



STANLEY MOTTA LIMITED

UNAUDITED FINANCIAL STATEMENTS

QUARTER ENDED 31 DECEMBER 2022



Stanley Motta Limited
Unaudited Financial Statements
Quarter Ended 31 December 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 31 December 2022.

The highlights are as follows:

- Revenue for the year ended 31 December 2022 increased by 1.4% from J\$492.6M to J\$499.5M over the corresponding period of the previous year. This was driven by an increase in rental rates for a third of the space and the net effect of a movement in the Jamaican dollar during the year. Revenue for the quarter remained fairly stable in comparison to similar period in 2021.
- Administrative expenses for the year decreased by 18.3% compared to 2021, moving from J\$156.7M to J\$128M. There was a 30.5% decrease for the quarter ended 31 December 2022 when compared to the same quarter of the prior year.
- Foreign Exchange losses for the period showed a significant decrease of 80.8%, moving from J\$46.5M in 2021 to J\$9M in 2022. This is as a result of the successful refinancing of the USD loan for a JMD loan in the first quarter of 2022.
- Net Operating Income (NOI) increased 10.1% year over year, moving from J\$305.6M in 2021 to J\$336.5M in 2022. As a result, our operating margin as at 31 December 2022 remained strong at 65.9%.
- Funds from Operations (FFO) of J\$294.9M was generated YTD 31 December 2022 compared to J\$268.2M generated for the same period of the prior year, a 10% increase.
- Net Profit Margin for the YTD period ended 31 December 2022 stands at 154.4% compared to 149.8% for the corresponding period in the prior year. This is as a result of the Revaluation Gains on Investment Property. Without these gains, the Net Profit Margin would have been 50.4% for the YTD period versus 45.9% for prior year.
- Earnings Per Share which is calculated as profit after tax divided by the weighted average number of shares was J\$1.04 for YTD period ended 31 December 2022 compared to J\$1.05 for the corresponding period of the previous year.
- The value of Investment Property stands at \$6.9B as at 31 December 2022 compared to \$6.2B as at 31 December 2021.
- With the strategic management of the company's resources, the shareholder's equity increased by 10.7%, moving from \$5.4B to \$6B, year over year.
- Finance Costs of \$74.4M for 2022 includes a one time cost relating to the refinancing of the USD loan. It also includes non-cash adjustments relating to IFRS 16 (Leases). The company remains in a strong financial position and is committed to ensuring continued increase in value and returns to shareholders.

Melanie Subratie
Chairman

Blondell Walker
Chairman (Audit Committee)



Stanley Motta Limited

Unaudited Consolidated Statement of Comprehensive Income

As at 31 December 2022

(Expressed in Jamaican dollars unless otherwise indicated)

	UNAUDITED TWELVE (12) MONTHS ENDED 31 DECEMBER 2022 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2021 \$'000	UNAUDITED QUARTER ENDED 31 DECEMBER 2022 \$'000	UNAUDITED QUARTER ENDED 31 DECEMBER 2021 \$'000
Revenue	499,450	492,620	126,026	125,954
Other operating income	11,388	40,132	1,012	6,339
Depreciation charge	(37,388)	(23,880)	(16,120)	(7,727)
Exchange gain/(loss)	(8,937)	(46,528)	10,743	(30,756)
Administrative expenses	(127,963)	(156,697)	(19,052)	(27,426)
Operating Profit	<u>336,549</u>	<u>305,648</u>	<u>102,609</u>	<u>66,384</u>
Finance cost	(74,362)	(56,389)	(17,620)	(11,402)
Revaluation gain on investment property	531,134	553,986	531,134	660,145
Profit before taxation	<u>793,321</u>	<u>803,245</u>	<u>616,123</u>	<u>715,127</u>
Taxation	(4,659)	(4,945)	(899)	(820)
Net Profit/(Loss)	<u>788,662</u>	<u>798,300</u>	<u>615,223</u>	<u>714,307</u>
Other Comprehensive Income				
Items that may be subsequently reclassified to the profit or loss:				
Unrealised losses on securities classified as FVOCI				
Currency translation differences on net assets of foreign subsidiary	(16,549)	78,992	15,910	7,080
	<u>(16,549)</u>	<u>78,992</u>	<u>15,910</u>	<u>7,080</u>
Total Comprehensive Income	<u>772,113</u>	<u>877,292</u>	<u>631,134</u>	<u>721,387</u>
Earning per stock unit for profit attributable to the equity holders of the Company during the year	<u>1.04</u>	<u>1.05</u>	<u>0.81</u>	<u>0.94</u>



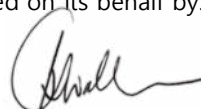
Stanley Motta Limited
 Unaudited Consolidated Statement of Financial Position
 As at 31 December 2022
 (Expressed in Jamaican dollars unless otherwise indicated)

