




FirstRock
REAL ESTATE

SOLID

2022

Annual Report

An aerial, black and white photograph of a construction site. In the upper left, a tall building is under construction, showing a grid of windows. A large lattice crane stands in the center-right. The ground is a mix of dirt, concrete, and construction materials. In the lower right, there are several smaller, rectangular structures, possibly temporary site offices or storage units. The overall scene depicts an active urban development project.

“If you want to succeed, you should strike out on new paths, rather than travel the worn paths of accepted success.”

- John Rockefeller



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Vision

The Caribbean's most Shareholder-centric real estate investment holding company.

Mission

To capitalize on real estate investment opportunities, which will enable us to constantly increase Shareholder value and deliver above-average returns.



Key Performance Highlights



TOTAL ASSETS

US\$60M

33% INCREASE OVER PRIOR YEAR

NET PROFIT ATTRIBUTABLE
TO SHAREHOLDERS

US\$4.05M

34% INCREASE OVER PRIOR YEAR



SHAREHOLDERS' EQUITY

US\$36M

11% INCREASE OVER PRIOR YEAR



RETURN ON
AVERAGE EQUITY



12%

EFFICIENCY
RATIO

50%





Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 4th Annual General Meeting of **FIRST ROCK REAL ESTATE INVESTMENTS LIMITED** (“The Company”) will be held in person and will also be live streamed using the Zoom Video Conferencing Platform on the 09th day of June 2023 from Rodney Bay, Gros Oslet, Saint Lucia at 8:30am (AST/SLU) to consider, and if thought fit, to pass the following resolutions:

Ordinary Business: Resolutions 1-5

1. To receive the audited accounts for the year ended 31st December 2022

Resolution 1- Audited Accounts

“THAT the audited accounts for the year ended 31 December 2022 together with the reports of the Directors and Auditors thereon be and hereby adopted.”

2. To ratify interim dividend payments and declare them final

Resolution 2- Interim Dividend

“THAT the interim dividends totalling US\$113,290.00 paid in 2022 be and are hereby ratified and declared as final and that no further dividend be paid in respect of the year under review.”

3. To elect Directors

The directors retiring by rotation pursuant to Article 101 of the Articles of Incorporation are Alton Morgan and Douglas Halsall, both of whom being eligible offer themselves for re-election.

Resolution 3(i) – Re-election of Alton Morgan

“THAT the retiring Director, Alton Morgan be and is hereby re-elected as a Director of the Company.”

Resolution 3(ii) – Re-election of Douglas Halsall

“THAT the retiring Director, Douglas Halsall be and is hereby re-elected as a Director of the Company.”

4. To approve the remuneration of the directors

Resolution 4 – Directors’ Remuneration

“THAT the amount included in the Audited Accounts of the Company for the year ended 2022 as remuneration for their services as Directors be and is hereby approved.”

5. To re-appoint Auditors and fix their remuneration

Resolution 5 – Appointment and Remuneration of Auditors

“THAT Ernst and Young, Chartered Accountants have agreed to continue in office as Auditors, be and are hereby re-appointed Auditors for the Company to hold office until the conclusion of the next Annual General Meeting at a remuneration to be fixed by the Directors of the Company.”

Special Resolution

BE it resolved as a Special Resolution that the Directors of the Company are hereby authorized to list, de-list or cross list the Ordinary Shares of the Company on any Stock Exchange which in the Director’s opinion is advantageous to the Company in accordance with the applicable laws of the relevant jurisdiction and that the Directors of the Company be and are hereby authorized and directed to amend the Articles of the Company and do all things necessary or desirable to give effect to same.

Dated the 28th April, 2023
By Order of the Board

Secretary
Finsec Limited

NOTES

This AGM is being held as a “hybrid” meeting and you may attend in person physically at the venue, or by electronic means or by proxy.

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote in his/her place. Such proxy could be chosen from the following list of Directors (and Company Secretary) who have indicated that they intend to attend the AGM:

- A. Norman Reid, Chairman
- B. Annalee Augustin, for Finsec Ltd., Company Secretary

Or alternatively, a member may appoint a person of his/her choice who has been granted the right to attend the meeting physically after having been registered for attendance.

A corporate shareholder may, instead of appointing a proxy, appoint a corporate representative in accordance with Article 78 of the Company’s Articles of Association.

2. A member must complete and return his/her Form of Proxy to the Registrar of the Company, Sagicor Corporate Services (“SCS”), using one of the following methods, not less than 48 hours before the Meeting:

- A. by hand delivery to SCS at 17 Dominica Drive, Kingston 5, Jamaica, W.I.; or
- B. by post addressed to SCS at 17 Dominica Drive, Kingston 5, Jamaica, W.I.; or
- C. by email: to the Registrar at sbj_registrar@sagicor.com.

A suitable Form of Proxy is enclosed for your convenience.

Corporate Structure





Business Brief

First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) was incorporated in 2017 as an International Business Company (IBC). The company operates under the International Business Companies Act and is listed on the Jamaica Stock Exchange (JSE). The main objective of the company is to pursue opportunities within the real estate sectors across the Caribbean and Latin American region.

The main income segments of its operations are:

- Real Estate Rental Income (Commercial & Residential)
- Real Estate Development (Commercial & Residential)
- Real Estate Capital Gains Transactions
- Real Estate Linked Instruments

The Company has subsidiaries in the United States, Cayman Islands, Costa Rica and Jamaica through which it holds its various real estate and liquid assets.



Chairman's Report

The financial year 2022 has been a phenomenal one for FREI. The company continued its expansion across the region by executing on real estate transactions in line with its mission. Segments including real estate development, rental income properties and real estate structured finance all exhibited positive results thereby improving the financial performance of the company year on year.

