

ANNUAL REPORT 2020

LUMBER DEPOT LIMITED

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CHAIRMAN'S STATEMENT

LUMBER DEPOT LIMITED

On behalf of the Board of Directors of Lumber Depot Limited, I am pleased to share with you the results of our first nine months of operations. Lumber Depot operates a full-service hardware store in Papine that serves the needs of large and small-scale building contractors, as well as homeowners doing construction projects, renovations, and repairs.

The business of Lumber Depot has been in operation for 20 years and during this time has established a market leading position in the communities we directly serve. This company – Lumber Depot Limited – acquired the Lumber Depot business assets and liabilities from the Blue Power Group Limited with effect from August 1, 2019. The company was then listed on the Junior Market of the Jamaica Stock Exchange with effect from December 16, 2019. We have compared the Company's performance with the performance of the business during the comparable nine-month period of the prior year, when the Lumber Depot business was owned and operated by the Blue Power Group.

Despite the challenges generally associated with trading during the COVID-19 pandemic, Lumber Depot has continued to trade positively. For the nine-month period commencing on August 1, 2019 and ending on April 30, 2020 revenues increased 3% relative to the comparable period in the prior year. Profits (before impairment losses on trade receivables and investments totaling \$23.3 million) increased 12% over the same period last year, to \$45 million. The impairment losses on trade receivables and investments are related to a revised assessment under the IFRS 9 accounting standard which now accounts for an estimation of future losses rather than the prior standard of accounting for losses actually incurred.

After accounting for the impairment losses, the net after tax profit of Lumber Depot for the nine-month period ended on April 30, 2020 was \$22.2 million. This included a tax charge of \$9.9 million on profits to December 31, 2019. As a result of the listing of the company on the Junior Market of the Jamaica Stock Exchange (JSE), this tax charge is not expected to be incurred in the financial year ending April 30, 2021.

Lumber Depot recognizes that the COVID-19 pandemic presents challenges for the Jamaican economy. Our strategy is to consistently offer competitive prices on our products and to maintain our service standards while prioritizing the safety of our customers and staff. With our decision to raise equity capital through the JSE, we also benefit from a strong balance sheet that allows us to secure the commercial opportunities that are now available to us.

I thank our Board, management, and staff for their effective work in successfully transitioning the Lumber Depot business to this new company.

JEFFREY HALL
Chairman

MANAGEMENT DISCUSSION AND ANALYSIS

LUMBER DEPOT LIMITED



MAJOR NOEL DAWES, Managing Director

COMPANY PROFILE

CORE BUSINESS

Lumber Depot Limited (the “Company”) is a full service, hardware and building materials company that has been in operation in the Jamaican building supplies sector since 1998.

The Company was incorporated and domiciled in Jamaica on July 30, 2019 but commenced operations over 20 years ago as a division of Blue Power Group Limited. The registered office of the company is located at 4 Victoria Avenue Kingston CSO and the Company has been listed on the Junior Market of the Jamaica Stock Exchange since December 16, 2019.

Lumber Depot Limited provides customers with over-the-counter service at competitive prices at its retail outlet at 17c Gordon Town Road in Papine, St. Andrew. The outlet carries an extensive inventory of construction materials, hardware, plumbing and electrical fixtures. The site includes purpose-built warehousing, loading bays, retail space and office facilities. The Company also facilitates online quotations and pre-ordering for customers at lumberdepotja.com.

CUSTOMERS AND SUPPLIERS

The vast majority of customers at the Lumber Depot are small contractors or owners of homes and commercial buildings. The central location of the retail office at the “exit of the city” allows the Company to service the ongoing commercial developments in Kingston and the communities in rural St. Andrew area. Approximately 70% of sales consist of cement, steel, lumber and paints while the other 30% comprise a large number of items including plumbing and electrical supplies.

Most of the supplies are obtained locally from established companies such as Caribbean Cement Co. Ltd, Tankweld

Metals and Berger Paints. Ply board, treated lumber and a few basic items are imported when the competitive situation warrants. The Lumber Depot team prides itself on maintaining good relationships with many suppliers and brokers and is able to negotiate discounts on imports including ‘form ply’ from Brazil and ‘dressed ply’ from China.

PERFORMANCE SUMMARY

Lumber Depot Limited’s Financial Year covers May 1 to April 30. However, the financial statements included in this Management Discussion and Analysis examine the performance of Lumber Depot Limited for the nine months since August 2019, when the Company was incorporated and took over the assets and liabilities from Blue Power Group Limited.

For the nine-month period, August 2019 to April 2020, revenues increased by 3% despite a challenging fourth quarter with the onset of the COVID-19 virus. Profits prior to impairment losses on receivables and investments totalled \$45m.

IFRS accounting standards introduced in the last financial year now provide for the estimation of future losses rather than the prior standard of the provision of losses actually incurred on trade receivables and certain types of investments.

After accounting for this impairment loss, Lumber Depot Limited’s net profit after tax for the nine-month period was \$22.2m. This tax incentive arises from our listing on the Jamaica Stock Exchange Junior Market and will support the expansion of our business.

It is worthy of note that the 2020 profits included a tax charge of \$9.9m on profits up to December 2019 when the company listed on the Junior Market of the Jamaica Stock Exchange. Going forward, the company will not be liable for corporation tax for the next five years. Our balance sheet remains strong with \$374m in total assets.

MANAGEMENT DISCUSSION AND ANALYSIS

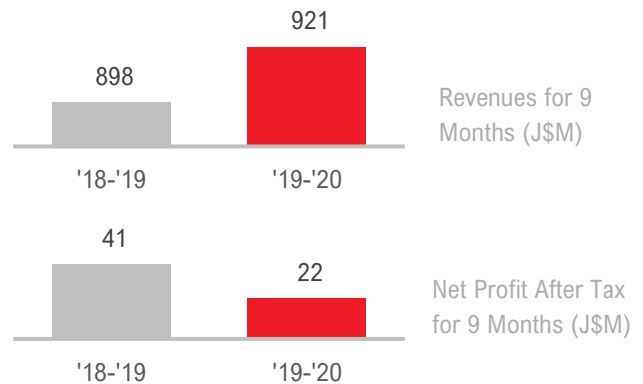
LUMBER DEPOT LIMITED

Financial Highlights (J\$'000)

	Nine months Aug '19-Apr '20
BALANCE SHEET	
Total Assets	374,011
Net Current Assets (Working Capital)	78,747
Investments, Cash and Cash Equivalents	128,941
Total Borrowings	25,000
Stockholders' Equity	192,240
PROFIT AND LOSS	
Gross Revenue	921,454
Profit Attributable to Stockholders	22,178
Earnings per stock unit	\$0.03
FINANCIAL RATIOS	
Return on Sales	4.14%
Return on Equity	11.54%
Return on Total Assets	5.93%
Debt:Equity Ratio	0.55
Current Ratio	1.79:1
MARKET STATISTICS	
Closing Stock Price	\$1.13

Results for the fourth quarter reflected the challenges presented by the COVID-19 virus. We encountered disruptions in deliveries from our suppliers, a reduced workforce and shorter store operating hours. We anticipate being able to achieve profitability notwithstanding these challenges and expect to strengthen the business once health conditions normalize.

For the financial year as a whole, gross profit margin improved due to aggressive marketing and sales and a reduction in operating costs. Administrative expenses and other expenses also declined due primarily to the separation of Lumber Depot from Blue Power Group Limited and our effort to reduce certain previously shared Group costs.



BALANCE SHEET

As at April 30, 2020, the Company had total assets of \$374 million and shareholders' equity of \$192 million. The Company holds a healthy level of cash to meet unexpected eventualities, and we also invest in US and Jamaican currency denominated longer-dated bonds issued by solid businesses. As anticipated, accounts receivable and inventories are in line with the achievement of increased sales.

FUTURE STRATEGIES AND PROSPECTS

Since inception, Lumber Depot Limited has leveraged its strong entrepreneurial spirit to achieve the Company's financial and operating goals. Establishing risk mitigating milestones, experience in the construction industry and market knowledge have secured successes even in areas where the fortunes of many of our competitors have fluctuated.

In the next twelve months Lumber Depot Limited plans to solidify its current new independent status by building out our cohesive team. HR policies are being expanded and staff training in several areas has begun with a fairly new cadre of team members. We have also started to participate in virtual seminars offered by international suppliers for increased product awareness and to keep pace with new market trends and inventory options.

