128	221,584		514,712
Gain on dilution of stockholding in associated company				10,886
Share of results of associated companies				<u>556,020</u>
Profit before taxation				1,081,618
Taxation				<u>(77,804)</u>
Net profit				1,003,814
Segment assets	3,310,283	1,839,157	(413,112)	4,736,328
Associates				<u>4,641,022</u>
Total assets				9,377,350
Segment liabilities	741,060	434,018	(413,112)	761,966