

GWEST CORPORATION LIMITED
Unaudited Financial Statements
Quarter Ending December 31 2020



GWest Corporation Ltd.
Lot 6, Crane Boulevard
Fairview
Montego Bay, St. James
Jamaica, W.I

Tel: (876) 618-4937
Fax: (876) 952-1828

info@gwestcentre.com
www.gwestcentre.com

GWEST CORPORATION LTD

UNAUDITED FINANCIAL STATEMENTS

FOR THE QUARTER ENDING DECEMBER 31, 2020

The Board of Directors of GWest Corporation Limited is pleased to present the company's unaudited financial statements for the quarter ending December 31, 2020 and the nine months year to date ending December 31, 2020.

The results for the quarter showed a net loss of \$13.12M compared to \$20.98M the previous quarter December 2019, a reduction of \$7.86 or 37.46% in losses for this quarter over the previous quarter December 2019. Losses for nine months to December 2020 amounted to \$50.10M compared to a net loss of \$63.15M for the corresponding period in 2019, a 21% reduction in losses for the year to date.

The results were impacted by the following:

Revenues for the quarter was flat at \$32.5M, compared to \$32.9M for the comparable quarter in 2019. Revenues from leases increased quarter over quarter, but revenue from patient fees continue to underperform due to the reduction in economic and business activity brought on by the onset of the Covid-19 pandemic.

Administrative expenses increased by 5% for the quarter, but reduced by 2% for the year to date. This is mainly as a result of expenses associated with Covid 19 protocols. Finance cost reduced 40% for the quarter and 28% for the year to date. This is due to a reduction in our bank loans during the period.

Financial Position

GWest Corporation Ltd had total assets of \$1.6B at December 31, 2020, which represents a marginal reduction in our assets due primarily to the sale of investment property during the period. Our cash and short-term deposits increased from \$11.63M in December 2019 to \$95.18M for the period ending December 31, 2020 due to sale proceeds of investment property.

Directors: Dr. Konrad Kirlaw, Dr. Ladi Doonquah, Wayne Gentles, Denise Samuels, Dennis Samuels, Elva Williams-Richards, Peter Pearson, Karl Townsend

Mentor: Wayne Wray



GWest Corporation Ltd.
Lot 6, Crane Boulevard
Fairview
Montego Bay, St. James
Jamaica, W.I

Tel: (876) 618-4937
Fax: (876) 952-1828

info@gwestcentre.com
www.gwestcentre.com

Outlook

We continue to remain cautiously optimistic about the future although earlier positive signs that there will be further opening up of the tourism sector has been tempered by new overseas travel restrictions. Canadian and UK authorities have suspended flights to the Caribbean for several months. We are however encouraged as the Minister of Health and Wellness has confirmed that Jamaica will be receiving its initial supply of Covid-19 vaccines in February 2021, sooner than the April 2021 timeline originally anticipated.

During the quarter we started construction of our Ambulatory Surgical Centre and overnight Inpatient Unit. This is projected to become operational by the second quarter of the next financial year and will result in increased revenues for our company.

We continue to see increased enquiries for our investment property and we expect to see improvement in the occupancy levels in the upcoming periods.

Albeit the challenges brought on by the onslaught of the Covid-19 pandemic the management and board remain resolute and will continue to pursue a strategy of steady growth while increasing our efficiency. We are committed to improving our shareholders' value and expect to see positive results over time especially as the economy returns to some form of normalcy.

In closing we wish to thank our customers, suppliers and staff for their ongoing support in our efforts in growing the company.

A handwritten signature in blue ink, appearing to be 'K. Kirlew', written over a horizontal line.

Director

A handwritten signature in blue ink, appearing to be 'W. Wray', written over a horizontal line.


Director

Directors: Dr. Konrad Kirlew, Dr. Ladi Doonquah, Wayne Gentles, Denise Samuels, Dennis Samuels, Elva Williams-Richards, Peter Pearson, Karl Townsend

