



**STANLEY MOTTA LIMITED**

UNAUDITED FINANCIAL STATEMENTS

QUARTER ENDED 30 SEPTEMBER 2022



Stanley Motta Limited  
Unaudited Financial Statements  
Quarter Ended 30 September 2022

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The Board of Directors of Stanley Motta Limited is pleased to present the unaudited financial statements of the Company for the quarter ended 30 September 2022.

The highlights are as follows:

- Revenue for the nine-month period ended 30 September 2022 increased by 2.2% from J\$365.4M to J\$373.4M over the corresponding period of the previous year. Revenue of J\$123.3M for the quarter end also represents a 1.6% increase over J\$121.4M recorded for the same quarter of the prior year. These increases are attributable to the depreciation of the Jamaican dollar which moved from an average of J\$149.34:US\$1 as at 30 September 2021 to J\$152.68:US\$1 at 30 September 2022.
- Administrative expenses for the Year to Date (YTD) period represent an increase of 5% over the prior year, moving from J\$142.5M to J\$149.6M. Similarly, there was a 31.8% increase for the quarter ended 30 September 2022 when compared to the same quarter of the prior year. The increases are mainly related to a higher FX Loss that is incurred YTD compared to that of a lower loss in prior year. It is important to note that the YTD FX Losses were incurred prior to the refinancing of our USD loan which is now denominated in JMD. Another contributing factor is that Depreciation charges are higher year over year as a result of an increase in Right of Use Assets.
- Net Operating Income (NOI) increased year over year, moving from J\$229.2M for 30 September 2021 to J\$234.2M for the period ended 30 September 2022, a 2.2% increase. As a result, our operating margin as at 30 September 2022 remained strong at 61%.
- Funds from Operations (FFO) of J\$195M was generated YTD 30 September 2022 compared to J\$200.4M generated for the same period of the prior year, a 2.7% decrease.
- Finance costs increased year over year as the company incurred fees in the period stemming from the refinancing of its USD denominated loan which included processing and commitment fees.
- Net Profit Margin for the YTD period ended 30 September 2022 stands at 45.3%. For the quarter ended 30 September 2022, the Net Profit Margin was at 51.3%. The Company continues to demonstrate its commitment to maintaining strong operational efficiency, while collecting rent in a timely manner.
- The results include expenses that are one-time costs that will not be repeated. Also, non-cash adjustments were made to reflect accounting standards requirements especially as it relates to Right of Use Assets & Lease Liabilities. The company remains in a strong financial position and is committed to ensuring continued increase in value and returns to shareholders.
- Earnings Per Share which is calculated as profit after tax divided by the weighted average number of shares was J\$0.23 for the nine-month period ended 30 September 2022 compared to J\$0.26 for the corresponding period of the previous year.
- As a result of the 2021 revaluations, the value of Investment Property stands at \$6.2B as at 30 September 2022 compared to \$5.6B as at 30 September 2021.

Melanie Subratie  
Chairman

Blondell Walker  
Director



Stanley Motta Limited

Unaudited Consolidated Statement of Comprehensive Income

Quarter Ended 30 September 2022

(Expressed in Jamaican dollars unless otherwise indicated)

	UNAUDITED NINE (9) MONTHS ENDED 30 SEPT 2022 \$'000	UNAUDITED NINE (9) MONTHS ENDED 30 SEPT 2021 \$'000	UNAUDITED QUARTER ENDED 30 SEPT 2022 \$'000	UNAUDITED QUARTER ENDED 30 SEPT 2021 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2021 \$'000
<b>Revenue</b>	373,423	365,400	123,343	121,366	492,620
Other operating income	10,376	6,322	22	4,290	40,132
Administrative expenses	<u>(149,591)</u>	<u>(142,498)</u>	<u>(40,929)</u>	<u>(31,055)</u>	<u>(180,576)</u>
<b>Operating Profit</b>	234,209	229,225	82,436	94,601	352,176
Finance cost	(56,742)	(32,889)	(17,972)	(10,933)	(102,917)
Revaluation gain on investment property	-	-	-	-	553,986
<b>Profit before taxation</b>	177,467	196,336	64,464	83,667	803,245
Taxation	<u>(3,760)</u>	<u>(2,851)</u>	<u>(1,203)</u>	<u>(820)</u>	<u>(4,945)</u>
<b>Net Profit</b>	<u>173,707</u>	<u>193,485</u>	<u>63,261</u>	<u>82,847</u>	<u>798,300</u>
<b>Other Comprehensive Income</b>					
<b>Items that may be subsequently reclassified to the profit or loss:</b>					
Unrealised losses on securities classified as FVOCI					
Currency translation differences on net assets of foreign subsidiary	<u>(32,459)</u>	<u>66,177</u>	<u>(19,674)</u>	<u>18,082</u>	<u>78,992</u>
	<u>(32,459)</u>	<u>66,177</u>	<u>(19,674)</u>	<u>18,082</u>	<u>78,992</u>
<b>Total Comprehensive Income</b>	<u>141,248</u>	<u>259,662</u>	<u>43,587</u>	<u>100,929</u>	<u>877,292</u>
Earning per stock unit for profit attributable to the equity holders of the Company during the year	<u>0.23</u>	<u>0.26</u>	<u>0.08</u>	<u>0.11</u>	<u>1.05</u>