- *Increase in revenues by 77%.
- *Increase in net profit by 34%.
- *Increase in Shareholders' equity by 11% (organic)
- *Increase in Total Assets by 33 1/3%.

The growth in our balance sheet continues to be our primary focus metric. FREI is registered, domiciled and operates in St Lucia. We have assets in multiple jurisdictions, inclusive of the Cayman Islands, Costa Rica, Jamaica and the United States.

Having a strong purpose is the fulcrum of our existence. This purpose is what drives our company, and we are indeed happy to see the investments being undertaken in infrastructure in several jurisdictions. This will serve as a fillip to the expansion plans of FREI. Looking ahead, we will continue to manage our asset allocation to ensure that we are mitigating against likely risks.

We continue to be pleased with the management of our affairs by the First Rock Group in Jamaica. The pipeline of real estate transactions is healthy and expansive, which will allow them to cherry pick from those transactions. The year 2023 will see us expanding our footprint in St Lucia and Costa Rica.

On behalf of the Board of Directors and on my own behalf, I thank the First Rock Group, its board and employees for their hard work and commitment over the past year. Our strategic focus is clear, and we will continue to steer this company in a way you can all be proud of.



Norman Reid J.P.
Chairman



FirstRock
REAL ESTATE

Board of Directors





Norman Reid J.P. Chairman

Mr. Norman Reid is the Chairman of First Rock Real Estate Investments. He is a career Banker and has served the Financial Services Sector for over 40 years with his most recent post being Senior Assistant General Manager for Retail Banking at NCB. His expertise includes Risk Management, Leadership, Sales Management and Governance. He serves as a Director at the EXIM Bank, Access Financial Services and Growth Tech Limited. He also chairs the Sub-Committees of these Boards.

Norman holds a BA in Banking and Finance, a Diploma in Banking (ACIB) and a Diploma in Retail Banking from the BAI (BANK Administration Institute) USA. He is also a Fellow at the Institute of Banking and Financial services in the UK. Mr. Reid was also appointed as a mentor to the Emerging Leader Initiative administered by the Bank Administration Institute.



Alton E. Morgan Deputy Chairman

Mr. Alton E. Morgan is an Attorney-At-Law with over 35 years' experience. He is the Managing Partner for Alton E. Morgan & Company. The practice of the firm includes Real Estate law, Arbitration as well as other areas related to Property law.

Mr. Morgan is regarded as one of Jamaica's leading real estate attorneys and is a constant resource as it regards conveyancing and property development. He has acted on some of Jamaica's largest real estate transactions and serves on numerous private sector boards.



Douglas Halsall O.D. Director

Mr. Douglas Halsall, O.D. has spent the last 40 years leading the development of information technology in Jamaica and has consequently been associated with many firsts such as implementing the first ATM in Jamaica and the computerization of many companies within the Health, Insurance and Tourism sectors, among others.

Mr. Halsall founded Advanced Integrated Systems Limited (AIS) in 1987 and currently serves as its Chief Executive Officer. Throughout his executive career, Mr. Halsall has amassed a great deal of experience in leading many cutting-edge technology companies across several industries. Mr. Halsall has a solid reputation for his visionary leadership in technology and his unique style of management. In 2005, the Government of Jamaica, supported by the Opposition, recognized his contribution to technology by conferring on him an Order of Distinction, one of Jamaica's highest national awards.



York Page Seaton C.D. Director

Mr. York Page Seaton is a qualified engineer, chairman and CEO for Y.P Seaton & Associates Company Limited. He founded this entity in 1969 and is regarded as one of the leading companies in construction development and engineering in Jamaica and the wider Caribbean.

Mr. Seaton has been conferred with the Order of Distinction (O.D.) by the Government of Jamaica and is a Justice of the Peace.



Michael Banbury

Co-Founder and Director

Dr. Michael Banbury is the Director and Co-founder of FirstRock Group. He is a Medical Doctor with a specialty in Primary Care and Diabetology. Dr. Banbury is a graduate of the University of the West Indies School of Medicine where he earned his Bachelor of Medicine and Surgery (M.B.B.S) and the Wharton Business School where his focus was in Distressed Asset Investing. He is also a Fellow of the Royal Society for Public Health (F.R.S.P.H).

Dr. Banbury serves at the Board level of various Private and Public sector entities and brings a wealth of management and business development experience. He is a Director of Dolla Financial Services Limited, and the Chairman of First Rock Private Equity and Medical Associates Hospital.



Natalie E. G. Augustin

Director

Ms. Natalie Augustin is a senior Attorney, who was called to the Bar in 1996 and commenced her practice in Saint Lucia in 1997. In her 25 years of practice, Natalie has developed her skills in the areas of international financial services, structuring and registration of condominiums and private developments, mergers and acquisitions, company formations, conveyancing, trusts, wills and administrations. Ms. Augustin is a member of the Society of Trust & Estate Practitioners (STEP) and a Committee member of the Bar Association of St. Lucia. She is also the Company Secretary for FirstRock Real Estate Investments Limited.



FirstRock
— GROUP —

Board of Directors





Ryan Reid
Co-Founder &
Executive Chairman

Ryan Reid is the Executive Chairman and Co-Founder of the FirstRock Group. Mr. Reid has over fourteen years of experience in the real estate and financial sectors. He is also the director and principal of Growth Tech Limited (a local technology company), Innovative systems, Bumble Bee Digital Agency Limited, Dream Entertainment Limited, Xodus Carnival Company, Century 21 Properties, Yes lyah Limited, Dolla Financial Services, Ultra Financier and Medical Associates Hospital Limited.

He has also held directorships on various Government of Jamaica Boards. He is currently the Chairman of the National Education Trust and Director of the Water Resources Authority appointed by the Government of Jamaica. Ryan is also a Justice of the Peace for the parish of St Andrew.



