



STANLEY MOTTA LIMITED

UNAUDITED FINANCIAL STATEMENTS

QUARTER ENDED 31 MARCH 2021



Stanley Motta Limited
Quarter Ended 31 MARCH 2021

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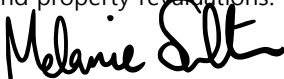



The Board of Directors of Stanley Motta Limited are pleased to present the unaudited financial statements of Stanley Motta Limited for the quarter ended 31 March 2021.

The highlights are as follows:

- Revenue for the period ended March 2021 increased by 6.8% from J\$112M to J\$119.6M over the corresponding period of the previous year. The increase is attributable to the depreciation of the Jamaican dollar which moved from an average of J\$136:US\$1 as at 31st March 2020 to J\$147.86:US\$1 at 31st March 2021.
- Administrative expenses for the Year to Date (YTD) period represent an increase of 53.7% over the prior year, moving from J\$36.1M to J\$55.4M. This Year over Year (YOY) increase is mainly due to a significant FX loss of J\$9.4M arising from the revaluation of the DBJ loan. There were also repair and maintenance related cost amounting to J\$8.5M.
- Net Operating Income (NOI) declined year over year, moving from J\$76M for March 2020 to J\$66.1M for the period ended March 31, 2021, a 12.9% decrease.
- Funds from Operations (FFO) of J\$56.6M was generated YTD March 2021 compared to that of J\$65.5M generated for March 2020, a 13.5% decrease.
- Net Profit Margin for the Quarter ending March 31, 2021 stands at 45%. Without the FX Loss, the Net Profit Margin for the same Quarter would have been at 53%. The company continues to hold firm in its commitment to maintaining strong operational efficiency, while collecting rent in a timely manner.
- It is worthy to note that we have substantially reduced our Receivables as any rent deferment offered because of the Covid-19 pandemic has now been paid back in full, which has in turn positively impacted our holding of cash.
- Earnings Per Share which is calculated as profit after tax divided by the weighted average number of shares was J\$0.07 for the three-month period ending March 2021 compared to J\$0.08 over the corresponding period of the previous year.

Revenue for the rest of 2021 is expected to remain stable excluding significant fluctuations in the foreign exchange and property revaluations. The collection of rent in US dollars is expected to continue on a timely basis.


Melanie Subratie
Chairman


Blondell Walker
Director



Stanley Motta Limited
 Unaudited Consolidated Statement of Comprehensive Income
 Quarter Ended 31 March 2021
 (Expressed in Jamaican Dollars Unless Otherwise Indicated)

	UNAUDITED	UNAUDITED	AUDITED
	THREE (3)	THREE (3)	YEAR
	MONTHS	MONTHS	ENDED 31
	ENDED 31	ENDED 31	DECEMBER
	MARCH 2021	MARCH 2020	2020
	\$'000	\$'000	\$'000
Revenue	119,644	112,022	458,177
Other operating income	1,930	5	800
Administrative expenses	(55,437)	(36,071)	(149,024)
Operating Profit	66,137	75,956	309,953
Finance cost	(10,807)	(10,360)	(84,400)
Revaluation gain on investment property	-	-	626,061
Profit before taxation	55,330	65,596	851,614
Taxation	(1,033)	(2,389)	(3,367)
Net Profit/(Loss)	54,297	63,207	848,247
Other Comprehensive Income			
Items that may be subsequently reclassified to the profit or loss:			
Unrealised losses on securities classified as FVOCI	-	-	-
Fair value gains/(losses) on available-for-sale investments	-	-	-
Currency translation differences on net assets of foreign subsidiary	55,285	18,941	37,712
	55,285	18,941	37,712
Total Comprehensive Income	109,582	82,147	885,959
Earning per stock unit for profit attributable to the equity holders of the Company during the year	0.07	0.08	1.12



Stanley Motta Limited

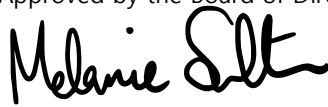
Unaudited Consolidated Statement of Financial Position

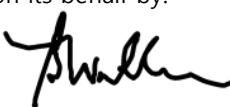
As at 31 March 2021

(Expressed in Jamaican Dollars Unless Otherwise Indicated)