MANAGEMENT DISCUSSION AND ANALYSIS

LUMBER DEPOT LIMITED

We are aggressively seeking increased square footage for warehouse inventory, parking and offloading deliveries. Options to introduce an additional location are being explored along with further digital transformation to simplify and increase efficiencies in inventory maintenance, online purchasing, accounting and general operations are part of our planned future strategies.

In light of the growth of the construction sector being experienced, we will continue to build our market share through strategic purchases, increased sales, expanding our inventory options in keeping with market demand, paying particular attention to growing existing partnerships with developers by increasing our capacity to supply hardware items specific to the requirements of new construction projects. This will call for the further nurturing of the “from concept to finish” relationships. It is anticipated that the goals are realistic and achievable, even amidst the economy’s challenges.

RISK MANAGEMENT

The Board of Directors, together with management, has overall responsibility for the establishment and oversight of the company’s risk management framework.

OPERATIONAL RISK

It is management’s responsibility to monitor and evaluate operational risks involved in the nature of our business. Over the period, management has striven to be conservative by limiting or mitigating exposure while maximizing returns. No effort has been spared to strengthen existing measures for security arrangements and to attract a high calibre of staff while maintaining the excellent delivery of customer service.

Economic Conditions

Business operations and financial results of the Company partly depend on general economic conditions and the performance of the construction industry.

The Board’s Audit Committee and the Company’s management regularly assess the economic climate, developing as necessary, contingency plans to address major issues that could impact the performance of the company negatively.

Despite the challenges industry-wide due to the impact of COVID-19, the construction industry has continued to experience growth. New buildings continue to be constructed and renovations are being done for commercial and residential buildings. We, nonetheless, anticipate that as we go forward the growth and confidence in the construction industry will rebound, and possibly outpace previous years, all things being equal. Lumber Depot Limited is therefore seeking to leverage the opportunities available in terms of expansion, acquisitions or mergers.

Market and Competition

Construction and hardware is a competitive space in the local market with established players commanding a sizeable segment of the market share. Lumber Depot Limited continues to operate as a reputable and consistent supplier of construction needs with excellent customer service and competitive prices.

Security and Safety

Lumber Depot Limited remains committed to the safety and security of its stakeholders and continues to operate in line with best practices to ensure a safe and secure business environment for all.

To ensure education and compliance in the months since COVID-19, in addition to the normal risk compliance activities, Lumber Depot Limited has had teams from the Ministry of Health visit our staff to share information, mounted signage and welcomed regular inspections by government officials to ensure safety measures are being observed to protect our staff and customers.

Business Continuity Plan

Lumber Depot Limited is continually developing comprehensive business continuity plans to ensure that the business operations will recover in the shortest possible time in the event of a potential threat or major disruption to business activities.

FINANCIAL RISK

The Company has exposure to market risk, credit risk and liquidity risk from its use of financial instruments.

Market Risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the

MANAGEMENT DISCUSSION AND ANALYSIS

LUMBER DEPOT LIMITED

company's income or the value of its holdings of financial instruments. The company manages foreign exchange exposure by maintaining adequate liquid resources in appropriate currencies and by managing the timing of payments on foreign currency liabilities. The Company manages interest rate risk by maintaining deposits and negotiating the most advantageous interest rates.

Liquidity Risk

Liquidity risk is the risk that the company will not meet its financial obligations as they fall due. Management mitigates this risk by maintaining an adequate amount of its financial assets in liquid form to meet contractual obligations and other recurring payments.

Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge its obligation and cause the other party to incur a financial loss. The COVID-19 pandemic has caused significant market volatility which may increase the company's impact risk. Management has established a credit policy under which its customers are analysed for creditworthiness prior to being offered with a credit facility.

FINANCIAL STATEMENTS

Management is responsible for the preparation of the financial statements accompanying this annual report and all other information in the report.

The Company's financial statements are presented in accordance with International Financial Reporting Standards (IFRS) to enable management, directors and shareholders to provide an acceptable basis for examination and comparisons.

INSURANCE ARRANGEMENTS

The Company has procured reasonable insurance cover for major risks facing its leased premises at 17c Gordon Town Road and storage facilities at 4 Victoria Avenue taking into account the capacity of the insurance market for certain commercial risks is limited while the price of insuring certain others may be uneconomic.

GIVING BACK TO THE COMMUNITY

At Lumber Depot, giving back is an important part of what we do. We continue to adopt a community-based approach to supporting churches, schools, social clubs, disadvantaged individuals and others in need who form part of our neighbourhood. These groups and individuals have expressed gratitude for the assistance received, as have charitable organizations whom we have assisted to refurbish and maintain their physical environment.

PAVING THE WAY FOR OUR CHILDREN

We believe in contributing to the overall development of the communities we serve, and especially those who are most vulnerable within these communities such as children and those with special needs. Inspired by this core belief, we have contributed to projects within educational institutions in surrounding communities.

SUPPORTING OUR ELDERLY

"The true measure of any society can be found in how it treats its most vulnerable members" – Mahatma Gandhi. Our elderly are also among the most vulnerable and must be cared for – especially those without the assistance of relatives – by the society at large. Guided by this belief, we continue to support efforts that benefit the elderly.

SAFEGUARDING OUR ENVIRONMENT

With the construction industry being among the major industries that we supply, investing in environmental sustainability is a natural part of what we do. We have continued to contribute annually to the Hope Zoo Preservation Foundation and we have recently supported the Nature Preservation Foundation, which has responsibility for the management of the Hope Royal Botanic Gardens in St. Andrew.

DIRECTORS' REPORT

LUMBER DEPOT LIMITED

The Directors of Lumber Depot Limited are pleased to present their report for the nine-month period ended April 30, 2020.

FINANCIAL RESULTS

The Statement of Profit or Loss and Other Comprehensive Income shows pre-tax profit of \$32.1 million from \$921 million in revenue.

Details of these results along with the state of affairs of the Company are set out in the Management Discussion & Analysis and the Financial Statements which are included as part of this Annual Report.

DIRECTORS

The Directors of Lumber Depot Limited as at April 30, 2020 were: Jeffrey Hall, Noel Dawes, Lisa Kong-Lee, Symone Mayhew, Vikram Dhiman and George Overton.

AUDITORS

The Auditors, KPMG, Chartered Accountants, 6 Duke Street, Kingston, Jamaica have expressed their willingness to continue in office.

On behalf of the Board of Directors,

JEFFREY HALL
Chairman
August 10, 2020

DIRECTORS AND OFFICERS

LUMBER DEPOT LIMITED

JEFFREY HALL, BA, MPP, JD

Chairman and Mentor

Mr. Hall is the Chairman of the Board of Directors of the Company and the Chief Executive Officer of Jamaica Producers Group Limited and has worked with that company since 2002. He is also the Chairman of Kingston Wharves Limited, Scotia Group Jamaica Limited and a member of the Board of Directors of several companies, including Blue Power Group Limited and Epley Caribbean Property Fund Limited SCC. He has practiced as an Attorney-at-Law and has served as a Director of the Jamaica Stock Exchange and the Bank of Jamaica.

Mr. Hall is a graduate of the Harvard Law School; and holds a Master of Public Policy from Harvard University, USA. He also earned a Bachelor of Arts (BA) degree in Economics from Washington University, USA.

MAJOR (RET'D) NOEL DAWES, Dip. Mgmt.

Managing Director

Major Noel Dawes (Ret'd) is the Managing Director of the Company and also serves as a Director of Blue Power Group Limited. He has been a member of the Hardware Business' executive team since it commenced operations at the Papine location in November 1999.

Prior to joining the Hardware Business Major Dawes served as a commissioned officer in the Jamaica Defence Force for over 10 years. In that capacity he trained at various military institutions in Canada, the United States, and the United Kingdom.

Besides his military qualifications Major Dawes holds a Diploma in Management from the Jamaica Institute of Management.

VIKRAM DHIMAN, BSc, FCA, MBA,

Independent Non-Executive Director

Vikram Dhiman is the Chief Operating Officer of ICD Group Holdings Limited, a Jamaican-based Investment Holding Company with regional and global interests in Real Estate, Construction, Property Management, General Insurance,

Insurance Broking, Business Process Outsourcing and E-Commerce businesses.

Mr. Dhiman attained a First Class Bachelor's degree in Mathematics from Christ Church College (1987), Kanpur India; is a past member of the Institute of Chartered Accountants of India, Fellow Member (Not in Practice) of the Institute of Chartered Accountants of Jamaica and has passed the CPA examination of the American Institute of Certified Public Accountants; and holds an MBA from INSEAD, Fontainebleau, France (2000).

