



Carlton Savannah REIT (Jamaica) Limited

THE BOARD OF DIRECTORS' STATEMENT

The Board of Directors is pleased to present the Group's consolidated financial statements for the six (6) months ended June 30, 2009.

Profit for the period was J\$15,944,703 or J\$0.23 per share with the primary components being unrealized foreign exchange gains and investment income. Total comprehensive income was J\$54.8 million and includes J\$38.9 million of gains from translation of foreign operations. Total assets were J\$531.4 million.

As of June 1st, the Carlton Savannah Hotel began its pre-opening marketing and sales activities with 60 completed rooms, conference facilities and two restaurants, Casa and Relish. Occupancy averaged 65% across the two months of the pre-opening marketing initiative and the market acceptance of the rooms, restaurants, and overall hotel service has been excellent as evidenced by a sample of reviews written by guests on popular travel website Trip Advisor.

"Recently stayed 3 days at the Carlton Savannah, which I believe is one of the newest hotels in POS. Service was excellent from parking attendants to making reservation (which I did in person) to check in (called by name at desk) to check out. I was there for a quiet getaway but was still close enough to my friends and other attractions, i.e. Movie Towne, shopping malls. The Carlton exudes elegance and charm from front desk at checkin all the way to check out. I was very impressed with decor and the excellent service. The room was spacious and very comfortable. All in all, an incredible experience. Already looking forward to my next stay."

The developers have now reported that they received completion certificates for all the floors at the end of July and that the hotel's official opening will occur at the end of August, 2009. Accordingly, the guaranteed lease payments are expected to begin one month after the hotel's official opening and dividends will be paid on this basis within 90 days of the hotel's opening. Despite the past delays however, and in line with the company's mandate, the Directors continued to prudently distribute earned income through dividend payments and declared a dividend of US\$0.0004 per share. This was paid to shareholders in June, 2009.

Macro-economic indicators continued to improve in the twin island Republic of Trinidad & Tobago as inflation showed a marked deceleration in June, 2009 to the lowest rate in seventeen months. As a result, the Central bank lowered its repo rate by 25 basis points to 7.25%. Both business credit expansion and real estate mortgage lending grew year-on-year by 10.0 per cent and 12.1 per cent, respectively in May. Oil and gas prices continue to remain firm. This outturn portends very positive results for the company's hotel asset especially when coupled with the excellent reviews being received for its entire service offering.

The REIT continues to pursue selected opportunities that meet the currency, yield and risk parameters established by the Board in order to enhance total shareholders' return. We will remain focused on fulfilling our commitment to providing our shareholders with competitive, long term asset appreciation and hard currency cash flows through the development of a geographically diverse real estate portfolio.

Garfield Sinclair
Garfield Sinclair
Chairman, Board of Directors

Jayvee S. Williams
Jayvee S. Williams
Executive Director

GROUP BALANCE SHEET (UNAUDITED)

AS AT JUNE 30, 2009

	Unaudited as at June 30, 2009 J\$'000	Audited as at December 31, 2008 J\$'000
ASSETS		
Property under construction	380,726	341,788
Cash and cash equivalents	150,556	137,992
Other receivables	101	79
Total assets	531,383	479,859
EQUITY & LIABILITIES		
Equity		
Share capital	406,609	406,609
Translation reserve	74,902	36,015
Other reserve	23,581	23,581
Retained earnings	25,394	11,817
	530,486	478,022
Current Liabilities		
Payables and accruals	897	1,837
Total equity and liabilities	531,383	479,859

GROUP STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

FOR SIX (6) MONTHS ENDED JUNE 30, 2009

	Unaudited Six (6) months ended June 30, 2009 J\$'000	Audited Seven (7) months ended December 31, 2008 J\$'000
Expenses:		
Company formation, share issue and listing, net	-	(370)
Other administrative and general expenses	(2,048)	(2,671)
Operating result	(2,048)	(3,041)
Net finance income	17,992	17,052
Profit for the period	15,945	14,011
Other comprehensive income:		
Exchange differences on translation of foreign operations	38,887	36,015
Reserve on consolidation	-	23,581
Total Comprehensive Income for the period, net of tax	54,832	73,607
Earnings per share for profit attributable to the equity holders of the company:		
Number of shares	68,800	68,800
Earnings per stock unit	23 cents	20 cents

GROUP STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR SIX (6) MONTHS ENDED JUNE 30, 2009

	Share capital J\$'000	Other reserve J\$'000	Cumulative translation adjustments J\$'000	Retained earnings J\$'000	Total J\$'000
Paid-in capital	406,609	-	-	-	406,609
Total comprehensive income for the period	-	23,581	36,015	14,011	73,607
Dividends paid	-	-	-	(2,193)	(2,193)
Audited balance at December 31, 2008	406,609	23,581	36,015	11,818	478,023
Total comprehensive income for the period	-	-	38,887	15,945	54,832
Dividends paid	-	-	-	(2,369)	(2,369)
Balance at June 30, 2009	406,609	23,581	74,902	25,394	530,486

THE CARLTON SAVANNAH PORT OF SPAIN - TRINIDAD

The Beginning of Something Beautiful...

