



Pan-Jamaican Investment Trust Limited

**Report to Stockholders
For the period ended 31 March 2009**

Pan-Jamaican Investment Trust Limited
Unaudited Consolidated Financial Statements
31 March 2009

Report To Stockholders

The Directors report that net profit attributable to equity holders for the 3 months ended 31 March 2009 amounted to \$408.1 million, compared to \$272.8 million for the same period in 2008, an increase of 49.6%, while basic earnings per stock unit were \$2.38 compared to \$1.59.

Operating income for the 1st quarter of \$478.9 million increased \$101.0 million, 26.7%, compared to 2008, driven by foreign exchange gains of \$137.8 million and an increase of \$32.9 million, 87%, in interest and dividend income. Partly offsetting this performance, we recorded an investment trading loss of \$10.5 million in the current quarter, compared to last year's first quarter gain of \$69.5 million.

We have successfully contained operating expenses to 4.4% above last year's level, aided by a reduction in electricity costs of \$5.3 million, while administrative overheads increased 8.1 %, well below the level of inflation.

Our property segment, which is comprised principally of First Jamaica's wholly-owned subsidiary Jamaica Property Company, enjoyed overall occupancy levels exceeding 98% for the quarter, and contribution to group operating profit of \$146.4 million for the quarter represents a 32.9% increase over last year's 1st quarter.

Despite the continued global downturn, our investment management segment contributed \$140.2 million to group operating profit for the quarter, an increase of \$37.7 million compared to last year's 1st quarter, due principally to the positive impact on reported earnings of exchange gains on our US dollar investments. Against this, the value of our available for sale investment portfolio, for which unrealized changes in market value are accounted for through comprehensive income and stockholders' equity, was reduced by \$59.8 million in the first quarter of 2009, compared to \$82.3 million in 2008.

Our share of results of associated companies, represented by our 20.8% investment in Hardware & Lumber Limited (H&L) and First Jamaica's 24.5% investment in Sagicor Life Jamaica Limited (SLJ), improved by 58.6% for the quarter to \$302.8 million.

SLJ's net profits attributable to stockholders for the quarter amounted to \$1,443 million, an increase of 90% over the same period last year, benefiting from an unusual decrease in insurance and annuity liabilities of \$585 million due to continuing high interest rates. Without this item, SLJ would have reported a more modest increase of 14% compared to last year's first quarter. First Jamaica's share of the reduction in SLJ's available for sale investment portfolio amounted to \$204 million, an improvement compared to last year's level of \$288 million but a sign of continued weakness in the securities markets.

H&L's poor performance continued in the first quarter with a loss of \$113 million compared to a profit of \$22.0 million for the corresponding period in 2008. Revenue declines in the wholesale and retail segments, high expense levels, and exposure to US dollar debt all hurt results. We remain deeply concerned about the outlook for this business and have recorded an impairment loss this quarter to reduce our carrying value to the current trading level of \$5 per share.

Total assets at 31 March 2009 amounted to \$11,438 million, up 2.9% from the 31 December 2008 level. Stockholders' equity increased to \$7,676 million (31 December 2008: \$7,430 million), which equates to a book value per share of \$44.81 as at 31 March 2009 (31 December 2008: \$43.38).

Pan-Jamaican Investment Trust Limited
and its subsidiaries
Unaudited Consolidated Income Statement
Three months ended 31 March 2009

	3 Months to Mar-09 \$'000	Restated 3 Months to Mar-08 \$'000
Income		
Investments	197,826	114,911
Property	260,493	244,657
Commissions	6,964	4,120
Other	13,575	14,137
	<hr/> 478,858	<hr/> 377,825
Operating expenses	(155,697)	(149,145)
Operating profit	323,161	228,680
Interest expense	(16,320)	(9,054)
	<hr/> 306,841	<hr/> 219,626
Share of results of associated companies	302,759	190,920
	<hr/> 609,600	<hr/> 410,546
Profit before taxation	609,600	410,546
Taxation	(41,264)	(37,743)
	<hr/> 568,336	<hr/> 372,803
Net profit for the period	568,336	372,803
Profit attributable to:		
Equity holders of the company	408,058	272,768
Minority interest	160,278	100,035
	<hr/> 568,336	<hr/> 372,803
Earnings per stock unit attributable to equity holders of the company for the period		
Basic	\$2.38	\$1.59
Fully diluted	\$2.34	\$1.56

**Pan Jamaican Investment Trust Limited
and its subsidiaries
Unaudited Consolidated Statement of Comprehensive Income
for the period ended 31 March 2009**