Michael Banbury
Co-Founder &
Deputy Chairman

Dr. Michael Banbury is the Director and Co-founder of FirstRock Group. He is a Medical Doctor with a specialty in Primary Care and Diabetology. Dr. Banbury is a graduate of the University of the West Indies School of Medicine where he earned his Bachelor of Medicine and Surgery (M.B.B.S) and the Wharton Business School where his focus was in Distressed Asset Investing. He is also a Fellow of the Royal Society for Public Health (F.R.S.P.H).

Dr. Banbury serves at the Board level of various Private and Public sector entities and brings a wealth of management and business development experience. He is a Director of Dolla Financial Services Limited, and the Chairman of First Rock Private Equity and Medical Associates Hospital.



Marjorie Seebaran Director

Marjorie Seebaran is a retired career Banker. She has a wealth of experience in banking and finance. Her most recent post was General Manager for Corporate Banking at National Commercial Bank Jamaica Limited. She was also the Executive Director for the University of the West Indies – May 1997- November 2002 and previously she also held the position of the Senior Vice President of JP Morgan Chase up until November 1995.

Mrs. Seebaran studied at New York University as she pursued her Master of Business Administration (M.B.A), Finance.



Edwin Wint Director

Edwin Wint is currently the Chairman & CEO at Better Homes and Gardens Real Estate Jamaica. He is a Real Estate executive with broad experience in real estate valuation, Real estate investment consulting and real estate sales. His specialties are Facilities Management Consulting. He was a Director of Real Estate Board and Commission for Strata Corporations up until May 2018. He has also served as the President of the Realtors Association of Jamaica.

Mr. Wint is the holder of a Master of Business Administration (MBA), Post Graduate Diploma Construction Project Management, Construction & Real Estate from the University of Reading/ College of Estate Management. He is a certified International Property Specialist, Real Estate and has a Diploma in Land Economy & Valuation Surveying from the University of Technology and a BA from the University of the West Indies.



Macro Economic and Real Estate Sector Overview



After twenty-two months of a global financial downturn, Jamaica can finally state, with confidence, that we are on the heels of economic recovery for 2022/2023. According to the Minister of Finance and the Public Service, Dr. the Hon. Nigel Clarke, data from the Planning Institute of Jamaica (PIOJ) indicates that by December 2022, Jamaica not only achieved but surpassed pre-COVID levels of growth, which is one fiscal year ahead of projections.

The Minister, who was opening the 2023/24 Budget Debate on Tuesday March 7, 2023, in the House of Representatives, said the economy officially grew by 5.8% in the third quarter of 2022; 4.8% in the second quarter; and 6.5% in the first quarter. The IMF estimated that the Jamaican GDP would increase by 5.7% for the year 2022. On the other hand, the Bank of Jamaica estimates GDP growth between 2% and 4% for the period 2021 to 2024. In addition, the Minister said the current levels of unemployment are lower than the historic lows achieved immediately prior to the COVID-19 pandemic. Over 150,000 persons lost their jobs during the pandemic, and job creation and restoration have since surpassed that figure. April 2022 figures show employment at 1,269,300, which is the highest number of persons holding jobs in Jamaica's recorded history.

The PIOJ posited that the real value added for construction decreased by 2.2%, which is mainly reflected by contraction in other construction and building construction categories, which outweighed an estimated increase in building construction. The industry's performance was reflected in a 2.7% real decrease in the sales of construction-related inputs. This decline was largely due to a decrease in major expenditure on civil engineering activities, which is not necessarily a reflection of the residential, commercial, and industrial real estate which saw major growth. The growth in building construction was driven mainly by the performance of the residential component, supported by a 103% increase in housing started by the NHT, as well as a 23.9% increase in the value of mortgage disbursed.

The real estate market continues to flourish post covid, with an increase in the number of units being placed on the market, and new developments on the rise. Information was gathered from the KSMA who indicated that there was a significant increase in building approval submissions for high-rise developments in the fourth quarter of 2022. Jamaica is now moving towards new zoning laws that will allow for buildings to exceed twenty floors. "The Ascent", situated at 1B Oxford Road will be a 27-storey building conceptualized by Stratosphere Development Limited. StudioOH Core Limited (Architects) highlighted that the historic building will have "multiple storeys of luxury" including a five-star hotel with first world amenities and attractions available for residential and premium commercial use. Additionally, Ripton Contracting Jamaica is currently in the process of constructing a 20-storey tower in Kingston and will become Jamaica's tallest building until the Ascent is completed. Overall, despite the increase in price for construction materials and difficulties experienced in the supply chain due to Covid 19, the market has largely remained unrelenting even with an increase in price points of units.

Regarding commercial developments, the real estate market has shown an increase in demand, especially for investment worthy greenfield and brownfield properties in urban centers and their environs. There is also an increase in demand for commercial properties outside the major city sites as more investors have started to look beyond the more populated and conventional areas with a view to expand development in more accessible areas. Prime examples are the Morant Bay Urban Centre (which broke ground during Covid in 2022) and developments in Drax Hall, St Ann. With the expansion of the BPO sector as well as inclusion of corporate property developers, construction of commercial properties remains a

lucrative option. Despite the negative impact following the pandemic, the 2023 real estate market is expected to be a steady and safe investment in Jamaica with capital and income remaining high, and experts optimistic about the continued growth of the market.

The demand for apartments in gated communities remains strong and the sector has expanded to increase the supply to match said demand. It has been reported that sales for 2022 increased over the previous year; this increase is seen mostly in the high and middle-end development of the sector. This is a direct result of a real estate market that has a high demand and reflects high performance with the number of apartments and townhouses in demand increasing significantly. Housing needs on the North Coast, particularly St. Mary, St. Ann, and Trelawny have seen a significant increase while fetching higher prices than expected on properties on the beach and coastal front.