LISA KONG-LEE, Level 2 ACCA, Dip. BA

Non-Executive Director and Company Secretary

Lisa Kong-Lee is the Company Secretary of Lumber Depot Limited and was appointed General Manager of Blue Power Group Limited effective March 1, 2020. She is also the Financial Controller of Blue Power Group Limited. She joined Blue Power Group Limited in August 2001. Mrs. Kong-Lee has also been the Financial Controller at Caribbean Casting and Engineering Ltd, Delta Supply Company, Automotive Power Limited, Silver Sands Estate and held accountancy roles at Neal and Massy Jamaica Limited and KPMG.

SYMONE MAYHEW, QC

Independent Non-Executive Director

Symone Mayhew currently manages her own legal practice specializing in the areas of Civil and Commercial Litigation, Labour and Industrial Relations and Disputes to include Arbitration. She has appeared as counsel at all levels of the court system including the Privy Council and the Caribbean Court of Justice.

Mrs. Mayhew is a member of the Jamaican Bar Association and has served on different committees of the General Legal Council. She tutors at the Norman Manley Law School and has authored several papers and presentations.

A graduate of the University of the West Indies and the Norman Manley Law School, she was called to the Jamaican Bar in 1997. Mrs. Mayhew was appointed Queen's Council (QC) in February 2020.

DIRECTORS AND OFFICERS

LUMBER DEPOT LIMITED

LIEUTENANT COMMANDER (RET'D)

GEORGE OVERTON, J.P.

Independent Non-Executive Director

Lt. Cdr. George Overton (Ret'd) represents the Guardsman Group at the Private Sector Organisation of Jamaica (PSOJ) where he chairs the Standing Committee on National Security and Justice. He also represents the PSOJ on the National Council of Justice.

For the past eight years, he has served as the president of the Jamaica Society for Industrial Security (JSIS) and is currently the second vice-president of the St. Andrew Justices of the Peace Association.

He served the country as a naval officer where he developed his skills as a security consultant and received training at the Britannia Naval College and U.S. Naval War College.

CORPORATE GOVERNANCE

LUMBER DEPOT LIMITED

BOARD FUNCTION AND RESPONSIBILITY

The Board of Directors of the Company provides appropriate oversight and guidance to the Management team. Directors are also responsible for representing the interest of shareholders including the continuation of effective governance and increasing long term value of the Company.

TRANSPARENCY

Directors are required to periodically provide updated biographical data and declare appointments to other companies. Relevant details are included in this annual report. Information on nominated or elected members will also be presented to shareholders and directors in a timely manner.

COMPOSITION

As at April 30, 2020, the Board was comprised of two executive directors and four non-executive directors. The directors have extensive business experience in logistics and construction operations in Jamaica and specialist skills in local and international legal and security matters.

COMMITTEES

The Board has established the following committees in accordance with the Securities Act and regulations made thereunder, and Junior Market Rules of the JSE.

AUDIT AND COMPLIANCE COMMITTEE

Duties include oversight of good fiscal discipline, financial reporting, timely disclosure, and general compliance with Junior Market Rules.

- Vikram Dhiman (Independent Chairman)
- Jeffrey Hall (Independent Member)
- Symone Mayhew (Independent Member)

REMUNERATION COMMITTEE

Duties include oversight of the Company's remuneration arrangements for the executive Directors and officers.

- Jeffrey Hall (Independent Chairman)
- George Overton (Independent Member)
- Vikram Dhiman (Independent Member)
- Symone Mayhew (Independent Member)

MEETINGS

Board meetings and committee meetings are held regularly with a formal schedule of matters reserved for decision. Management is responsible for providing the Board with accurate information on the Company in a timely manner ahead of each board and committee meeting.

ACCOUNTING STANDARDS

The Company has engaged Blue Power to provide administrative and accounting services on terms approved by independent members of both Boards of Directors and pursuant to a Corporate Services Agreement between the parties. The Corporate Services Agreement has a term of two years and commenced on 1 August 2019 and can be terminated on three months' notice by either party.

MEETING ATTENDANCE

The table below provides the attendance record of directors at various meetings.

	Board Meetings	Audit and Compliance Committee	Remuneration Committee
Total Meetings for the Period	4	4	-
Jeffrey Hall	4	4	-
Noel Dawes	4	-	-
Vikram Dhiman	4	4	-
Lisa Kong-Lee	4	-	-
Symone Mayhew	4	4	-
George Overton	4	-	-

REMUNERATION

The Directors each receive a stipend of \$300,000.00 per annum and reimbursement of reasonable fees and expenses for attendance at each meeting of the Board of the Company and any Committee thereof. All compensation arrangements are subject to review and approval by the Remuneration Committee of the Board.

DIRECTORS AND CONNECTED PARTIES REPORT

LUMBER DEPOT LIMITED

APRIL 30, 2020

TOTAL SHARES OUTSTANDING: 706,237,500

DIRECTORS AND CONNECTED PARTIES REPORT

PRIMARY HOLDER (JOINT HOLDER)	RELATIONSHIP	UNITS	PERCENTAGE
NOEL DAWES*	SELF	14,627,150	2.0700
JEFFREY HALL (SWEE TEEN CHUA)**	SELF	2,374,338	0.3300
VIKRAM DHIMAN	SELF	100,000	0.0100
SYMONE MAYHEW	SELF	100,000	0.0100
LISA KONG-LEE	SELF	100,000	0.0100
GEORGE OVERTON	SELF	100,000	0.0100
*KAREL DAWES	CONNECTED PARTY	38,070	0.0011
*RICHARD MAYHEW	CONNECTED PARTY	176,495	0.0200

TOP 10 SHAREHOLDERS

PRIMARY HOLDER (JOINT HOLDER)	UNITS	PERCENTAGE
MAYBERRY JAMAICAN EQUITIES LTD	178,866,524	25.3267
BLUE POWER GROUP LIMITED**	113,989,250	16.1404
J KENNETH BENJAMIN & SHEILA BENJAMIN	49,954,650	7.0733
JN FUND MANAGERS LIMITED	48,224,177	6.8283
MARY J. FRAY	30,954,000	4.3829
NOEL DAWES	14,627,150	2.0711
ISSA TRUST FUND LIMITED	11,000,000	1.5575
SILVER INVESTMENTS LIMITED	10,778,160	1.5261
CONRAD GEORGE & JUDITH MARKES	9,538,456	1.3506
PRIME ASSET MANAGEMENT JPS EMPLOYEES - SUPERANNUATION FUND	9,214,510	1.3047

TOTAL UNITS OWNED BY TOP 10	477,146,877	67.5618
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CORPORATE DATA

LUMBER DEPOT LIMITED

DIRECTORS

Jeffrey McG. Hall BA, MPP, JD (Chairman)
Major (Ret'd) Noel Dawes, Dip. Mgmt. (Managing Director)
Vikram Dhiman, BSc, FCA, MBA
Lisa Kong-Lee, Level 2 ACCA, Dip. BA
Symone Mayhew, QC
Lt. Cdr (Ret'd) George Overton, JP

COMPANY SECRETARY

Lisa Kong-Lee, Level 2 ACCA, Dip. BA

REGISTERED OFFICE

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Kingston CSO, Jamaica W.I.
Phone: 876-928-1882
Fax: 876-930-3283
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SALES OFFICE

17C Gordon Town Road, Papine
Kingston 6, Jamaica W.I.
Phone: 876-977-5075
Fax: 876-970-1302
Email: lumberdepotblue@gmail.com

REGISTRAR

Jamaica Central Securities Depository
40 Harbour Street
Kingston, Jamaica W.I.

AUDITORS

KPMG – Chartered Accountants
6 Duke Street
Kingston, Jamaica, W.I.

BANKERS

JN Bank
JN Premier
2 Belmont Road
Kingston 5, Jamaica, W.I.

ATTORNEY-AT-LAW

Patterson Mair Hamilton
Attorneys-at-Law
Temple Court
85 Hope Road
Kingston 6, Jamaica W.I.