	3 Months to Mar-09 \$'000	3 Months to Mar-08 \$'000
Net profit for the period	568,336	372,803
Other comprehensive income/(loss):		
Exchange differences on translating foreign operations	8,353	584
Unrealised losses on available-for-sale financial assets, net	(59,784)	(82,280)
Gain on dilution of shareholding in associates	5,871	-
Share of other comprehensive losses of associates	(116,703)	(231,787)
Other comprehensive loss for the period, net of tax	<u>(162,263)</u>	<u>(313,483)</u>
Total comprehensive income for the period	<u>406,073</u>	<u>59,320</u>
Total comprehensive income attributable to		
Equityholders of the company	286,343	43,312
Minority interest	119,730	16,008
	<u>406,073</u>	<u>59,320</u>

PAN-JAMAICAN INVESTMENT TRUST LIMITED
and its subsidiaries
Unaudited Statement of Financial Position
as at 31 March 2009

	March 2009	December 2008	Restated March 2008
ASSETS			
Cash and Bank Balances	9,116	14,193	263,576
Investments			
Short term deposits	41,314	45,933	159,796
Securities			
Financial assets at fair value through profit and loss	109,893	119,290	108,373
Available-for-sale	2,082,639	1,966,575	1,358,737
Loans & receivables	32,272	20,426	13,984
Securities purchased under agreements to resell	541,762	276,621	393,053
Investment properties	3,332,363	3,274,823	2,982,193
Investment in associated companies	4,805,023	4,842,899	4,687,239
	<u>10,945,266</u>	<u>10,546,567</u>	<u>9,703,375</u>
Taxation recoverable	86,079	91,302	41,436
Deferred tax assets	21,715	25,681	11,125
Receivables and other assets	233,464	300,217	297,947
Property, plant and equipment	101,119	98,173	111,055
Retirement benefit assets	41,310	42,623	38,782
	<u>483,687</u>	<u>557,996</u>	<u>500,345</u>
	<u>11,438,069</u>	<u>11,118,756</u>	<u>10,467,296</u>
STOCKHOLDERS' EQUITY AND LIABILITIES			
Stockholders' Equity			
Capital and Reserves Attributable to the Company's Equity holders			
Share capital	185,354	185,354	185,354
Equity compensation reserve	28,899	27,107	19,274
Property revaluation reserve	1,819,434	1,775,005	1,573,820
Investment and other reserves	1,753,346	1,875,061	2,291,903
Retained earnings	3,907,509	3,586,706	3,046,835
Treasury stock	(18,486)	(18,486)	(18,486)
	<u>7,676,056</u>	<u>7,430,747</u>	<u>7,098,700</u>
Minority interest	<u>2,814,543</u>	<u>2,710,478</u>	<u>2,516,396</u>
	<u>10,490,599</u>	<u>10,141,225</u>	<u>9,615,096</u>
Liabilities			
Bank overdraft	11,031	1,203	2
Taxation payable	267	267	19,163
Deferred tax liability	108,768	110,047	131,978
Retirement benefit liabilities	64,490	62,924	58,298
Due to related party	5,225	5,225	5,225
Payables and other liabilities	220,917	293,153	240,717
Bank and other loans	529,175	495,950	387,553
Finance lease liability	7,597	8,762	9,264
Total liabilities	<u>947,470</u>	<u>977,531</u>	<u>852,200</u>
	<u>11,438,069</u>	<u>11,118,756</u>	<u>10,467,296</u>

Director



Director



Pan-Jamaican Investment Trust Limited
Unaudited Consolidated Statement of Changes in Equity
for the period ended 31 March 2009

\-----Attributable to Company's Equity holders-----/

	Share Capital	Equity Compensation Reserve	Property Revaluation Reserve	Investment and other reserves	Retained Earnings	Treasury Shares	Minority Interest	Total
Balance at 1 January 2009	185,354	27,107	1,775,005	1,875,061	3,586,706	(18,486)	2,710,478	10,141,225
Dividends paid	-	-	-	-	(42,826)	-	(16,173)	(58,999)
Stock compensation provision	-	1,792	-	-	-	-	508	2,300
Transfer from retained earnings	-	-	44,429	-	(44,429)	-	-	-
Total comprehensive (loss)/income for the period	-	-	-	(121,715)	408,058	-	119,730	406,073
Balance at end of period	<u>185,354</u>	<u>28,899</u>	<u>1,819,434</u>	<u>1,753,346</u>	<u>3,907,509</u>	<u>(18,486)</u>	<u>2,814,543</u>	<u>10,490,599</u>