Typically, the average selling prices of homes within the market are between \$30 million and \$45 million dollars as both supply of inventory and demand levels continue to equalize. This trajectory will lead to a balanced real estate market which is of high performance and will further benefit from the restructuring of NHT mortgage increase to J \$7.5 million per contributor and up to three contributors participating in a single purchase. Additionally, the increase in the number of hotels being developed on the Northern belt of the island will grow the demand for middle-end residential solutions.



CAYMAN ISLANDS

The Cayman Islands is an international financial center, known for investment funds, banking, insurance and other financial services. The main industries are financial services, tourism, real estate sales and development. Cayman's real GDP increased by an estimated 3.8% during the first quarter of 2022, an acceleration relative to the 0.4% growth estimated in the first quarter of 2021. The economic performance was broad-based, with the acceleration largely reflecting a recovery in tourism and transportation-related sectors. Cayman's economy is estimated to have expanded in GDP by 3.4% in the year 2022 despite the projected effects of the COVID-19 pandemic. The Consumer Price Index rose by 11.2%, mainly due to increases in fuel-related sectors such as electricity, gas, other fuels, and transport. Work permits increased by 17.8% to 29,294, while civil service employment rose by 1.3%. Caymanian staff increased by 1.9% while non-Caymanian civil servants declined by 0.2%.

According to Cayman's Quarterly Economic Report, during the first quarter of 2022 the number and value of foreclosed properties continued to decline. The value of building permits fell by 59.4%, while project approvals rose by 39.3%. The value of property transfers increased by 37.7%. The total outstanding debt of the central government in the last year decreased from CI\$243.9 million to CI\$210 million which indicates a 10.6% increase. Economic activity in the real estate sector also remained robust during this first quarter, with an estimated growth of 5.2%. Growth in construction saw an estimated growth of 1.8%. The other sectors to improve were government services (2.0%), agriculture and fishing (4.4%), mining and quarrying (1.5%) and manufacturing (1.6%). The economic performance in the first quarter supports the macroeconomic outlook for the calendar year 2022, with economic activity measured by real GDP projected to expand by 3.4%. Not-

withstanding, there is some downside risk to the forecast as continued tightening of monetary policy in developed markets could dampen the recovery in tourism. The link between Cayman's interest rates and that of the US could also lead to excessive borrowing costs locally and inhibit local demand.

According to the first quarterly economic report, indicators of construction intentions were mixed during the first quarter of 2022. While project approval value increased, the value of building permits declined by 59.4% to CI\$90.0M. This decline reflected contractions in most sectors. The value of non-residential permits declined by 74.9% to CI\$29.1M, led by a reduction in the hotel category. The contraction in the category reflected the non-recurrence of a large-scale hotel project approved in the previous quarter. The value of residential permits (houses and apartments) declined by 42.2% for the first quarter, this was due to a reduction in the value of permits for apartments which fell by 69.4%, or CI\$50.5 million. In contrast, the value of permits for houses increased by 18.5% or CI\$6.0 million. The industrial and 'other' categories also declined by 7.5% and 41.6%, respectively. In contrast, the value of permits in the commercial sector rose by 18.5% (or CI\$1.7 million), while the value of government permits rose by CI\$1.3 million. Consistent with the decline in value, the total number of building permits fell by 22.9% to 262.

Single family homes and apartment permits showed strong growth for the period and contributed greatly to the total value of project approvals as there was an increase of 39.3% to CI\$198.1 million. Commercial, industrial and government categories also increased by CI\$12.3 million, CI\$6.6 million and CI\$6.5 million, respectively.

The real estate sector showed sustainable growth in value and volume for the first quarter of 2022. The value of traded properties grew to CI\$353.7 million, an increase of 37.7% relative to the same period of 2021. The expansion in traded properties was driven by a 39.0% increase in freehold transfers, which rose to CI\$347.1 million. In contrast, leasehold transfers fell by 6.7% to CI\$6.7 million. The total number of property transfers rose by 1.9%, or 15 properties to 823. The number of freehold transfers increased by 29 to 780, while leaseholds declined by 14 to 43.

The outlook for Cayman's real estate market is positive as day-to-day starts resuming pre-pandemic conditions. One real estate agent predicts that with travel to Cayman becoming easier due to the relaxation of COVID-19 restrictions, Cayman's tourism and population will increase thereby fueling a demand for rental properties within the island. It was estimated that during 2022, rental rates will initially stabilize before increasing for key locations.



Costa Rica is considered an upper middle-income country and has seen steady economic growth for the past 25 years. Costa Rica is also described as a global leader in environmental policies and accomplishments, which has helped the country build its Green Trademark making Costa Rica the only tropical country in the world to have reversed deforestation. Its literacy rate is one of the highest in the region, which is a direct influence of foreign investments such as Microsoft. The success of the country in recent decades is also reflected in its strong indicators of human development, which is higher than other countries in the region and has also contributed to the country climbing the global ranks.

However, despite fiscal and environmental accomplishments, the negative impacts of the pandemic continue to ripple through the Costa Rican economy even as it partially recovers from 2020, when the country saw its sharpest economic contraction in decades resulting in high unemployment and rising poverty (World Bank, 2021). The increase in expenditure by the government, which sought to manage the financial crises brought on by the pandemic, resulted in a collapse in revenue. It is also reported that the unemployment rates surpassed 20% or almost doubled, in mid-2020.