Stanley Motta Limited  
 Unaudited Consolidated Statement of Financial Position  
 As at 30 September 2022  
 (Expressed in Jamaican dollars unless otherwise indicated)

	UNAUDITED AT 30 SEPTEMBER 2022 \$'000	UNAUDITED AT 30 SEPTEMBER 2021 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2021 \$'000
<b>Non-Current Assets</b>			
Property, plant and equipment	11,479	20,163	17,896
Investment properties	6,214,638	5,576,644	6,169,094
Right of use Asset	195,726	104,616	209,819
	<u>6,421,844</u>	<u>5,701,423</u>	<u>6,396,809</u>
<b>Current Assets</b>			
Receivables	19,720	31,651	37,190
Taxation recoverable	-	-	528
Cash and cash equivalents	78,629	111,099	81,696
	<u>98,349</u>	<u>142,751</u>	<u>119,414</u>
<b>Current Liabilities</b>			
Payables	20,378	40,905	16,037
Income tax payable	2,541	510	1,745
Current portion of borrowings	31,226	65,725	40,499
Current portion of lease liability	36,368	2,107	21,948
	<u>90,513</u>	<u>109,247</u>	<u>80,229</u>
<b>Net Current Assets</b>	<u>7,837</u>	<u>33,503</u>	<u>39,185</u>
	<u>6,429,680</u>	<u>5,734,926</u>	<u>6,435,994</u>
<b>Shareholders' Equity</b>			
Share capital	811,933	811,933	811,933
Capital reserve	238,379	238,379	238,379
Cumulative translation reserve	97,638	117,282	130,097
Retained earnings	4,290,497	3,696,884	4,251,683
	<u>5,438,447</u>	<u>4,864,478</u>	<u>5,432,092</u>
<b>Non-Current Liabilities</b>			
Borrowings	786,588	729,416	776,607
Lease Liabilities	169,956	106,423	192,637
Long term payable	34,689	34,608	34,658
	<u>991,233</u>	<u>870,448</u>	<u>1,003,902</u>
	<u>6,429,680</u>	<u>5,734,926</u>	<u>6,435,994</u>

Approved by the Board of Directors on November 7, 2022, and signed on its behalf by:

Melanie Subratie  
 Chairman

Blondell Walker  
 Director



Stanley Motta Limited

Unaudited Consolidated Statement of Changes in Equity

Quarter Ended 30 September 2022

(Expressed in Jamaican dollars unless otherwise indicated)

	Share Capital	Fair Value Reserve	Capital Reserve	Cumulative Translation Reserve	Retained Earnings/ (Accumulated Deficit)	Total
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Balance at 31 December 2020</b>	811,933	-	238,379	51,105	3,642,840	4,744,257
Net profit for the year					193,485	193,485
Other comprehensive income:						
Currency translation differences on net assets of foreign subsidiary				66,177		66,177
Total comprehensive income		-		66,177	193,485	259,662
Transactions with owners of the company:						
Dividend paid	-				(139,440)	(139,440)
<b>Balance at 30 September 2021</b>	811,933	-	238,379	117,282	3,696,884	4,864,478
<b>Balance at 31 December 2021</b>	811,933	-	238,379	130,097	4,251,683	5,432,092
Net profit for the year					173,707	173,707
Other comprehensive income:						
Currency translation differences on net assets of foreign subsidiary				(32,459)		(32,459)
Total comprehensive income		-		(32,459)	173,707	141,248
Transactions with owners of the company:						
Dividend paid	-				(134,893)	(134,893)
<b>Balance at 30 September 2021</b>	811,933	-	238,379	97,638	4,290,497	5,438,447



