

PEGASUS HOTELS OF JAMAICA LIMITED						
Profit and Loss Account						
31 DECEMBER 2008		UNAUDITED		UNAUDITED		AUDITED
		For the Quarter Ending		For the Nine Months Ending		Year Ended
		31-Dec	31-Dec	31-Dec	31-Dec	31-Mar
		2008	2007	2008	2007	2008
		\$000	\$000	\$000	\$000	\$000
Revenue		233,544	126,779	748,850	466,691	676,291
		-				
Direct Expenses		(103,750)	(78,370)	(294,598)	(230,344)	(268,780)
		-				
Gross Profit		129,794	48,409	454,252	236,347	407,511
		-				
Other operating income		1,359	46,840	4,782	66,660	205,940
		-				
Administration expenses		(49,540)	(42,337)	(154,347)	(129,529)	(204,019)
		-				
Other operating expenses		(73,680)	(57,282)	(233,213)	(170,023)	(347,636)
		-				
Operating profit		7,933	(4,370)	71,474	3,455	61,796
		-				
Interest Income		2,993	2,436	9,106	9,456	8,455
		-				
Interest Expense		(3,578)	(1,887)	(8,872)	(5,217)	(7,073)
Profit(loss) before taxation		7,348	(3,821)	71,708	7,694	63,178
Taxation		(2,572)	-	(26,797)	-	(24,163)
NET PROFIT/(LOSS)		4,776	(3,821)	44,911	7,694	39,015
PROFIT PER STOCK UNIT		03.97cents	(03.18cents)	37.37 cents	06.40 cents	32.47 cents

PEGASUS HOTELS OF JAMAICA LIMITED
Balance Sheet on 31 DECEMBER 2008

	Dec-08	Dec-07	Mar-08
	\$'000	\$'000	\$'000
NET ASSET EMPLOYED			
Fixed Assets	4,352,324	3,647,221	4,314,431
Investments	-	-	-
Current Assets			
Inventories	36,984	31,628	30,874
Accounts receivable	82,502	71,001	98,908
Investments	108,404	61,750	36,239
Cash and short term deposits	-	26,003	76,383
	227,890	190,382	242,404
Current Liabilities			
Bank overdraft	19,337	-	2,269
Accounts payable	43,488	79,419	86,003
Taxation payable	36,036	13,132	15,664
Current portion of long term liability	42,857	26,028	31,921
	141,718	118,579	135,857
Net Current Assets	86,172	71,803	106,547
	4,438,496	3,719,024	4,420,978
FINANCED BY			
Share Capital	120,166	120,166	120,166
Capital Reserves	3,206,394	2,721,511	3,206,394
Replacement Reserve	5,733	(13,574)	-
Accumulated Surplus	21,655	(6,511)	24,810
	3,353,948	2,821,592	3,351,370
Deferred Tax Liabilities	1,024,552	869,975	1,024,552
Long Term Liability	59,996	27,457	45,056
	4,438,496	3,719,024	4,420,978

PEGASUS HOTELS OF JAMAICA LIMITED
Statement of Changes of Equity
Nine (9) Months ended 31 DECEMBER 2008

	Number of Shares	Share Capital	Capital Reserve	Replacement Reserve	Retained Earnings	Total
	000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance as at 1 April 2007	120,166	120,166	2,721,511	-	15,836	2,857,513
Divedinds paid	-	-	-	-	(30,041)	(30,041)
Fair value adjustments to land and buildings, net of taxation	-	-	-	-	-	-
	-	-	484,883	-	-	484,883
Net Profit	-	-	-	-	39,015	39,015
Balance as at 1 April 2008	120,166	120,166	3,206,394	-	24,810	3,351,370
Provision for replacement				38,352		38,352
Replacement utilization				(32,619)		(32,619)
Dividends paid	-	-			(48,066)	(48,066)
Net Profit			-	-	44,911	44,911
Balance at 31 December 2008	120,166	120,166	3,206,394	5,733	21,655	3,353,948

PEGASUS HOTELS OF JAMAICA LTD
STATEMENT OF CASH FLOWS
PERIOD ENDED DECEMBER 2008

CASH RESOURCES WERE (USED IN)/ PROVIDED BY:

Operating Activities

	UNAUDITED 31/12/08 \$000	UNAUDITED 31/12/07 \$000	AUDITED 31/3/08 \$000
Net Profit	44,911	7,694	41,080
Items not affecting cash			
Depreciation	58,408	52,217	64,600
Gain on disposal of fixed assets	-	-	(116)
Exchange gain on foreign balances	-	-	(1,201)
Replacement Reserve Provision	38,352	-	-
Replacement Reserve Spent	(32,619)	(13,574)	-
Impairment of assets arising from fire	-	-	10,816
Interest income	(9,106)	(9,456)	(8,455)
Interest expense	8,872	5,217	7,073
Taxation expense	26,797	-	24,163
	135,615	42,098	137,960

Changes in operating assets and liabilities:

Inventories	(6,110)	867	1,621
Receivables	16,406	10,197	(17,710)
Payables	(42,515)	(10,869)	(4,285)

Net cash provided by operating activities

Interest received	9,104	9,456	10,415
Taxation paid	(6,425)	(8,954)	(28,236)
Net cash provided by operating activities	106,075	42,795	99,765

Cash Flows From Financing Activities

Dividend paid	(48,066)	(30,041)	(30,041)
Long term loan repaid	(24,122)	(14,526)	(21,034)
Long term loan received	50,000	30,000	60,000
Interest paid	(8,872)	(5,217)	(7,073)

Net cash (used in)/provided by financing activities

Cash Flows from Investing Activities

Purchase of investments	(72,165)	(85,000)	-
Proceeds from sale of investments	-	146,313	84,864
Purchase of fixed assets	(96,301)	(80,753)	(133,287)
Proceeds on disposal of fixed asstes	-	-	106
Net cash used in investing activities	(168,466)	(19,440)	(48,317)

Exchange gain on net foreign cash balances

	(93,451)	3,571	51,221
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Net increase(decrease) in cash and cash equivalent

	(93,451)	3,571	51,682
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Cash and cash equivalents at beginning of year

	74,114	22,432	22,432
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CASH AND SHORT TERM DEPOSITS AT END OF PERIOD

	(19,337)	26,003	74,114
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ADD INVESTMENTS

	108,404	61,750	36,239
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CASH AND CASH EQUIVALENT AT END OF PERIOD

	89,067	87,753	110,353
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