A strong economic performance in 2021 and spending discipline enabled a faster than expected fiscal consolidation and allowed the labor market and social outcomes to improve. The GDP recovered 7.8% in 2021 after the largest drop in four decades in 2020. A strong rebound in manufacturing, particularly of medical equipment, and a gradual recovery in services and agriculture lifted GDP above pre-crisis levels. The poverty rate (US\$6.85, in 2017 PPP) declined quickly to 14.3% in 2021 as the economy recovered. However, new external pressures, including high international energy prices, food prices and tighter financing conditions, are starting to slow down economic activity.

Growth is expected to average at 3.3% in 2022 and 2.7% in 2023, reflecting the challenging external environment, but should rebound to around 3.2% in 2024 supported by Costa Rica's dynamic exporting sectors. Inflation is partially offsetting the effects of economic growth and putting the purchasing power of the lowest income groups under strain. Considering current compensating social assistance measures, poverty (US\$6.85 line, 2017 PPP) is estimated to have decreased modestly to 14.1% in 2022. As a small open economy, Costa Rica is highly vulnerable to external shocks, including global inflationary pressures and tighter financing conditions, therefore increasing the uncertainty of the economic outlook both at the macro and household-level. Additional announced reforms, such as reduction of tax expenditures and reduced fragmentation of social programs, are critical to reinforce fiscal consolidation and create buffers against shocks while protecting the poor and implementing a well targeted, effective, and flexible social protection policy.

The Gross Domestic Product (GDP) in Costa Rica was worth US\$64.28 billion in 2021, according to official data from the World Bank. The GDP value of Costa Rica represents 0.03% of the world economy. Costa Rica's GDP rose to above pre-COVID levels with a strong rebound in the manufacturing and services and agriculture sectors. The services industry and in particular, the tourism sector is expected to gain momentum and add to the country's economic recovery in 2023 as the impact of the pandemic dissipates and travelers to the island increases. In 2022, Costa Rica received 2.3 million tourists, with the United States being the number one issuer of visitor's visas (1.2 million visitors), followed by the United Kingdom, Germany, France, and Spain. This represents a 70% increase in the number of visitors to Costa Rica in 2021. Costa Rica's record for tourists was in 2019 when the country received 3.1 million visitors and was slated to have an even bigger year in 2020. The growth in 2022 confirms the trend of positive development returning to this country's tourism sector.

Costa Rica's real estate sector was not spared by the pandemic. However, it has been noted that there has been a shift in the needs of the final consumer. The final consumer now looks for a 'space equipped with the highest and most sophisticated state of the art technology.' Real Estate investments have continued to thrive especially in these zones and remain strong post pandemic. Additionally, there has been a surplus in long term and vacation rentals within the real estate market in the island as investors seek to capitalize on the growth of the tourism sector.

In recent years, Costa Rica, as well as other Central American countries, have seen an influx of major international companies such as Microsoft, and Hewlett-Packard. This influx is associated with the high literacy seen throughout the countries and the availability of human resources. This is further enhanced by the government's efforts to create several tax benefits to overseas investors and the establishment of special economic zones. FirstRock's vision is to align itself with these major entities and to gain value that can be achieved from the real estate sector. As a result of this, we remain aggressive in our pursuit of beneficial real estate investment opportunities within the country, with our primary target being centered around the commercial space.



The world's largest economy contracted by 3.5% in 2020, the worst decline since the second world war, and the first annual contraction since the great recession in 2009 considering the effects of the COVID-19 pandemic. Unemployment reached a record high of 14.7% in April 2020, which fell to 6.7% in December, a sign that the economy is gradually recovering.

Real estate is one of the driving forces of Florida's economy. The continued aftereffects of the novel Coronavirus have resulted in increased interest and inflation rates which negatively affected the housing industry. In the second quarter of 2022, the US economy grew at a 2.6% annual rate from, breaking two straight quarters of contraction and overcoming high inflation and interest rates. Consumer spending expanded at a 1.4% annual rate for the same period, down from 2% in the second quarter. Last quarter's growth got a major boost from exports and government spending, which grew at a rate of 14.4% and 2.4% annually respectively. Stronger exports and consumer spending, backed by a healthy job market, helped restore growth to the world's biggest economy at a time when worries about a possible recession were rising.

The real estate economy, however, started to regain its balance in the third quarter of 2022, with an increase in active listings as well as growth in the number of closed sales. The appreciation rate was 4.36% which amounts to a rate of growth of 18.6% per annum.

In December of 2022, the unemployment rate in the state of Florida was at 2.7% and is projected to continue to decrease due to the several successful policies which were implemented by the government to which aimed at encouraging net migration, tourism and new business formations. This rate further decreased by 0.1% in January of 2023 and is projected to continue to decline as a result of the aforementioned factors. Over the period January 2022 to January 2023, job growth increased as private sector employment escalated by 5.3% (433,100 jobs), 1.7% faster than the national rate of 3.6% over the same time period.

Florida was ranked the top real estate market in the United States in 2022 by Zillow which is one of the leading digital real estate marketplaces in the country. Miami and Tampa are known and sought after vacation destinations worldwide and even though the market have seen an increase in home prices, due to a variety of variables, Florida's real estate industry has still outpaced others, by virtue of many potential buyers, and an active employment market in the area especially in the hotel and tourism sector. As of February 2023, the typical single-family home in Florida was valued at \$377,706 (Zillow Home Value Index), which equates to a growth of 11.1% over the last twelve months.

Florida is therefore still regarded as one of the most in demand real estate markets due to its favorable climate, tax regime and proximity to the Gulf of Mexico and Caribbean. The Miami Herald reported that Florida was the first choice for individuals and families relocating from outside of the state. In fact, in 2022, more than 15,000 people looked to move to the sunshine state as it is one of the top 10 fastest growing cities in the U.S in 2022 – 2023. The cost of living is below national levels and as such the number of new home buyers offering to make cash payments for single family homes has increased by almost half in the last year.