LUMBER DEPOT LIMITED

FINANCIAL STATEMENTS

APRIL 30, 2020



KPMG
Chartered Accountants
P.O. Box 436
6 Duke Street
Kingston
Jamaica, W.I.
+1 (876) 922 6640
firmmail@kpmg.com.jm

INDEPENDENT AUDITORS' REPORT

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Lumber Depot Limited ("the company"), set out on pages 9 to 39, which comprise the statement of financial position as at April 30, 2020, the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the nine month period then ended, and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the company as at April 30, 2020, and of its financial performance and cash flows for the period then ended in accordance with International Financial Reporting Standards (IFRS), and the Jamaican Companies Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the company in accordance with the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements (continued)

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

1. *Accounting for assets and liabilities transferred.*

<i>Key Audit Matter</i>	<i>How the matter was addressed in our audit</i>
<p>Pursuant to a Reconstruction Agreement on August 1, 2019, the company acquired certain assets, liabilities and business operations of the Lumber division of a related company, as a going concern. These assets and liabilities transferred to the company at book value as a transaction with entities under common control. The consideration for net assets acquired was in the form of shares and loans issued to the related party (see note 3).</p> <p>The determination of the appropriate accounting treatment is dependent on the judgement that both entities are under common control and therefore the transaction is exempt from the measurement rules under IFRS 3 <i>Business Combinations</i>.</p>	<p>Our audit procedures in response to this matter, included:</p> <ul style="list-style-type: none">• Obtaining an understanding of the transaction.• Testing the completeness and accuracy of the transaction balances to the underlying accounting records.• Evaluating the basis of accounting for business transfer for compliance with IFRS.• Assessing the adequacy and the disclosures of the transaction for compliance with the relevant accounting standards.



INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements (continued)

Key Audit Matters (continued)

2. Measurement of Expected Credit Losses

<i>Key Audit Matter</i>	<i>How the matter was addressed in our audit</i>
<p>The determination of expected credit losses (ECL) is highly subjective and requires management to make significant judgement and estimates, particularly regarding significant increase in credit risk and forward-looking information.</p> <p>The identification of significant increases in credit risk is a key area of judgement as the criteria determine whether a 12-month or lifetime loss allowance is recorded in respect of a financial asset.</p> <p>Forward-looking information, reflects a range of possible future economic conditions, in measuring expected credit losses. Significant management judgement is used in determining the economic scenarios, the probability weightings and management overlay.</p> <p>These estimates involve increased judgment as a result of the economic impacts of COVID-19 on the company's financial assets.</p>	<p>Our audit procedures in response to this matter, included (continued):</p> <ul style="list-style-type: none">• Obtaining an understanding of the model used by management for the calculation of ECL on accounts receivable and investments.• Testing the completeness and accuracy of the data used in the ECL models to the underlying accounting records on a sample basis.• Involving our financial risk modelling specialist, to review the ECL model, assess the appropriateness of the company's impairment methodology, management's assumptions and compliance with the requirements of IFRS 9, <i>Financial Instruments</i>.• Involving our financial risk modelling specialists to evaluate the appropriateness of the company's methodology for determining forward-looking information and management outlay.



INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements (continued)

Key Audit Matters (continued)

2. Measurement of Expected Credit Losses (continued)

<i>Key Audit Matter</i>	<i>How the matter was addressed in our audit</i>
<p>Management considered the following:</p> <ul style="list-style-type: none">• qualitative factors that create COVID-19-related changes to SICR.• increased uncertainty about potential future economic scenarios and their impact on credit losses. <p>We therefore determined that the estimates of impairment in respect of investments and loans have a high degree of estimation uncertainty.</p> <p><i>See note 21(b) of the financial statements.</i></p>	<p>Our audit procedures in response to this matter, included (continued):</p> <ul style="list-style-type: none">• Assessing the adequacy of the disclosures of the key assumptions and judgements for compliance with IFRS 9.

Other Information

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditors' report thereon. The annual report is expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements (continued)

Other Information (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the annual report if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS and the Jamaican Companies Act, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Report on the Audit of the Financial Statements (continued)

Auditors' Responsibilities for the Audit of the Financial Statements (continued)

A further description of our responsibilities for the audit of the financial statements is included in the Appendix to this auditors' report. This description, which is located at pages 7 to 8, forms part of our auditors' report.

Report on additional matters as required by the Jamaican Companies Act

We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit.

In our opinion, proper accounting records have been maintained, so far as appears from our examination of those records, and the financial statements, which are in agreement therewith, give the information required by the Jamaican Companies Act in the manner required.

The engagement partner on the audit resulting in this independent auditors' report is Sandra Edwards.

KPMG

Chartered Accountants
Kingston, Jamaica

July 14, 2020



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Appendix to the Independent Auditors' Report

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



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INDEPENDENT AUDITORS' REPORT (CONTINUED)

To the Members of
LUMBER DEPOT LIMITED

Appendix to the Independent Auditors' Report (continued)

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

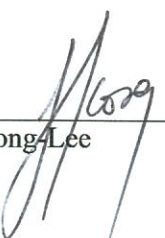
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

LUMBER DEPOT LIMITEDStatement of Financial Position
April 30, 2020

	<u>Notes</u>	<u>2020</u>
NON-CURRENT ASSETS		
Property, plant and equipment	5	17,331,894
Right of use asset	14(a)	78,904,376
Investments	6	<u>99,857,804</u>
		<u>196,094,074</u>
CURRENT ASSETS		
Cash and cash equivalents	7	29,082,710
Accounts receivable and prepayments	8	44,139,985
Inventories	9	<u>104,693,833</u>
		<u>177,916,528</u>
CURRENT LIABILITIES		
Accounts payable	10	66,245,874
Due to related party	11(a)	350,556
Current portion of lease liability	14(b)	7,696,318
Current portion of long-term loan	13	15,000,000
Taxation payable		<u>9,876,450</u>
		<u>99,169,198</u>
NET CURRENT ASSETS		<u>78,747,330</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>\$274,841,404</u>
EQUITY		
Share capital	12	170,061,991
Retained earnings		<u>22,177,952</u>
		<u>192,239,943</u>
NON-CURRENT LIABILITIES		
Long-term loan	13	10,000,000
Lease liability	14(b)	<u>72,601,461</u>
		<u>82,601,461</u>
TOTAL EQUITY AND NON-CURRENT LIABILITIES		<u>\$274,841,404</u>

The financial statements on pages 9 to 39 were approved for issue by the Board of Directors on July 14, 2020 and signed on its behalf by:



Lisa Kong-Lee Director



Noel Dawes Director

The accompanying notes form an integral part of the financial statements.

LUMBER DEPOT LIMITED

Statement of Profit or Loss and Other Comprehensive Income
 For the nine month period ended April 30, 2020

	<u>Notes</u>	<u>2020</u>
Revenue	15	921,453,856
Cost of revenue	16	(754,010,475)
Gross profit		167,443,381
Impairment losses on trade receivables	8	(20,284,625)
Impairment losses on investment		(3,023,774)
Administrative and other expenses	16	(108,290,582)
		35,844,400
Other income		<u>2,318,889</u>
Profit before net finance income and taxation		38,163,289
Finance income	17	993,398
Finance costs	17	(7,102,285)
Net finance costs	17	(6,108,887)
Profit before taxation		32,054,402
Taxation	18	(9,876,450)
Profit for the period attributable to members, being total comprehensive income		<u>\$ 22,177,952</u>
Earnings per stock unit	20	<u>\$ 0.03</u>

The accompanying notes form an integral part of the financial statements.

LUMBER DEPOT LIMITEDStatement of Changes in Equity
For the nine month period ended April 30, 2020

	<u>Share capital</u> (note 12)	<u>Retained earnings</u>	<u>Total</u>
Issue of shares	170,061,991	-	170,061,991
Total comprehensive income:			
Profit for the period, being total comprehensive income	<u>-</u>	<u>22,177,952</u>	<u>22,177,952</u>
Balances at April 30, 2020	<u>\$170,061,991</u>	<u>22,177,952</u>	<u>192,239,943</u>

The accompanying notes form an integral part of the financial statements.

LUMBER DEPOT LIMITED
Statement of Cash Flow
For the nine month period ended April 30, 2020

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	<u>Notes</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit for the period		22,177,952
Adjustments for:		
Depreciation	5,14	9,426,071
Interest income	17	(377,457)
Interest expense		2,881,167
Taxation	18	<u>9,876,450</u>
Cash generated before changes in working capital		43,984,183
Accounts receivable and prepayments		(44,139,985)
Inventories		(104,693,833)
Accounts payable		66,245,874
Due to related party		<u>(18,228,269)</u>
Net cash provided by operating activities		<u>(56,832,030)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	5	(1,216,497)
Purchase of investments		(99,611,000)
Interest paid		(2,881,167)
Interest received		<u>130,653</u>
Net cash used by investing activities		<u>(103,578,011)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Issue of shares	12	169,497,000
Long-term loan	13	25,000,000
Lease liability, net	14	<u>(5,004,249)</u>
Net cash provided by financing activities		<u>189,492,751</u>
Net increase in cash and cash equivalents		29,082,710
Cash and cash equivalents at beginning of period		<u>-</u>
Cash and cash equivalents at end of period		<u>\$ 29,082,710</u>

The accompanying notes form an integral part of the financial statements.