31 March 2008 - Restated

\-----Attributable to Company's Equity holders-----/

	Share Capital	Equity Compensation reserve	Property Revaluation Reserves	Investment and other reserves	Retained Earnings	Treasury Shares	Minority Interest	Total
Balance at 1 January 2008	185,354	16,663	1,527,859	2,521,443	2,862,865	(18,486)	2,515,737	9,611,435
Dividends paid	-	-	-	-	(42,837)	-	(16,173)	(59,010)
Stock compensation provision	-	2,611	-	-	-	-	740	3,351
Transfer from retained earnings	-	-	45,961	-	(45,961)	-	-	-
Total comprehensive (loss)/ income for the period	-	-	-	(229,540)	272,768	-	16,092	59,320
Balance at end of period	<u>185,354</u>	<u>19,274</u>	<u>1,573,820</u>	<u>2,291,903</u>	<u>3,046,835</u>	<u>(18,486)</u>	<u>2,516,396</u>	<u>9,615,096</u>

PAN JAMAICAN INVESTMENT TRUST LIMITED
and its subsidiaries
Unaudited Consolidated Statement of Cash Flows
Three months ended 31 March 2009

	3-Months to March 2009 \$'000	3-Months to March 2008 \$'000
Net profit	568,336	372,803
Items not affecting cash		
Share of results of associated companies	(302,759)	(190,920)
Fair value gains on investment properties	(60,900)	(63,000)
Gains on foreign currency denominated investments, net	(137,836)	(7,693)
Other	14,043	(58,154)
	<u>80,884</u>	<u>53,036</u>
Changes in non-cash working capital components	34,694	(9,655)
Net cash provided by operations	<u>115,578</u>	<u>43,381</u>
Cash flows from investing activities		
Dividends received from associated company	229,807	220,615
Other investment activities	21,702	(9,574)
Net cash provided by investing activities	<u>251,509</u>	<u>211,041</u>
Cash flows from financing activities		
Dividends paid to minority interest	(16,173)	(16,173)
Dividends paid to company stockholders	(42,826)	(42,837)
Other financing activities	(25,350)	(8,846)
Net cash used in financing activities	<u>(84,349)</u>	<u>(67,856)</u>
Net increase in cash and cash equivalents	282,738	186,566
Cash & cash equivalents at beginning of the period	<u>298,423</u>	<u>568,280</u>
Cash & cash equivalents at end of the period	<u><u>581,161</u></u>	<u><u>754,846</u></u>
Comprising of:		
Cash at bank and in hand	9,116	263,576
Short term Deposits	41,314	98,219
Securities purchased under agreement to resell	541,762	393,053
Overdraft	(11,031)	(2)
	<u><u>581,161</u></u>	<u><u>754,846</u></u>

PAN JAMAICAN INVESTMENT TRUST LIMITED
an its subsidiaries
Unaudited Financial Information by Business Segments

March 31, 2009

	Property Investment & Management	Investment Management Services	Other Services	Eliminations	Total
REVENUE					
External	303,062	151,963	23,833	-	478,858
Inter-segment	1,648	2,130		(3,778)	-
Total revenue	304,710	154,093	23,833	(3,778)	478,858
Segment results	151,427	151,561	20,173	-	323,161
Interest expense	(4,999)	(11,321)	-	-	(16,320)
	146,428	140,240	20,173		306,841
Share of results of associated companies	-	302,759	-		302,759
Profit before taxation	146,428	442,999	20,173		609,600
Taxation	(25,661)	(15,603)			(41,264)
Net profit	120,767	427,396	20,173		568,336
Segment assets	3,932,716	2,674,752	230,045	(204,467)	6,633,046
Associates					4,805,023
Total assets					11,438,069
Segment liabilities	248,078	687,566	216,293	(204,467)	947,470

31 March 2008 - Restated

	Property Investment & Management	Investment Management services	Other Service	Eliminations	Total
REVENUE					
External	266,769	102,749	8,307	-	377,825
Inter-segment	1,314	1,938		(3,252)	
Total revenue	268,083	104,687	8,307	(3,252)	377,825
Segment results	114,018	107,814	6,848	-	228,680
Interest expense	(3,807)	(5,247)	-	-	(9,054)
	110,211	102,567	6,848		219,626
Share of results of associated companies	-	190,920	-		190,920
Profit before taxation	110,211	293,487	6,848		410,546
Taxation	(12,332)	(25,411)	-	-	(37,743)
Net profit	97,879	268,076	6,848		372,803
Segment assets	3,502,729	2,279,387	211,429	(213,488)	5,780,057
Associates					4,687,239
Total assets					10,467,296
Segment liabilities	302,232	535,266	228,190	(213,488)	852,200