Consequently, owing to the continued steady decline in the unemployment rate as well as the stabilizing of the economy post Covid, the Florida housing market is regaining its strength and is likely to continue for the remainder of 2023 with a similar projection for the next ten years, with metro areas like Miami, Tampa and Orlando being favored in the upswing. There is no doubt then that FirstRock will substantially be of benefit once there is an introduction into the real estate market, whether it be commercial or residential opportunities as the possibilities are endless. The projected trajectory for the state suggests a strong population growth due to the diverse job market, tourist attractions, affordable property prices, tax benefits, and diversified economy, which contributes to making Florida a hot spot for real estate investment.



Management Discussion & Analysis

The Management Discussion and Analysis (“MD&A”) is intended to help shareholders to better understand the financial performance of the Group. The MD&A is provided as a supplement to and should be read in conjunction with the Audited Financial Statements of the Group and the accompanying notes.

OVERVIEW OF THE BUSINESS

First Rock Real Estate Investments Limited (FirstRock or the Company) is an IBC incorporated in and under the laws of St. Lucia. FirstRock is an investment holding company, with a core focus on real estate investments. FirstRock deploys its capital for the ultimate benefit of its Shareholders.

On 26 July 2022, the Company changed its name from First Rock Capital Holdings Limited to First Rock Real Estate Investments Limited.

The investment objective of the Company is to provide Shareholders with a tax-efficient vehicle, generate above average risk adjusted returns and preservation of capital through the diversification of assets. FirstRock invests primarily in real estate assets including income generating investment properties, development projects (greenfield and brownfield) and real estate linked financial instruments.

The Company’s investment scope includes Jamaica, the wider Caribbean, North America, and Latin America. The Company has five subsidiaries and one associate which together form the Group:

Subsidiaries

- **First Rock USA LLC** which is a limited liability company incorporated in and under the laws of the State of Florida, USA and holds real estate and investment assets.
- **First Rock Capital Latam, S.A.** which is a corporation incorporated in and under the laws of Costa Rica and holds real estate and investment assets.
- **First Rock Capital Cayman Limited** which is a limited liability company incorporated in and under the laws of Cayman and holds real estate and investment assets.
- **FCH Jamaica Developers Limited** which is a limited liability company incorporated in and under the laws of Jamaica to execute real estate developments.
- **FCH Jamaica Assets Limited** which is a limited liability company incorporated in and under the laws of Jamaica and holds real estate and investment assets

ASSOCIATE

Caribbean Health Systems Limited which is a limited liability company incorporated in and under the laws of St. Lucia and operates medical health facilities.

The Group's investment activities are managed by its Investment Manager, First Rock Capital Resource Limited (FCR). FCR is a limited liability company incorporated in and under the laws of Jamaica. FCR is a third party asset management company engaged under contract by FirstRock, to achieve the goals and objectives of the Company, whilst adhering to the policies & guidelines determined by the Company, in accordance with all applicable laws.

RESULTS OF OPERATIONS

	2022	2021	Change
Net profit attributable to shareholders of the parent (\$)	4,050,253	2,995,684	35%
Earnings per share (\$)	0.01	0.01	-
Total Assets (\$)	59,998,803	45,041,511	33%
Shareholder Equity (\$)	36,041,386	32,386,729	11%

Net profit attributable to shareholders increased by 34%, or US\$1.05 million, to US\$4 million versus US\$3 million for FYE December 2021. The results were mainly driven by the continued buoyancy in real estate values in the territories of operations, and the unlocking of value in a private equity investment. Net operating income increased by 77%, or US\$4.1 million, to US\$9.4 million versus US\$5.3 million for FYE December 2021. This was mainly driven by increases in the fair values of the Group's investment properties and financial instruments, the latter comprising mainly of an investment in First Rock Private Equity Limited (FRPE), the parent company of Dolla Financial Limited. With Dolla's listing on the Jamaica Junior Market, and subsequent stock price appreciation, the carrying value of the investment in FRPE has grown substantially.

Total expenses increased by 60%, or US\$1.9 million, to US\$5.2 million versus US\$3.2 million for FYE December 2021. The increase in expenses was driven mainly by increases in Management fees and Performance based fees attributable to the growth in Total Assets and Net Profit Attributable to Shareholders above the hurdle rate. Despite the increase, the Group managed to lower its operating efficiency ratio to 50% versus 54% for FYE December 2021.

Total assets amounted to US\$60 million as at December 31, 2022, an increase of 33% or US\$15 million over the US\$45 million reported as at December 31, 2021. The growth was mainly driven by investment properties, development in progress assets and investments at fair value through profit and loss, which increased by US\$5 million, US\$6 million and US\$4.2 million respectively. Development in progress asset consists of construction costs as well as the carrying value of land for development.

Total liabilities amounted to US\$24 million as at December 31, 2022, an increase of 89% or US\$11.3 million over the US\$12.6 million reported as at December 31, 2021. Additional drawdowns on the Sagicor Bank construction facility, and vendor financing received on the acquisition of an investment property during the year, were the main drivers of the increase in liabilities.

As at December 31, 2022 Shareholder Equity attributable to equity holders of the company stood at US\$36 million, an increase of 11% or US\$3.6 million.

INVESTMENT ACTIVITIES

The Company's flagship luxury residential development, Hambani Estates, located in Kingston 6 Jamaica, has progressed steadily throughout the year, with a completion rate of 65% as at December 31, 2022. The development consists of 12 standalone 4bdr and 5bdr villas ranging from 8,150 sqft to 8,600 sqft and is now slated for completion in Q3 2023. At the end of the financial year, the development was already 60% presold.