LUMBER DEPOT LIMITED

Notes to the Financial Statements
For the nine month period ended April 30, 2020

1. Incorporation and identity

Lumber Depot Limited (the company) was incorporated and domiciled in Jamaica on July 30, 2019. The registered office of the company is located at 4 Victoria Avenue Kingston CSO, with retail outlet at 17c Gordon Town Road, Kingston 6. The company is listed on the Junior Market of the Jamaica Stock Exchange since December 16, 2019.

The main activities of the company comprise the sale of lumber, hardware supplies and related products.

The company commenced operations on August 1, 2019. Also, as at August 1, 2019 Blue Power Group Limited sold its' Lumber division to the company, and at that time certain assets and liabilities of the Lumber division were transferred at book value to the company (see note 3).

2. Basis of preparation

(a) Statement of compliance:

The financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) and their interpretations issued by the International Accounting Standards Board, and comply with the provisions of the Jamaican Companies Act.

New and amended standards that became effective during the period

Certain new and amended standards which were in issue, came into effect during the current financial period. IFRS 16, *Leases* came into effect during the current financial period and have been applied. Changes to significant accounting policies are described in note 3.

New and amended standards issued that are not yet effective:

At the date of authorisation of these financial statements, certain new and amended standards have been issued which are not yet effective at the reporting dates and which the company did not early adopt. The company has assessed them with respect to its operation and has determined that the following may be relevant:

- Amendment to IAS 1, *Presentation of Financial Statements* and IAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors* is effective for annual reporting periods beginning on or after January 1, 2020, and provides the following definition of 'material' to guide preparers of financial statements in making judgements about information to be included in financial statements.

“Information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity.”

- Amendments to *References to Conceptual Framework in IFRS Standards* is effective retrospectively for annual reporting periods beginning on or after January 1, 2020. The revised framework covers all aspects of standard setting including the objective of financial reporting.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

2. Basis of preparation (continued)

(a) Statement of compliance (continued):

New and amended standards issued that are not yet effective (continued):

- Amendments to *References to Conceptual Framework in IFRS Standards* (continued)

The main change relates to how and when assets and liabilities are recognised and de-recognised in the financial statements.

- New ‘bundle of rights’ approach to assets will mean that an entity may recognise a right to use an asset rather than the asset itself;
- A liability will be recognised if a company has no practical ability to avoid it. This may bring liabilities on balance sheet earlier than at present.
- A new control-based approach to de-recognition will allow an entity to derecognize an asset when it loses control over all or part of it; the focus will no longer be on the transfer of risks and rewards.

The company is assessing the impact that these amendments will have on its financial statements when they became effective January 1, 2020.

(b) Basis of measurement and functional currency:

The financial statements are prepared using the historical cost basis and are presented in Jamaica dollars (\$), which is the functional currency of the company.

(c) Use of estimates and judgements:

The preparation of the financial statements to conform to IFRS requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, contingent assets and contingent liabilities at the reporting date and the income and expense for the year then ended. Actual amounts could differ from those estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods if the revision affects both current and future periods.

Judgements made by management in the application of IFRS that have a significant effect on the financial statements and estimates with a significant risk of material adjustment in the next financial year are discussed below:

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

2. Basis of preparation (continued)

(c) Use of estimates and judgements (continued):

(i) Judgements:

For the purpose of these financial statements, judgement refers to the informed identification and analysis of reasonable alternatives, considering all relevant facts and circumstances, and the well-reasoned, objective and unbiased choice of the alternative that is most consistent with the agreed principles set out in IFRS. The key relevant judgements are as follows:

(1) Classification of financial assets:

The assessment of the business model within which the assets are held and assessment of whether the contractual cash flows from a financial asset are solely payments of principal and interest (SPPI) on the principal amount requires management to make certain judgements on its business operations.

(2) Impairment of financial assets:

Establishing the criteria for determining whether credit risk on a financial asset has increased significantly since initial recognition, determining methodology for incorporating forward-looking information into measurement of expected credit loss (ECL) and selection and approval of models used to measure ECL requires significant judgement.

(ii) Key assumptions concerning the future and other sources of estimation uncertainty:

Allowance for impairment losses:

In determining amounts recorded for impairment of financial assets in the financial statements, management makes assumptions in determining the inputs to be used in the ECL measurement model, including incorporation of forward-looking information. Management also estimates the likely amount of cash flows recoverable on the financial assets in determining loss given default. The use of assumptions makes uncertainty inherent in such estimates.

(iii) Net realisable value of inventories:

Estimates of net realisable value are based on the most reliable evidence available at the time the estimates are made, of the amount the inventories are expected to realise. These estimates take into consideration fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period.

Estimates of net realisable value also take into consideration the purpose for which the inventory is held.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

2. Basis of preparation (continued)

(c) Use of estimates and judgements (continued):

(iv) Residual value and expected useful life of property, plant and equipment:

The residual value and the expected useful life of an asset are reviewed at least at each financial year-end. If expectations differ from previous estimates, the change is accounted for. The useful life of an asset is defined in terms of the asset's expected utility to the company.

It is reasonably possible, based on existing knowledge, that outcomes within the next financial year that are different from those assumptions could require a material adjustment to the carrying amount reflected in the financial statements.

3. Net assets and liabilities acquired

Pursuant to a Reconstruction Agreement dated August 1, 2019 the company acquired certain assets and liabilities from related company Blue Power Group Limited. The business transferred as a going concern include (stock-in trade, furniture fixtures fittings and equipment receivables, business records and the like) all valued at \$269,941,501 in consideration for such assets the company agreed that it (i) will assume all the liabilities of the Lumber Division business (amounting to \$133,039,198 and (ii) pay to Blue Power Group Limited the excess of assets over liabilities of \$111,902,303 in the current reporting period and the balance of \$25,000,000 in long-term loan at 6.5% interest per annum, with no penalty for early repayment. The aforesaid liability was evidenced by a promissory note.

As the transaction is among entities under common control, the company has applied predecessor value method of accounting. Under this method, assets and liabilities were transferred at their carrying net book values on August 1, 2019.

The effects of the net assets and liabilities transferred are as detailed below:

	<u>2020</u> \$
Cash and cash equivalent	38,635,124
Property, plant and equipment	19,124,189
Inventories	116,536,673
Trade receivables	50,413,434
Share capital	(564,991)
Deferred taxation	(490,272)
Trade and other payables	(86,751,854)
Net assets and liabilities	<u>136,902,303</u>
Consideration	111,902,303
Long-term loan	<u>25,000,000</u>
Net cash	<u>\$136,902,303</u>

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies

(a) Property, plant and equipment:

- (i) Items of property, plant and equipment were initially recognised at their net book values as at August 1, 2019 which was deemed to be their fair value at that time. Subsequently property, plant and equipment are measured at cost, less accumulated depreciation and impairment losses, if any.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the company and its cost can be measured reliably. The costs of day-to-day servicing of property, plant and equipment are recognised in profit or loss.

Gains and losses on disposal of property, plant and equipment are determined by comparing proceeds with the carrying amount and are included in profit or loss.

(ii) Depreciation:

At August 1, 2019, fixtures and fittings and machinery and equipment useful life was revised to 20% from 10% based on the best estimate of their useful life remaining. Depreciation is computed on the straight-line basis at annual rates estimated to write down the cost of the assets to their estimated residual values at the end of their expected useful lives. No depreciation is charged on freehold land. Annual depreciation rates are as follows:

Leasehold improvements	10%
Machinery and equipment	10-20%
Furniture, fixtures and office equipment	10-20%
Computers	22.50%
Motor vehicle	20%
Right of use asset	15%

The depreciation methods, useful lives and residual values are reassessed at each reporting date.

(b) Cash and cash equivalents:

Cash and cash equivalents comprise cash, bank balances and resale agreements.

Resale agreements are short-term transactions whereby an entity buys securities and simultaneously agrees to resell them on a specified date and at a specified price. The difference between the purchase and resale considerations is recognised as interest income on the accrual basis over the period of the agreements, using the effective interest method.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(c) Inventories:

Inventories are measured at the lower of cost, determined on the weighted average basis, and net realisable value.

(d) Accounts receivable:

Trade and other accounts receivables are measured at amortised cost, less impairment losses [see note 4(g)].

(e) Accounts payable:

Trade and other payables are measured at amortised cost.

(f) Leases:

The company assesses whether a contract is or contains a lease based on the definition of a lease, as explained below.

At inception of a contract, the company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the company uses the definition of a lease in IFRS 16.