	UNAUDITED YEAR ENDED 31 DECEMBER 2022 \$'000	AUDITED YEAR ENDED 31 DECEMBER 2021 \$'000
Non-Current Assets		
Property, plant and equipment	9,660	17,896
Investment properties	6,861,495	6,169,094
Right of Use Asset	181,490	209,819
	<u>7,052,646</u>	<u>6,396,809</u>
Current Assets		
Receivables	16,883	37,190
Taxation recoverable	-	528
Cash and cash equivalents	143,356	81,696
	<u>160,239</u>	<u>119,414</u>
Current Liabilities		
Payables	23,797	16,037
Dividend Payable	56,837	-
Income tax payable	2,938	1,745
Current portion of lease liability	23,311	21,948
Current portion of borrowings	37,073	40,499
	<u>143,957</u>	<u>80,229</u>
Net Current (Liabilities)/Assets	<u>16,282</u>	<u>39,185</u>
	<u>7,068,928</u>	<u>6,435,994</u>
Shareholders' Equity		
Share capital	811,933	811,933
Capital reserve	238,379	238,379
Cumulative translation reserve	113,548	130,097
Retained earnings/(accumulated deficit)	4,848,615	4,251,683
	<u>6,012,475</u>	<u>5,432,092</u>
Non-Current Liabilities		
Borrowings	772,928	776,607
Lease Liability	171,734	192,637
Long term payable	111,791	34,658
	<u>1,056,453</u>	<u>1,003,902</u>
	<u>7,068,928</u>	<u>6,435,994</u>

Approved by the Board of Directors on February 14, 2023, and signed on its behalf by:



Melanie Subratie
 Chairman



Blondell Walker
 Chairman (Audit Committee)



Stanley Motta Limited

Unaudited Consolidated Statement of Changes in Equity

Quarter Ended 31 December 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
Balance at 31 December 2020	811,933	-	238,379	51,105	3,642,840	4,744,257
Net profit for the year					798,300	798,300
Other comprehensive income:						
Currency translation differences on net assets of foreign subsidiary				78,992		78,992
Total comprehensive income		-		78,992	798,300	877,292
Transfer of gain on disposal of Investment Securities						-
Transactions with owners of the company:						
Dividend paid					(189,457)	(189,457)
Balance at 31 December 2021	811,933	-	238,379	130,097	4,251,683	5,432,092
Balance at 31 December 2021	811,933	-	238,379	130,097	4,251,683	5,432,092
Net profit for the year					788,662	788,662
Other comprehensive income:						
Currency translation differences on net assets of foreign subsidiary				(16,549)		(16,549)
Total comprehensive income		-		(16,549)	788,662	772,113
Transactions with owners of the company:						
Dividend paid	-				(191,731)	(191,731)
Balance at 31 December 2022	811,933	-	238,379	113,548	4,848,615	6,012,475



Stanley Motta Limited

Unaudited Consolidated Statement of Cash Flows

Quarter Ended 31 December 2022

(Expressed in Jamaican dollars unless otherwise indicated)

	UNAUDITED	AUDITED
	YEAR ENDED 31 DECEMBER 2022	YEAR ENDED 31 DECEMBER 2021
	\$'000	\$'000
Cash Flows from Operating Activities		
Net profit	788,662	798,300
Adjusted for:		
Taxation	4,659	4,945
Depreciation	37,388	23,880
Impairment of Financial Assets	-	966
Interest income	(78)	(131)
Interest expenses	74,362	56,389
Revaluation gain on investment property	(531,134)	(553,986)
Exchange loss on foreign currency balances	8,937	13,725
	<u>382,797</u>	<u>344,088</u>
Changes in operating assets and liabilities		
Receivables	20,835	11,249
Payables	8,953	(24,454)
Long term payables	50,489	248
Cash generated from operating activities	<u>463,074</u>	<u>331,131</u>
Taxation paid	(3,467)	(3,355)
Cash provided by operating activities	<u>459,607</u>	<u>327,776</u>
Cash Flows from Investing Activities		
Purchase of property, plant and equipment	-	-
Addition to investment property	(80,830)	(45,818)
Interest received	78	130
Cash used in investing activities	<u>(80,752)</u>	<u>(45,688)</u>
Cash Flows from Financing Activities		
Repayment of Long Term Loan	(29,848)	(20,625)
Dividend paid	(191,731)	(189,457)
Interest Paid	(74,362)	(56,389)
Cash (used in)/provided by financing activities	<u>(295,940)</u>	<u>(266,471)</u>
Effect of exchange rate changes on cash and cash equivalents	(21,254)	11,858
Increase in net cash and cash equivalents	<u>61,660</u>	<u>27,475</u>
Cash and cash equivalents at beginning of year	<u>81,696</u>	<u>54,221</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD/ YEAR	<u><u>143,356</u></u>	<u><u>81,696</u></u>



Stanley Motta Limited

Notes to the Unaudited Financial Statements

As at 31 December 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.



	UNAUDITED TWELVE (12) MONTHS ENDED 31 DEC 2022	AUDITED YEAR ENDED 31 DEC 2021	UNAUDITED QUARTER ENDED 31 DEC 2022	UNAUDITED QUARTER ENDED 31 DEC 2021
Net profit attributable to ordinary shareholders (\$'000)	788,662,225	798,299,750	615,223,379	714,306,737
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
Basic earnings per share	1.04	1.05	0.81	0.94



Stanley Motta Limited
 Shareholders Profile
 As at 31 December 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	75,110,585
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