Mentor: Wayne Wray

GWEST CORPORATION LIMITED
 STATEMENT OF FINANCIAL POSITION
 DECEMBER 31, 2020

	(UNAUDITED) DECEMBER 31, 2020 \$'000	(UNAUDITED) DECEMBER 31, 2019 \$'000	(AUDITED) MARCH 31, 2020 \$'000
ASSETS			
Non-current assets			
Property and equipment	226,456	498,914	230,960
Investment property	869,542	894,178	946,715
Right of Use Asset	114,949	-	141,476
Deferred tax asset	19,001	12,606	19,001
Total non-current assets	1,229,949	1,405,698	1,338,152
Current assets			
Receivables	119,046	120,109	249,435
Due from related parties	155,618	141,674	77,289
Tax recoverable	731	813	760
Short term deposits	37,966	42,163	37,169
Cash and bank balances	57,211	-	2,080
Total current assets	370,571	304,759	366,733
Total assets	1,600,520	1,710,457	1,704,885
EQUITY AND LIABILITIES			
Shareholders' equity			
Share capital	419,152	419,152	419,152
10% Non redeemable preference shares	250,000	250,000	250,000
Property revaluation reserve	65,186	65,186	65,186
Retained earnings	(116,381)	(81,931)	(66,285)
Total shareholders' equity	617,957	652,407	668,053
Non-current liabilities			
Borrowings - shareholders' loans	439,087	425,443	435,274
Borrowings - others	218,520.45	347,706	270,625
Lease Liabilities	61,814.87	-	100,310
Total non-current liabilities	719,422	773,149	806,209
Current liabilities			
Borrowings-others	23,120	-	4,070
Lease Liabilities	41,802	-	36,914
Owed to related parties	4,491	87,765	11,162
Provisions	268	21,095	672
Trade and other payables	193,460	145,511	175,417
Bank overdraft	-	30,530	2,388
Total current liabilities	263,141	284,901	230,623
Total equity and liabilities	1,600,520	1,710,457	1,704,885



DIRECTOR



DIRECTOR

GWEST CORPORATION LIMITED
STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
NINE MONTHS ENDED DECEMBER 31, 2020

	3 MONTHS ENDED DECEMBER 31, 2020 \$'000	3 MONTHS ENDED DECEMBER 31, 2019 \$'000	9 MONTHS ENDED DECEMBER 31, 2020 \$'000	9 MONTHS ENDED DECEMBER 31, 2019 \$'000
Revenue	32,505	32,918	87,316	101,826
Cost of sales	(6,702)	(6,352)	(18,668)	(24,812)
	25,803	26,566	68,648	77,014
Other gains or losses	4,946 (88)	8,411	71
Administrative expenses	(35,883)	(34,022)	(100,279)	(102,291)
Other operating expenses	-	-	-	(406)
Operating Loss	(5,134)	(7,544)	(23,220)	(25,612)
Interest income	20	4	29	30
Finance costs	(8,012)	(13,441)	(26,905)	(37,565)
Loss before taxation	(13,126)	(20,981)	(50,096)	(63,147)
Taxation	-	-	-	-
NET LOSS BEING TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	(13,126)	(20,981)	(50,096)	(63,147)
Earnings per share (Note 4)	(0.03)	(0.04)	(0.10)	(0.13)

GWEST CORPORATION LIMITED
 STATEMENT OF CHANGES IN EQUITY (UNAUDITED)
 NINE MONTHS ENDED DECEMBER 31, 2020

	<u>Share Capital</u> \$'000	<u>Property Revaluation Reserve</u> \$'000	<u>Retained Earnings</u> \$'000	<u>Total</u> \$'000
<u>Nine months ended December 31, 2020</u>				
Balance at April 1, 2020	669,152	65,186	(66,285)	668,053
Net loss being total comprehensive income for the period	-	-	(50,096)	(50,096)
Balance at December 31, 2020	<u>669,152</u>	<u>65,186</u>	<u>(116,381)</u>	<u>617,957</u>

	<u>Share Capital</u> \$'000	<u>Property Revaluation Reserve</u> \$'000	<u>Retained Earnings</u> \$'000	<u>Total</u> \$'000
<u>Nine months ended December 31, 2019</u>				
Balance at April 1, 2019	669,152	65,186	(18,783)	715,555
Net loss being total comprehensive income for the period	-	-	(63,148)	(63,148)
Balance at December 31, 2019	<u>669,152</u>	<u>65,186</u>	<u>81,931</u>	<u>652,407</u>

GWEST CORPORATION LIMITED
STATEMENT OF CASH FLOWS (UNAUDITED)
FOR THE NINE MONTHS ENDED DECEMBER 31, 2020

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
	<u>\$'000</u>	<u>\$'000</u>
OPERATING ACTIVITIES		
Net loss	(50,096)	(63,148)
Adjustments for:		
Depreciation Right of use assets	26,527	-
Tax recoverable	29	-
Depreciation of property and equipment	<u>5,220</u>	<u>23,944</u>
	(18,321)	(39,204)
Increase/(decrease) in receivables/prepayments	130,389	(26,453)
Increase in payables	<u>17,639</u>	<u>69,224</u>
Cash provided by operating activities	129,708	3,567
INVESTING ACTIVITIES		
Property and equipment /Land and development costs	<u>76,456</u>	<u>(111,463)</u>
Cash provided by investing activities	76,456	(111,463)
FINANCING ACTIVITIES		
Bank borrowings (repaid)/received	(33,055)	85,209
Lease liability payments	(33,607)	-
Loan from shareholders	3,813	-
(Repayments from)/advances related parties	<u>(84,999)</u>	<u>23,716</u>
Cash flows (used in)/ provided by financing activities	<u>(147,848)</u>	<u>108,925</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	58,316	1,029
OPENING CASH AND CASH EQUIVALENTS	<u>36,861</u>	<u>10,604</u>
CLOSING CASH AND CASH EQUIVALENTS	<u><u>95,177</u></u>	<u><u>11,633</u></u>

GWEST CORPORATION LIMITED
NOTES TO THE UNAUDITED FINANCIAL STATEMENTS
FOR NINE (9) MONTHS ENDED DECEMBER 31, 2020

1. IDENTIFICATION

Gwest Corporation Limited (the company) is a limited liability company which is incorporated in Jamaica. Its main activities are to undertake the development of its commercial property and the management of health care facilities. The company which was incorporated on December 3, 2007, has completed its major project of development of a Commercial Office space inclusive of medical and dental complex on lands at Fairview, Montego Bay. The registered office of the company is 34 Market Street, Montego Bay. The company's shares were listed on the Jamaica Junior Stock Exchange on 30 June 2019.