As a lessee

Under IFRS 16, the company recognises right-of-use assets and lease liabilities on-balance sheet.

At commencement or on modification of a contract that contains a lease component, the company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The company recognises a right-of-use asset and a lease liability at the commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability plus any direct initial direct costs incurred and an estimate of costs to dismantle and remove underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the company by the end of the lease term or the cost of the right-of-use asset reflects that the company will exercise a purchase option.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(f) Leases (continued):

As a lessee (continued)

In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the scheduled lease payments, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Generally, the company uses its incremental borrowing rate as the discount rate.

The company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Short-term leases and leases of low-value assets

The company has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(g) Impairment:

Financial assets

The company recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost.

12-month ECLs are the portion of ECLs that result from default events on a financial instrument that are possible within 12 months after the reporting date. Financial instruments for which a 12-month ECL is recognised are referred to as 'Stage 1 financial instruments'.

Life-time ECLs are the ECLs that result from all possible default events over the expected life of the financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the company is exposed to credit risk.

The company measures loss allowances at an amount equal to lifetime ECLs. Loss allowances for trade receivables are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the company considers reasonable and supportable information relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the company's historical experience and informed credit assessment and including forward looking information.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(g) Impairment (continued):

Financial assets (continued)

The company assumes that the credit risk on financial assets has increased significantly if it is more than 90 days past due.

The company considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'. The company does not apply the low credit risk exemption to any other financial instruments.

The company recognises loss allowances for ECLs and considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the company in full, without recourse by the company to action such as realising security if any is held; or
- the financial asset is more than 90 days past due.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the company in accordance with the contract and the cash flows that the company expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the company assesses whether financial assets carried at amortised costs are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(g) Impairment (continued):

Presentation of allowance for ECL in the statement of financial position

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is the case when the company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. This assessment is carried out at the individual asset level.

Recoveries of amounts previously written off are included in 'impairment losses on financial instruments' in the statement of profit or loss. Financial assets that are written off could still be subject to enforcement activities in order to comply with the company's procedures for recovery of amounts due.

Non-financial assets

The carrying amount of the company's non-financial assets is reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable amount. Impairment losses are recognised in profit or loss.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the assets' carrying amount does not exceed the carrying amount that would have been determined, if no impairment loss had been recognised.

(h) Financial instruments:

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. In these financial statements, financial assets comprise investments, cash and cash equivalents and accounts receivable. Financial liabilities comprise accounts payable and due to related party.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(h) Financial instruments (continued):

(i) Recognition and initial measurement

Trade receivables are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

On initial recognition, a financial asset is classified as measured at: amortised cost; fair value through other comprehensive income (FVOCI) – debt investment; FVOCI – equity investment; or fair value through profit or loss (FVTPL).

Financial assets are not reclassified subsequent to their initial recognition unless the company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI).

In assessing whether the contractual cash flows are solely payments of principal and interest, the company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

Amortised cost represents the net present value (“NPV”) of the consideration receivable or payable as of the transaction date. This classification of financial assets comprises the following captions:

- Investments
- Cash and cash equivalents
- Trade and other receivables

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(h) Financial instruments (continued):

(ii) Classification and subsequent measurement (continued)

Due to their short-term nature, the company initially recognises these assets at the original invoiced or transaction amount less expected credit losses.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. On initial recognition, the company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial liabilities

All financial liabilities are recognised initially at fair value and in the case of borrowings, plus directly attributable transaction costs. The company's financial liabilities, which include trade and other payables are recognised initially at fair value.

Financial assets and liabilities – Subsequent measurement and gains and losses:

Financial assets at amortised cost are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

The subsequent measurement of financial liabilities depends on their classification as described in the particular recognition methods disclosed in the individual policy statements associated with each item.

Financial assets

The company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Financial liabilities

The company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(i) Employee benefits:

Employees' entitlement to annual leave and other benefits are recognised when they accrue to employees.

(j) Revenue:

Revenue is measured based on the consideration specified in a contract with a customer. The company recognises revenue when it transfers control over a good or service to a customer.

Revenue is recognised at a point in time in the amount of the price, before tax on sales, expected to be received by the company for sale of lumber, hardware supplies and related products in their ordinary activities, as performance obligations are fulfilled and the product is delivered to the customers. The invoices are generated and the revenue recognised at that point in time. Invoices are usually payable within 30 days.

(k) Net finance cost:

(i) Interest income arises mainly on bank deposits and is recognised in profit or loss as it accrues, taking into account the yield on the asset.

(ii) Finance cost comprises material bank charges, foreign exchange losses and lease interest and is recognised in profit or loss.

(l) Taxation:

Taxation on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in other comprehensive income or equity, in which case it is also recognised accordingly.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted at the reporting date.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(l) Taxation (continued):

A deferred tax liability is recognised for all taxable temporary differences associated with investments in subsidiaries, except to the extent that the company is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(m) Net finance cost:

(i) Interest income arises mainly on bank deposits and is recognised in profit or loss as it accrues, taking into account the yield on the asset.

(iii) Finance cost comprises material bank charges and foreign exchange losses and is recognised in profit or loss.

(n) Taxation:

Taxation on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in other comprehensive income or equity, in which case it is also recognised accordingly.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted at the reporting date.

A deferred tax liability is recognised for all taxable temporary differences associated with investments in subsidiaries, except to the extent that the company is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(o) Foreign currencies:

Transactions in foreign currencies are converted at the foreign exchange rates ruling at the dates of the transaction. Monetary assets and liabilities denominated in foreign currencies, which are measured at historical cost, are translated at the foreign exchange rates ruling at the reporting date. Foreign exchange differences arising from fluctuations in exchange rates are recognised in profit or loss. Non-monetary assets and liabilities denominated in foreign currencies, which are measured at historical cost, are translated at the foreign exchange rates ruling at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated to the functional currency at the foreign exchange rates ruling at the dates that the values were determined.

(p) Related parties:

A related party is a person or entity that is related to the entity that is preparing its financial statements (referred to in IAS 24 *Related Party Disclosures* as the “reporting entity”).

(a) A person or a close member of that person’s family is related to a reporting entity if that person:

- (i) has control or joint control over the reporting entity;
- (ii) has significant influence over the reporting entity; or
- (iii) is a member of the key management personnel of the reporting entity or of a parent of the reporting entity.

(b) An entity is related to a reporting entity if any of the following conditions applies:

- (i) The entity and the reporting entity are members of the same company (which means that each parent, subsidiary and fellow subsidiary is related to the others).
- (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a company of which the other entity is a member).
- (iii) Both entities are joint ventures of the same third party.
- (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
- (v) The entity is a post-employment benefit plan for the benefit of employees of either the reporting entity or an entity related to the reporting entity.
- (vi) The entity is controlled, or jointly controlled by a person identified in (a).
- (vii) A person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a parent of the entity).
- (viii) The entity or any member of a company of which it is a part provides key management services to the reporting entity or to the parent of the reporting entity.

(c) A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

4. Significant accounting policies (continued)

(q) Fair value measurement:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Market price is used to determine fair value where an active market exists as it is the best evidence of the fair value of a financial instrument.

The company has no financial instrument that is measured at fair value and where fair value of financial instruments approximates carrying value, no fair value computation is done.

The carrying values reflected in the financial statements for cash and cash equivalent, trade and other receivables, and trade and other payables are assumed to approximate fair value due to their relatively short-term nature.

The fair value of amounts due from related party are assumed to approximate carrying value.

5. Property, plant and equipment

	<u>Leasehold improvements</u>	<u>Plant and machinery</u>	<u>Furniture and fixtures</u>	<u>Computers</u>	<u>Motor vehicle</u>	<u>Total</u>
Cost:						
Acquired on transfer	995,909	8,041,275	303,520	1,787,176	8,015,936	19,143,816
Additions	<u>-</u>	<u>-</u>	<u>67,461</u>	<u>1,149,036</u>	<u>-</u>	<u>1,216,497</u>
April 30, 2020	<u>995,909</u>	<u>8,041,275</u>	<u>370,981</u>	<u>2,936,212</u>	<u>8,015,936</u>	<u>20,360,313</u>
Accumulated depreciation:						
Charge for the period	<u>61,519</u>	<u>1,206,357</u>	<u>58,479</u>	<u>668,009</u>	<u>1,034,055</u>	<u>3,028,419</u>
Net book values:						
April 30, 2020	<u>\$934,390</u>	<u>6,834,918</u>	<u>312,502</u>	<u>2,268,203</u>	<u>6,981,881</u>	<u>17,331,894</u>

On August 1, 2019, items of property, plant and equipment aggregating \$19,143,816 were transferred at book value from a related company (note 3).