	UNAUDITED AT 31 MARCH 2021 \$'000	UNAUDITED AT 31 MARCH 2020 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2020 \$'000
Non-Current Assets			
Property, plant and equipment	24,733	33,123	26,601
Investment properties	5,542,503	4,814,595	5,480,126
Right of use Asset	102,779	-	102,779
Investments	-	765	-
	<u>5,670,015</u>	<u>4,848,482</u>	<u>5,609,506</u>
Current Assets			
Inventories	-	630	-
Receivables	9,309	35,279	49,404
Cash and cash equivalents	168,344	84,614	54,221
	<u>177,654</u>	<u>120,523</u>	<u>103,625</u>
Current Liabilities			
Payables	55,962	115,915	46,784
Dividends Payable	69,718	-	-
Income tax payable	333	3,806	2,269
Current portion of borrowings	38,528	51,779	16,198
Current portion of lease liability	2,107	-	2,107
	<u>166,648</u>	<u>171,500</u>	<u>67,358</u>
Net Current (Liabilities)/Assets	<u>11,005</u>	<u>(50,977)</u>	<u>36,267</u>
	<u>5,681,020</u>	<u>4,797,505</u>	<u>5,645,773</u>
Shareholders' Equity			
Share capital	811,933	811,933	811,933
Fair value reserve	-	762	-
Capital reserve	238,379	238,379	238,379
Cumulative translation reserve	106,390	32,334	51,105
Retained earnings/(accumulated deficit)	3,627,419	3,001,025	3,642,840
	<u>4,784,121</u>	<u>4,084,433</u>	<u>4,744,257</u>
Non-Current Liabilities			
Borrowings	758,011	678,547	762,789
Lease Liabilities	104,317	-	104,317
Long term payable	34,572	34,526	34,410
	<u>896,900</u>	<u>713,072</u>	<u>901,516</u>
	<u>5,681,020</u>	<u>4,797,505</u>	<u>5,645,773</u>

Approved by the Board of Directors on May 10, 2021, and signed on its behalf by:


 Melanie Subratie
 Chairman


 Blondell Walker
 Director

Stanley Motta Limited

Unaudited Consolidated Statement of Changes in Equity

Quarter Ended 31 March 2021

(Expressed in Jamaican Dollars Unless Otherwise Stated)

	Share Capital \$'000	Fair Value Reserve \$'000	Capital Reserve \$'000	Cumulative Translation Reserve \$'000	Retained Earnings/ (Accumulated Deficit) \$'000	Total \$'000
Balance at 31 December 2019	811,933	762	238,379	13,393	2,937,818	4,002,285
Net profit for the year					63,207	63,207
Other comprehensive income						-
Fair value gains on available-for-sale investments		-				-
Currency translation differences on net assets of foreign subsidiary				18,941		18,941
Total comprehensive income		-		18,941	63,207	82,147
Capital reserve on acquisition			-			-
Transactions with owners of the company:						-
Issue of shares	-					-
Balance at 31 March 2020	811,933	762	238,379	32,334	3,001,025	4,084,433
Balance at 31 December 2020	811,933	-	238,379	51,105	3,642,840	4,744,257
Net profit for the year					54,297	54,297
Other comprehensive income						-
Fair value gains on available-for-sale investments		-				-
Currency translation differences on net assets of foreign subsidiary				55,285		55,285
Total comprehensive income		-		55,285	54,297	109,582
Capital reserve on acquisition						-
Transactions with owners of the company:						-
Dividend Proposed/Paid					69,718	69,718
Balance at 31 March 2021	811,933	-	238,379	106,390	3,627,419	4,784,121

Stanley Motta Limited
 Unaudited Consolidated Statement of Cash Flows
 Quarter Ended 31 March 2021
 (Expressed in Jamaican Dollars Unless Otherwise Indicated)