Property located at Brompton Road and Retreat Avenue are in advanced conceptual and approval stages and are slated for ground-breaking in 2023.

During the year Management assessed that its 15% shareholding in First Rock Private Equity Limited does not in fact give rise to significant influence and has therefore reclassified the shareholding from Investment in Associate to Investments at Fair Value through Profit and Loss.

The Company, through its wholly owned subsidiary FCH Jamaica Assets Limited, acquired a 25% shareholding in Caribbean Health Systems Limited, the entity acquiring a majority stake in Medical Associates Hospital. The joint venture between Novamed Inc, FirstRock and Health Ventures Limited, will see FirstRock managing the real estate operations of the hospital.

FINANCING ACTIVITIES

The Company commenced its Share Buyback program, with a total of 4.3 million units re-purchased on the open market during the year. The program is intended to unlock shareholder value over time and is being funded by cash on the balance sheet. The market has responded favourably to the Share Buyback program, with the USD and JMD share prices increasing by 97% and 22% respectively from the commencement date of September 9, 2022, and December 31, 2022.

US\$7.1 million was drawn during the year on the construction loan facility for the Hambani Estates development. Principal and interest are to be paid in full by maturity from the proceeds of unit sales.

The Group continues to successfully grow its balance sheet through leverage. With a leverage ratio of 0.66, the Group remains in a very healthy financial position.



PRIME LUXURY

- Studios to 2 Bedroom and Penthouse Suites
- Centrally located in New Kingston
- Mountain and Harbour Views
- Infinity Pool and multi-functional entertainment spaces
- Garden Terrace and Rooftop Lounge
- Gym, Yoga Deck, Running Track
- Games Room
- Concierge Service
- 24hr Security

A stunning contemporary high-rise in the heart of New Kingston, that sets the bar for architectural elegance with its angular design features and ultra-modern infinity pool overlooking the Kingston Metropolis.



Risk Management Report

The Group's risk management policy has been developed and implemented to identify, mitigate, and monitor the major risks which may threaten the operations and management of the business. The risk management policy is therefore designed to analyse exposure to these risks, to set appropriate risk limits and to implement appropriate systems and controls.

Given the nature of the Group's primary activities, investments in real estate, there is the risk of exposure to the following risks which the Group seeks to mitigate to preserve capital and achieve an optimal risk adjusted return on assets.

MARKET RISK

Market Risk is the risk that the fair value or future cash flows of an asset will fluctuate as a result of changes in market prices, whether caused by macroeconomic factors affecting all assets traded in the market or specific to the individual asset. These arise mainly from changes in interest rate, foreign currency rate, consumer purchasing power, and will affect the Group's income or the value of its asset holdings.

The assets acquired by the Group will be exposed to changes in value. The following strategies are used to minimize the impact of market risk on the assets held:

- Strong governance framework to enforce risk limits based on risk appetite;
- Portfolio diversification to minimize overall risk exposure;
- Periodic reporting on risk affecting the various assets; and
- Sensitivity analysis of the impact of changes in market variables on the Group's assets carried out periodically.
- Acquisition of assets at a discount to market value.

CREDIT RISK

Credit risk is the risk that a debtor fails to meet its obligations in accordance with the terms of the contract. The Group's operations will expose it to credit risk due to the provision or holding of debt instruments. The following strategies are used to mitigate the impact of credit risk:

- thorough analysis of counterparty credit position;
- stress testing of the Group's portfolio to assess the impact of creditor default;
- requiring suitable collateral security;
- imposition of a maximum exposure limit per creditor;
- diversification of holdings of the Group in several different geographies throughout the region; and
- low debt/EBITDA ratio.

LIQUIDITY RISK

Liquidity risk is the risk that the Group is unable to meet its financial obligations in a timely manner. Liquidity risk may result from an inability to convert assets into cash, without incurring a loss of principal or interest during the process. The following strategies are used to mitigate against liquidity risk:

- establishment of policies and procedures to ensure sufficient liquidity; comprehensive assessment of projected liquidity arising from asset/liability cash flows over varying periods of time;
- development of a contingency funding plan for periods of reduced market liquidity;
- conducting stress tests of liquidity to determine potential areas of liquidity strain;
- maintaining access to various funding sources for diversification and ability to raise funds in a timely manner; and
- monitoring statement of financial position liquidity ratios against internal requirements. The most important of these is the ratio of net liquid assets to current liabilities.

FOREIGN CURRENCY RISK

Foreign currency risk is the risk that the value of the company's assets will fluctuate due to changes in foreign exchange rates. The Group's functional currency is the United States dollar and therefore transactions that are denominated in currencies other than the functional currency will give rise to foreign currency risk. The movement in the exchange rate will be mitigated by converting United States dollars into Jamaican dollars, Cayman Islands dollars and Costa Rican colons. The Group will also seek to mitigate this risk by:

- Matching foreign currency assets with foreign currency liabilities, to the extent practicable; and
- Locking into forward contracts to protect against foreign exchange fluctuations.

OPERATIONAL RISK

The Group is subject to the risk of loss resulting from disruptions to its business, or inadequate or failed internal processes, people and systems, or from external events (including severe weather, other acts of God and social unrest) affecting any of the companies within the Group. This

definition also includes systemic risk (including the risk of accounting errors, failure to procure appropriate insurance coverage, and compliance failures), legal risk and reputation risk. This catch-all category of risks also includes employee errors, computer and manual systems failures, security failures, fire, floods or other losses to physical assets, and fraud or other criminal activity or any other risk that affects the volume of visitor arrivals to the jurisdictions of operations. The Directors consider that the businesses are prudent and that each insures itself substantially against these risks. It may not be feasible for the businesses to insure against all the risks mentioned, because coverage may not be available, or it may not be economical to do so. For instance:

- the insurers could delay settlement or deny liability in respect of a claim which could delay or prevent the repair or reinstatement of the real estate asset with consequential loss of rental income and exposure to increased costs of repairs or reinstatement;
- an insurer or reinsurer could become insolvent or otherwise be unable to fulfil their obligation under the policy of insurance;
- loss of rent is not covered under the insurance policy; and
- after a loss, the existing tenant may elect to relocate to other premises or to close operations in the leased premises and management may be unable to promptly find a suitable replacement tenant.