6. Investments

	<u>2020</u>
Amortised cost:	
Corporate bonds (i)	49,230,720
Mutual Fund	<u>50,627,084</u>
	<u>\$99,857,804</u>

(i) This is stated net of allowances for impairment losses of \$769,280.

7. Cash and cash equivalents

	<u>2020</u>
Cash in hand	7,188,916
Call deposits (a)	20,685,918
Resale agreements (b), (c)	<u>1,207,876</u>
	<u>\$29,082,710</u>

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

7. Cash and cash equivalents (continued)

- (a) Call deposits include US\$819 which earns interest at an average rate of 0.025%.
- (b) The fair value of securities obtained by the company under resale agreements approximates the carrying value of the agreements. This is stated net of allowance for impairment losses \$2,254,494.
- (c) The resale agreement is held with JN Fund Managers Limited and equates to US\$24,370 which earn interest at an average rate of 2%.

8. Accounts receivable and prepayments

	<u>2020</u>
Trade receivables (i)	49,085,523
Less: Allowances for impairment losses (i)	<u>(20,284,625)</u>
	28,800,898
Deposits and prepayments	10,502,893
Other	<u>4,836,194</u>
	<u>\$44,139,985</u>

- (i) Included in trade receivables is \$2,896,809 due from related parties in the ordinary course of business.
- (ii) Allowances are determined upon origination of the trade accounts receivable based on the ECL model.

Under the ECL model, the company uses accounts receivable based on days past due and determines an average rate of ECL, considering actual credit loss experience over the last 9 months and analysis of future delinquency, that is applied to the balance of the accounts receivable. A weighted average ECL rate is used as at April 30, 2020 to apply against the accounts receivable balance [note 21 (b)].

9. Inventories

	<u>2020</u>
Merchandise	103,804,830
Goods in transit	<u>2,405,083</u>
	106,209,913
Less: Allowance for impairment	<u>(1,516,080)</u>
	<u>\$104,693,833</u>

No provision has been made in these financial statements for duties and other expenses to be incurred in clearing goods-in-transit.

During the period, merchandise inventories included in cost of revenue amounted to \$749,854,113.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

10. Accounts payable

	<u>2020</u>
Trade payables	40,708,789
Other payable, accruals and provisions	5,792,273
Statutory payables	898,801
Customer Deposit	11,375,757
Other payables	<u>7,470,254</u>
	<u>\$66,245,874</u>

11. Due from/(to) related party and related party transactions

	<u>2020</u>
(a) Due to related party:	
Due to related party within 12 months:	
Blue Power Group Limited	\$(<u>350,556</u>)
(b) Long-term loan – Blue Power Group Limited (see note 13):	\$(<u>25,000,000</u>)
(a) Related party transactions:	
Charged/(credited) to income:	<u>2020</u>
	\$
Sales to related parties	(19,993,370)
Key management personnel expense	<u>(19,646,472)</u>

12. Share capital

	<u>2020</u>
Authorised:	
Unlimited ordinary shares of no par value	
Stated capital:	
Issued and fully paid:	
706,237,500 Ordinary stock units of no par value	<u>\$170,061,991</u>
(a) On incorporation the company issued 564,990,000 shares of no par value for a consideration of \$564,991.	
(b) During the period, on December 16, 2019 the company issued 141,247,500 stock units at \$1.20 per stock unit for a consideration of \$169,497,000.	

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

13. Long-term loan

	<u>2020</u>
Blue Power Group Limited (related party)	25,000,000
Less: current portion	<u>(15,000,000)</u>
	<u>\$10,000,000</u>

This loan bears interest at the rate of 6.5% per annum and is repayable in fifteen (15) monthly instalments. The loan is fully repayable by October 2020 with no penalty for early repayment.

14. Lease

The company leases property to facilitate the sale of its products. The lease include an option to renew after the lease period has ended. It is expected that in the normal course of business that when the lease has expired it will generally be renewed or replaced by a similar lease. Lease payments are renegotiated after the end of the contract period to reflect market rentals.

Information about leases for which the company as a lessee is presented below:

(a) Right-of-use asset – Property

	<u>2020</u>
Addition to right-of-use-asset	85,302,028
Depreciation charge for the period	<u>(6,397,652)</u>
Balance as at April 30, 2020	<u>\$78,904,376</u>

(b) Lease liability:

Maturities analysis- contractual undiscounted cash flows:

	<u>2020</u>
Less than one year	10,000,000
Two to five years	<u>82,019,898</u>
Total undiscounted lease liability at April 30, 2020	92,019,898
Less: Discount	<u>(11,722,119)</u>
	<u>\$80,297,779</u>

Lease liability included in the statement of financial position at 30 April:

	<u>2020</u>
Current	7,696,318
Non-current	<u>72,601,461</u>
	<u>\$80,297,779</u>

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

14. Lease (continued)

(c) Amount recognised in profit or loss

	<u>2020</u>
Interest on lease liability	1,662,417
Depreciation of right -of-use asset	<u>6,397,652</u>
	<u>\$8,060,069</u>

(d) Amount recognised in the statement of cash flows

	<u>2020</u>
Total cash outflow for leases	<u>\$ (5,004,249)</u>

15. Revenue

Revenue represents the sale of construction and related hardware supplies and is stated net of General Consumption Tax and after deducting discounts and rebates.

16. Expenses by nature

	<u>2020</u>
Cost of sales:	
Wharfage, freight and customs	2,640,283
Cost of goods sold	749,854,113
Provision for damaged goods	<u>1,516,079</u>
	<u>\$754,010,475</u>
Administrative expenses:	
Advertising and promotion	1,326,719
Audit fees	2,300,000
Bad debt, recovered	(4,457,545)
Depreciation	9,426,071
Insurance	3,284,537
Miscellaneous	251,996
Office expenses	3,203,578
Professional fees	22,965,461
Repairs and maintenance	4,416,677
Salaries and wages	50,866,901
Statutory contributions	6,011,991
Security	3,006,263
Taxes, penalties and levy	59,062
Travel and motor vehicle costs	3,517,614
Utilities	<u>2,111,257</u>
	<u>\$108,290,582</u>

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

17. Net finance costs

	<u>2020</u>
Finance income:	
Interest income	377,457
Foreign exchange gain	<u>615,941</u>
	<u>993,398</u>
Finance costs:	
Bank charges and fees	(4,221,118)
Interest expense	<u>(2,881,167)</u>
	<u>(7,102,285)</u>
	<u>\$ (6,108,887)</u>

18. Taxation

- (a) The expense is based on the profit for the period adjusted for tax purposes and is made up as follows:

	<u>2020</u>
	\$
Current tax expenses:	
Income tax	<u>9,876,450</u>

- (b) Reconciliation of actual tax charge/(credit):

	<u>2020</u>
Profit before taxation	<u>\$32,054,402</u>
Computed "expected" tax at 25%	8,013,601
Tax effect of differences between treatment for financial statement and taxation purposes:	
Depreciation and capital allowances, net	1,547,432
Allowance for impairment	2,690,695
Leases	(1,251,063)
Expenses not allowable for tax purposes	<u>1,978,064</u>
	12,978,729
Adjustment for the effect of tax remission [note (c)]	<u>(3,102,279)</u>
	<u>\$ 9,876,450</u>

- (c) Remission of income tax:

The company's shares were listed on the Junior Market of the Jamaica Stock exchange, effective December 16, 2019.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

18. Taxation (continued)

(c) Remission of income tax (continued):

Consequently, the company is entitled to a remission of taxes for ten (10) years in the proportions set out below, provided the shares remain listed for at least fifteen (15) years:

Years 1 to 5	100%
Years 5 to 10	50%

The financial statements have been prepared on the basis that the company will retain the benefit of tax remissions for the period when listed to the reporting period end.

As at the reporting period, the company obtained 100% remission of income tax for four (4) months commencing January 1, 2020.

19. Disclosure of expenses

Profit attributable to members is stated after charging:

	<u>2020</u>
	\$
Directors' emoluments:	
Fees	1,800,000
Management remuneration	<u>19,646,472</u>
	<u>21,446,472</u>

20. Earnings per stock unit

Earnings per ordinary stock unit is calculated by dividing the profit attributable to shareholders by the weighted average number of stock units in issue during the period.

	<u>2020</u>
Profit attributable to shareholders	\$ <u>22,177,952</u>
Weighted average number ordinary stock units in issue	<u>635,613,750</u>
Earnings per stock unit	\$ <u>0.03</u>

21. Financial instruments

The company has exposure to the following risks from its use of financial instruments:

- Market risk
- Credit risk
- Liquidity risk
- Operational risk

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

The Board of Directors, together with management, has overall responsibility for the establishment and oversight of the company's risk management framework.