We are pleased to announce the opening of our signature restaurants, each promising to suit any dining mood:

RELISH

The Soul of The Carlton Savannah - A casual social experience where specialty cocktails and smaller portions are served to allow you to enjoy sharing various tastes with everyone at your table. A unique concept that encourages communal dining, conversation and togetherness; taking us back to the time when we were all one family.



An intimate and subtle fine dining atmosphere, with a menu selection of world infused cuisine with a distinct Trini flavor. We have a wine selection carefully chosen to compliment our style of cuisine to enhance this evening dining atmosphere like no other.



We invite you to contact us at 621-5000 to make reservations or simply call to inquire about our menu options. Rest assured, you will have a magnificent experience like no other... We look forward to hosting you.

For Reservations please call (868) 621-5000 or email fb@thecarltonsavannah.com

GROUP STATEMENT OF CASH FLOWS (UNAUDITED)

FOR SIX (6) MONTHS ENDED JUNE 30, 2009

	Unaudited Six (6) months ended June 30, 2009 J\$'000	Audited Seven (7) months ended December 31, 2008 J\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit for the period	15,945	14,011
Adjustments to reconcile for non cash items:		
Reserve on consolidation	-	23,581
Translation difference	38,887	36,015
Interest earned	(2,910)	(2,713)
Unrealized foreign exchange gain	(14,910)	(14,340)
Operating profit before changes in working capital and provisions	37,012	56,554
Increase/decrease in:		
Other receivables	(22)	(79)
Accounts payable and accrued charges	(939)	1,837
Net cash provided by operating activities	36,051	58,312
CASH FLOW FROM INVESTING ACTIVITIES		
Property under construction	(38,938)	(341,788)
Interest received	2,910	2,713
Net cash used in investing activities	(36,028)	(339,075)
CASH FLOW FROM FINANCING ACTIVITIES		
Paid-in capital	-	406,609
Dividends paid	(2,369)	(2,193)
Net cash (used in)/provided by financing activities	(2,369)	404,416
Net (decrease)/increase in cash and cash equivalents	(2,346)	123,653
Effect of exchange rate fluctuation	14,910	14,339
	12,564	137,992
Cash and cash equivalents at beginning of period:	137,992	-
Cash and cash equivalents at end of period:	150,556	137,992

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) SIX (6) MONTHS ENDED JUNE 30, 2009

1. IDENTIFICATION

Carlton Savannah REIT (Jamaica) Limited (the "Company") is a company limited by shares, incorporated and domiciled in Jamaica.

The Company was incorporated on April 21, 2008 and was listed on the Jamaica Stock Exchange on August 5, 2008.

The Company owns 100% of the issued share capital of Carlton Savannah REIT (St. Lucia) Limited (the "Subsidiary"), a company incorporated and domiciled in St. Lucia.

The primary purpose of the Company and its subsidiary is to make accessible to investors the income earned from the ownership of real estate properties.

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

The consolidated financial statements have been prepared under the historical cost basis and are expressed in Jamaican dollars.

The group's consolidated financial statements have been prepared in accordance with and comply with International Financial Reporting Standards (IFRS).

(b) Basis of consolidation

A subsidiary is an entity over which the company, directly or indirectly, has an interest of more than 50% of the voting rights; or is otherwise able to govern and exercise control over the operations.

A subsidiary is fully consolidated from the date on which control is transferred to the group. They are de-consolidated from the date that control ceases.

All inter-group transactions, balances and unrealized surpluses and deficits on transactions between companies within the group have been eliminated.

(c) Use of estimates

The preparation of consolidated financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates and any adjustments that may be necessary would be reflected in the year in which actual results are known.

(d) Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less. Exchange differences are recognized in profit or loss for the period in which they arise.

(e) Foreign currencies

Transactions in foreign currencies are converted to Jamaican dollars at the rate of exchange ruling at the date of each transaction. Assets and liabilities denominated in foreign currencies are translated to Jamaican dollars at the exchange rates ruling at balance sheet date. Exchange differences are recognized in the profit or loss of the period in which they arise.

(f) Taxation

Income tax expense represents the sum of the current tax payable and deferred tax.

Deferred tax is the tax expected to be payable or recoverable in the future arising from temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. It is accounted for using the balance sheet liability method.

Deferred tax liabilities are generally recognized for all taxable temporary differences and deferred tax assets are recognized to the extent that it is probable that the taxable profits will be available against which deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and adjusted to reflect changes in probability that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realized, based on tax rates that have been enacted or substantively enacted by the balance sheet date.

(g) Earnings per stock unit

The calculation of earnings per stock unit is based on the group's net profit for the period (including unrealized foreign exchange gains) and 68,800,102 ordinary stock units in issue.