Stanley Motta Limited

Unaudited Consolidated Statement of Cash Flows

Quarter Ended 30 September 2022

(Expressed in Jamaican dollars unless otherwise indicated)

	<b>UNAUDITED</b>	<b>UNAUDITED</b>	<b>AUDITED</b>
	<b>AT</b>	<b>AT</b>	<b>YEAR ENDED</b>
	<b>30 SEPT 2022</b>	<b>30 SEPT 2021</b>	<b>31 DECEMBER</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>2021</b>
			<b>\$'000</b>
<b>Cash Flows from Operating Activities</b>			
Net profit	173,707	193,485	798,300
Adjusted for:			
Taxation	3,760	2,851	4,945
Depreciation	21,267	6,961	23,880
Impairment of financial assets	-	-	966
Interest income	(60)	-	(131)
Interest expenses	56,742	32,889	56,389
Revaluation gain on investment property	-	-	(553,986)
Exchange loss on foreign currency balances	19,681	7,868	13,725
	<u>275,097</u>	<u>244,053</u>	<u>344,088</u>
Changes in operating assets and liabilities			
Receivables	17,470	17,753	11,249
Payables	4,341	10,623	(24,454)
Long term payables	-	-	248
Cash provided by operating activities	<u>296,908</u>	<u>272,429</u>	<u>331,131</u>
<b>Cash Flows from Investing Activities</b>			
Addition to investment property	(72,331)	(22,720)	(45,818)
Interest received	60	-	130
Taxation paid	(2,557)	(2,851)	(3,355)
Cash used in investing activities	<u>(74,829)</u>	<u>(25,571)</u>	<u>(49,043)</u>
<b>Cash Flows from Financing Activities</b>			
Repayment of long-term loan	(25,924)	(24,812)	(20,625)
Dividend paid	(134,893)	(139,440)	(189,457)
Interest Paid	(56,742)	(32,889)	(56,389)
Cash (used in)/provided by financing activities	<u>(217,559)</u>	<u>(197,141)</u>	<u>(266,471)</u>
Effect of exchange rate changes on cash and cash equivalents	(7,587)	7,162	11,858
Increase in net cash and cash equivalents	<u>(3,067)</u>	<u>56,878</u>	<u>27,475</u>
Cash and cash equivalents at beginning of year	81,696	54,221	54,221
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD/ YEAR</b>	<u><u>78,629</u></u>	<u><u>111,099</u></u>	<u><u>81,696</u></u>



Stanley Motta Limited

Notes to the Unaudited Financial Statements

As at 30 September 2022

(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 31 December 2021. These financial statements are expressed in Jamaican Dollar which is the currency of the primary economic environment in which the company operates.

3. Earnings per Share

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





	<b>UNAUDITED NINE (9) MONTHS ENDED 30 SEPT 2022</b>	<b>UNAUDITED NINE (9) MONTHS ENDED 30 SEPT 2021</b>	<b>UNAUDITED QUARTER ENDED 30 SEPT 2022</b>	<b>UNAUDITED QUARTER ENDED 30 SEPT 2021</b>	<b>AUDITED YEAR ENDED 31 DECEMBER 2021</b>
Net profit attributable to ordinary shareholders (\$'000)	173,707,304	193,484,887	63,260,863	82,847,212	798,300,000
Weighted average of number of ordinary shares in issue at the end of the period	757,828,490	757,828,490	757,828,490	757,828,490	757,828,490
Basic earnings per share	0.23	0.26	0.08	0.11	1.05



## Stanley Motta Limited

### Shareholders Profile

As at 30 September 2022

Ten Largest Shareholders	Number of Shares
1. Stony Hill Capital Limited	113,844,873
2. Caona Investments Limited	75,782,849
3. PAM – Pooled Equity Fund	74,036,278
4. General Accident Insurance Company Ja. Ltd.	73,591,200
5. PAM- JPS Employees Superannuation Ltd	65,913,300
6. Sagicor Life - Lascelles Demercado Defined Contribution Fund	52,284,916
7. VMWealth Property Fund	39,482,726
8. Perseverance Limited	37,891,425
9. VMWealth Equity Fund	35,222,611
10. NCB Insurance Agency and Fund Managers Ltd. WT161	28,248,000

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	350,000
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