The company's risk management policies are established to identify and analyse the risks faced by the company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and company's activities.

(a) Market risk:

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on risk.

(i) Currency risk:

Foreign currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

The company is exposed to foreign currency risk, primarily on purchases that are denominated in a currency other than the Jamaica dollar. The main currency giving rise to this risk is the United States dollars (US\$).

The company manages foreign exchange exposure by maintaining adequate liquid resources in appropriate currencies and by managing the timing of payments on foreign currency liabilities.

The table below shows the company's main foreign currency exposure at the reporting date.

	<u>2020</u>	
	<u>US\$</u>	<u>J\$</u>
Cash and cash equivalents	25,188	3,525,625
Interest receivable	<u>1,771</u>	<u>247,925</u>
Net position	<u>26,959</u>	<u>3,773,550</u>

Exchange rates for the US dollar, in terms of Jamaica dollars (\$), were as follows:

April 30, 2020 \$142.078

Sensitivity analysis

A 6% strengthening of the US\$ against the Jamaica dollar would have increased profit for the year by \$229,817.

A 2% weakening of the US\$ against the Jamaica dollar would have decreased profit for the year by \$76,606.

The analysis assumes that all other variables, in particular interest rates, remain constant.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

(a) Market risk (continued):

(ii) Interest rate risk:

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates.

Interest-bearing financial assets mainly comprise bank deposits and resale agreements, which have been contracted at variable interest rates for the duration of their terms.

The company's cash and cash equivalents are subject to interest rate risk; however, it manages this risk by maintaining deposits and negotiating the most advantageous interest rates. Interest rates on certain loan are fixed and are not affected by fluctuations in market interest rates.

At the reporting date the interest profile of the company's interest bearing financial instruments was:

	<u>2020</u>
	\$
Fixed rate:	
Assets	<u>104,089,454</u>
Variable rate:	
Assets	<u>20,685,919</u>

Fair value sensitivity analysis for fixed rate instruments

The company does not hold any financial instruments that are carried at fair value. Therefore, a change in interest rates, at the reporting dates, would not affect profit or equity at the reporting date.

Cash flow sensitivity analysis for variable rate instruments

An increase/(decrease) of 100 basis points in interest rates at the reporting date would have increased profit by \$206,859.

This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

(b) Credit risk:

Credit risk is the risk that one party to a financial instrument will fail to discharge its obligation and cause the other party to incur a financial loss. Credit exposures arise principally from the company's receivables from customers and deposits held with financial institutions.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

(b) Credit risk (continued):

At reporting date, 98% of the company's cash resources were held with one financial institution which is believed to be a substantial counter-party with a minimal risk of default. Otherwise, there were no significant concentrations of credit risk and the maximum exposure to credit risk is represented by the carrying amount of each financial assets on the statement of financial position.

The COVID-19 pandemic has caused significant market volatility which may increase the company's credit risk. The increase in inflation rate, interest rates, unemployment rate and decrease in gross domestic products could result in an increase in the credit risk of cash and cash equivalents, investments and trade receivables.

Cash and cash equivalents and investments

Cash and cash equivalents and investments are maintained with financial institutions that are appropriately licensed and regulated, therefore management believes that the risk of default is low.

Impairment on cash and cash equivalents has been measured at 9 months expected loss basis and reflects the short maturities of the exposures. The company considered that cash and cash equivalents have low credit risk. Impairment allowances of \$2,254,494 was recognised on repurchase agreements as at the reporting period.

Impairment on investments has been measured on the 12-months expected loss basis. Information about the credit risk and quality of these financial assets are as follows:

	<u>2020</u> Stage 1 12-month ECL
Gross carrying amount	50,000,000
Less: impairment allowance	(769,280)
	<u>\$49,230,720</u>

Trade receivables

Management has established a credit policy under which its customers are analysed for creditworthiness prior to being offered with a credit facility. This includes credit evaluations on new customers and procedures for the recovery of amounts owed by defaulting customers. Management has procedures in place to restrict credit sales if the customers have not cleared outstanding debts within the credit period. In monitoring customer credit risk, customers are categorised according to their credit characteristics, including whether they are an individual or company, or aging profile and existence of previous financial difficulties.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

(b) Credit risk (continued):

Trade receivables (continued)

The company's average credit period on the sale of its products is 30-60 days. Some trade receivables are provided for based on the estimate of amounts that would be irrecoverable, determined by taking into consideration past default experience, current economic conditions and expected receipts and recoveries. Management also considers the factors that may influence the credit risk of the customer base, including the default risk associated with the industry and country in which the customers operate. The customer is allowed up to 90 days after each invoice date to submit payment of amounts owing to the company.

The company uses a provision matrix to measure ECLs on trade receivables. The provision matrix is based on its historical observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates.

Loss rates are calculated based on the probability of a receivable progressing through successive stages of delinquency to write-off, current conditions and the economic conditions over the expected lives of the receivables.

The following table provides information about the exposure to credit risk and ECL for trade receivables as at April 30, 2020.

<u>Age categories</u>	<u>Weighted average loss rate</u>	<u>Gross carrying amount</u>	<u>Loss allowance</u>	<u>Credit impaired</u>
Current (not past due)	29%	30,239,247	4,337,606	No
Past due 31 - 60 days	51.1%	7,339,989	4,440,732	No
More than 90 days	100%	<u>11,506,287</u>	<u>11,506,287</u>	Yes
		<u>\$49,085,523</u>	<u>20,284,625</u>	

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

(c) Liquidity risk:

Liquidity risk is the risk that the company will not meet its financial obligations as they fall due. The company's approach to managing liquidity is to ensure, as far as possible, that it has sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The management of the company maintains an adequate amount of its financial assets in liquid form to meet contractual obligations and other recurring payments, and has a revolving line of credit in place on which the company can draw amounts when needed and repay without penalty.

The following are the contractual maturities of the non-derivative financial liabilities, including interest payments and excluding the impact of netting agreements.

	<u>Carrying amount</u>	<u>Contractual cash flow</u>	<u>Less than a year</u>	<u>1-5 years</u>
April 30, 2020:				
Financial liabilities:				
Accounts payable	66,245,874	66,245,874	66,245,874	-
Due to related parties	350,556	350,556	350,556	-
Lease liability	80,297,779	92,019,898	10,000,000	82,019,898
Long-term-loan	<u>25,000,000</u>	<u>27,031,250</u>	<u>16,625,000</u>	<u>10,406,250</u>
	<u>\$171,894,209</u>	<u>185,647,578</u>	<u>93,221,430</u>	<u>92,426,148</u>

(d) Operational risk:

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the company's processes, personnel, technology and infrastructure, and from external factors, other than financial risks, such as those arising from legal, regulatory requirements and other natural disasters.

The company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to its reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to management.

LUMBER DEPOT LIMITED

Notes to the Financial Statements (Continued)
For the nine month period April 30, 2020

21. Financial instruments (continued)

(e) Capital management:

The company's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns to shareholders and benefits to other stakeholders and to maintain an optimal capital structure to reduce the cost of capital as well as meet externally imposed capital requirements.

The Board of Directors monitors the return on capital, which is defined as profit for the period divided by total stockholders' equity.

The company is not subject to any externally imposed capital requirements.

(f) Fair value disclosure:

The carrying value of cash and cash equivalents, accounts receivable and prepayments, due to related party and accounts payable are assumed to approximate their fair values due to their short-term nature.

22. Impact of the COVID-19 Pandemic

The World Health Organization in March 2020 declared the novel coronavirus, COVID-19, as a global pandemic. As a first step, the company instituted measures at its' property to safeguard and protect its' stakeholders by not only providing information to its' employees, business partners and clients but equipping all personnel with supplies to prevent contagion and establishing protocols to access its' premises. In addition, the company have been working with its' staff to ensure common areas are thoroughly cleaned and sanitized and engaged flexi-work plan to minimize the number of employees in its' premises whilst enabling a work from home strategy to continue operating business. The company's management convened meetings in which the impacts to its' business are assessed and measures are discussed to curb the spread of the disease. It was agreed that while these measures persisted our portfolio could be affected mainly driven by the increased credit risk to higher delinquency levels, increased liquidity risk due to lower cash inflows from customer repayments. However, as of the second week in June 2020, the Government has significantly relaxed the current restrictions.

This and other initiatives are intended to contain the financial impact should a sales reduction occur.

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