	UNAUDITED AT 31 MARCH 2021 \$'000	UNAUDITED AT 31 MARCH 2020 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2020 \$'000
Cash Flows from Operating Activities			
Net profit	54,297	63,207	848,247
Adjusted for:			
Taxation	-	-	3,367
Depreciation	2,310	2,248	14,490
Loss on disposal of investment securities	-	-	765
Impairment of financial assets	-	-	2,202
Interest income	(30)	(5)	(74)
Interest expenses	10,807	10,360	52,397
Revaluation gain on investment property	-	-	(626,061)
Exchange (gains)/losses on foreign currency balances	9,446	(9,627)	29,079
	<u>76,830</u>	<u>66,183</u>	<u>324,412</u>
Changes in operating assets and liabilities			
Inventories	-	-	630
Receivables	40,095	(21,249)	(41,459)
Payables	9,178	36,034	(36,638)
Long term payables	-	-	(30)
Cash (used in)/provided by operating activities	<u>126,103</u>	<u>80,968</u>	<u>246,915</u>
Cash Flows from Investing Activities			
Purchase of property, plant and equipment	-	-	(162)
Addition to investment property	-	-	(14,692)
Interest received	30	5	74
Taxation paid	(1,033)	(2,389)	(4,904)
Cash used in investing activities	<u>(1,003)</u>	<u>(2,384)</u>	<u>(19,684)</u>
Cash Flows from Financing Activities			
Repayment of long-term loan	(1,634)	(20,331)	(21,005)
Dividend paid	-	-	(143,987)
Interest Paid	(10,807)	(10,360)	(44,847)
Cash provided by financing activities	<u>(12,441)</u>	<u>(30,691)</u>	<u>(209,839)</u>
Effect of exchange rate changes on cash and cash equivalents	1,464	3,016	3,124
(Decrease)/Increase in net cash and cash equivalents	114,123	50,909	17,392
Cash and cash equivalents at beginning of year	54,221	33,705	33,705
CASH AND CASH EQUIVALENTS AT END OF PERIOD/ YEAR	<u>168,344</u>	<u>84,614</u>	<u>54,221</u>

Stanley Motta Limited

Notes to the Unaudited Financial Statements

As at 31 March 2021

(Expressed in Jamaican Dollars Unless Otherwise Indicated)

1. Identification and Principal Activity

Stanley Motta Limited, (the Company) is a company limited by shares incorporated and domiciled in Jamaica. The company is publicly listed on the main market of the Jamaica Stock Exchange. The registered office of the company is located at 58 Half-Way-Tree Road, Kingston 10.

In November 2017 the Company acquired 100% of the shares of Unity Capital Incorporated resulting in Unity Capital becoming a wholly-owned subsidiary of the Company.

These financial statements present the results of operations and financial position of the Company and its subsidiary, which are collectively referred to as "the Group". The principal activity of the Group is property rental.

2. Statement of Compliance and Basis of Preparation

These unaudited interim consolidated financial statements have been prepared in accordance and comply with International Financial Reporting Standards (IFRS) and their interpretations issued by the International Accounting Standards Board (IASB), and the relevant provisions of the Companies Act.

The interim consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of available-for-sale securities and investment property.

The accounting policies and method of computation are consistent with the audited financial statements for the year ended December 31, 2019. These financial statements are expressed in Jamaican Dollars which are the currency of the primary economic environment in which the company operates.

3. Earnings per Stock Unit

Earnings per share are calculated on net profit and are based on the number of shares in Issue at the end of the period

	Unaudited Quarter ended March 2021	Unaudited Quarter ended March 2020	Audited Year ended December 2020
Net profit attributable to ordinary shareholders (\$'000)	54,296,744	63,206,846	848,247,000
Weighted average of number of ordinary shares in issue at the end of the period	757,828,490	757,828,490	757,828,490
Basic earnings per share	0.07	0.08	1.12

Stanley Motta Limited

Shareholders Profile

As at 31 March 2021

Ten Largest Shareholders	Number of Shares
1. Stony Hill Capital Limited	113,844,873
2. VM Wealth Property Fund	111,479,319
3. Caona Investments Limited	75,782,849
4. General Accident Insurance Company Limited	73,591,200
5. PAM- JPS Employees Superannuation Ltd	65,913,300
6. Sagicor Life - Lascelles Demercado Defined Contribution Fund	52,284,916
7. Perseverance Limited	37,891,425
8. PAM- Pooled Equity Fund	33,764,377
9. NCB Insurance Company Limited -A/C WT161	28,248,000
10. Guardian Life Limited – Pooled Real Estate Fund	16,948,000

Shareholding of Directors, along with their connected persons	Number of Shares
1. Melanie Subratie	Nil
Shareholding of connected person	75,782,849
2. Sandra Glasgow	100,000
3. Blondell Walker	200,000
4. Minna Israel	100,000
5. Patricia Sutherland	Nil
6. Jennifer Scott	Nil
Shareholding of connected person	37,891,425
7. Andrea Kinach	100,000

Shareholding of Management	Number of Shares
1. Melanie Subratie	Nil
Shareholding of connected person	75,782,849