2. BASIS OF PREPARATION

The financial statements have been prepared in accordance with and comply with International Financial Reporting Standards (IFRS) and comply with the relevant requirements of the Jamaican Companies Act.

The accounting policies are consistent with those applied to the audited financial statements for the year ended 31 March 2020.

The financial statements have been prepared under the historical cost basis as modified by the revaluation of property, plant and equipment and investment property. The financial statements are expressed in Jamaican Dollars.

3. SEGMENT REPORTING

An operating segment is a component of the company that engages in business activities from which it may earn revenues and incur expenses. An operating segment's operating results are reviewed regularly by the Board of Directors to make decisions about resources to be allocated to the segment and assess its performances.

Based on the nature of the company's business activities, management has determined that disclosure of segment information is not applicable as the company is operating in one segment.

4. EARNINGS PER SHARE

Earnings per share is calculated by dividing the profit or loss for the period by the weighted average number of ordinary shares in issue for the period. The weighted number of shares for the period was calculated as follows:

	<u>2nd Quarter</u> <u>Septemeber 30,</u> <u>2020</u>	<u>2nd Quarter</u> <u>Septemeber 30,</u> <u>2019</u>
Weighted Average number of Ordinary shares held during the period	<u>484,848,485</u>	<u>484,848,485</u>

GWEST CORPORATION LIMITED
TOP 10 SHAREHOLDER AST AT DECEMBER 31, 2020

PRIMARY ACCOUNT HOLDER	JOINT HOLDER	VOLUME	PERCENTAGE
1 CORNWAL MEDICAL AND DENTAL SUPPLIES	DENISE SAMULES DENNIS SAMUELS CLIENT TOTAL OWNERSHIP	63,572,461 63,572,461	13.1118%
2 DR KONRAD KIRLEW	CLIENT TOTAL OWNERSHIP	62,210,449	12.8309%
3 LEYFORD DOONQUAH	CLIENT TOTAL OWNERSHIP	61,520,637	12.6886%
4 BULL INVESTMENTS LTD	CLIENT TOTAL OWNERSHIP	46,745,113	9.6412%
5 JMMB FUND MANAGERS Ltd TI EQUITIES	CLIENT TOTAL OWNERSHIP	32,173,018	6.6357%
6 ELVA RICHARDS	JHAMEQUE RICHARDS CLIENT TOTAL OWNERSHIP	115,665 30,760,319 30,875,984	0.0239% 6.3443% 6.3682%
7 NORTH COAST IMAGING LTD	CLIENT TOTAL OWNERSHIP	30,760,319	6.3443%
8 MF&G ASSET MANAGEMENT LTD-JAMAICA INVESTMENT FUND	CLIENT TOTAL OWNERSHIP	29,290,000	6.0411%
9 JMMBSL AVAILABLE FOR SALE	CLIENT TOTAL OWNERSHIP	16,393,009	3.3811%
10 JMMB RETIREMENT SCHEME CONSERVATIVE	CLIENT TOTAL OWNERSHIP	10,200,000	2.1037%
TOTAL OWNED BY TOP TEN SHAREHOLDERS		383,740,990	
TOTAL ISSUED CAPITAL		484,848,485	
TOTAL PERCENTAGE OWNED BY TOP TEN		79.1466%	
		4,710,747	

GWEST CORPORATION LIMITED**DIRECTORS AND CONNECTED PARTIES AS AT DECEMBER 31, 2020**

NAME	POSITION	CONNECTED PARTY	UNITS
Konrad Kirlew	Director	Self	62,210,449
		North Coast Imaging	30,760,319
Dennis Samuels	Director	Cornwall Medical and Dental Supplies Denise Samuels	63,572,461
Leyford Doonquah	Director	Self	61,520,637
Wayne Gentles	Director	Self	2,132,316
		Bull Investments Ltd	46,745,113
Elva Williams -Richards	Director	Self	30,760,319
		Jhameque Richards	115,665
Wayne Wray	Director	Self	
		Christine Randle	400,000
Karl Townsend	Director	None	189,170
Peter Pearson	Director	None	142,159

Senior Managers

Wayne Gentles	Acting Chief Financial Officer/CEO	Self	2,132,316
		Bull Investments Ltd	46,745,113
Angella Porter	Human Resource Manager	None	nil
Arden Hamilton	Chief Accountant	None	nil