The following strategies are used to mitigate the impact of Operational Risk:

- Establishment of company manuals and procedures to guide employees;
- Installation of security systems to safeguard the Group's assets from theft;
- Utilizing reputable software, hardware and IT service providers; and
- A comprehensive Business Continuity Plan, which is revised on an ongoing basis, is in place for entities within the Group.

ACQUISITION RISK

There are risks associated with real estate acquisition. Some of these risks are as follows:

- the inability of one or more parties to complete the acquisition after making a non-refundable deposit and incurring other related costs;
- the actual costs of repositioning, redeveloping, retrofitting or maintaining the acquired real estate asset may exceed initial estimates;
- the acquisition agreement may contain conditions of completion that may become onerous due to changing circumstance that are not within the Group's control, which may not be satisfied; and
- the Group may acquire properties subject to liabilities and without any recourse, or with only limited recourse against prior owners or other third parties with respect to unknown liabilities. Therefore, if a liability were asserted against the Group based upon ownership of those real estate asset, the Group might face substantial sums to settle or contest it, which could adversely affect its operations and cash flow. Unknown liabilities with respect to acquired real estate assets might include:

- A.** liabilities for clean-up of undisclosed environmental contamination;
- B.** claims by tenants, vendors or other persons against the former owners of the properties; and
- C.** liabilities incurred in the ordinary course of business.

CONSTRUCTION RISK

The Group is subject to the risk of delays, cost overruns or even the inability to complete real estate development projects. As third party contractors are hired to undertake construction, there is a performance risk associated with these contractors. There is also the risk of disruptions to the supply chain through which materials and equipment are procured. These risks have been mitigated by performing thorough due diligence during the process of selection of contractors, and monitoring throughout the project. Supply chain risk is mitigated by implementing advanced ordering and procurement methods.

LESSEE'S RISK

Although management exercises its due diligence in selecting reputable tenants for the real estate assets of the Group, changes in the financial circumstances of a tenant could affect their creditworthiness and business practices. Rental income could therefore be affected by counter-party risk under the relevant leases – this risk arises if a tenant is unable or unwilling to pay their rent when it becomes due. This risk has been mitigated by requiring tenants to place a security deposit of a minimum of one month's rent.

RISK OF CATASTROPHIC EVENTS

Property damage and business interruption arising out of natural disasters and other catastrophes, may have a significant impact on the results of the operations and financial condition of the Group. Natural disasters and other catastrophes can be caused by various events including, but not limited to, hurricanes, earthquakes, tornadoes, wind, hail, fires and explosions, and the incidence and severity of natural disasters and other catastrophes are inherently unpredictable. Most natural disasters and other catastrophes are localized; however, hurricanes, earthquakes and floods have the potential to produce significant damage in widespread areas.

Management mitigates this risk by conducting a thorough geographic assessment of property locations prior to acquisition. Geographic areas which are along active fault lines or are within common hurricane paths will be avoided. Further mitigation will be the implementation of adequate insurance coverage so that in the event of a catastrophic event, the Group can recover as much of the market value of its assets as possible.

NEW ACCOUNTING RULES OR STANDARDS

The Group may become subject to new accounting rules or standards that differ from those that are currently applicable. Such new accounting rules or standards could require significant changes in the way the Group and/or investee companies report its financial position, operating results, or cash flows. Such changes could be applied retrospectively. This risk is common to companies that apply International Financial Reporting Standards (IFRS).

Corporate Governance

Corporate Governance forms the fulcrum of the company's undertaking. We employ the strictest corporate governance practices. The board undergoes corporate governance training the first of which took place just prior to our listing on the Jamaica Stock Exchange in February 2020. The corporate governance committee meets 4 times per year as per the Corporate Governance committee charter and has as its membership, four independent members from the Board of Directors.

BOARD EXPERTISE TABLE

The Board of Directors represents individuals whose expertise spans the following disciplines:

- Real Estate Development
- Finance
- Governance
- Investments
- Banking
- Entrepreneurship
- Technology

Name	Appointed of Board	Board	Audit	Corporate Governance	Remuneration
# of Meetings		4	5	4	N/A
Norman Reid	2018	4	5	N/A	N/A
Douglas Halsall	2018	3	0	0	N/A
Alton Morgan	2018	3	N/A	4	N/A
Kisha Anderson ¹	2019	2	N/A	1	N/A
York Seaton	2018	2	N/A	N/A	N/A
Natalie Augustin ²	2021	4	1	3	N/A
Michael Banbury	2021	4	4	N/A	N/A

¹ Removed from the Board on June 2, 2023

² During this reporting period, Natalie Augustin was removed from the Audit Committee and appointed to the Corporate Governance Committee.

BOARD ACTIVITIES & REMUNERATION

Non-Executive Directors of the board are compensated with an appropriate remuneration package which should attract, motivate, and retain members based on their qualifications and experience needed to promote the growth of the company. Listed below are the factors which are taken into consideration when determining the appropriate level of compensation to be paid to directors' accounts:

- Time commitment to execute duties of the company
- Costs required to effectively satisfy relevant roles
- Market rates and rising costs of environment
- Qualification and expertise introduced to the board

FOR THE 2022 FY, THE DIRECTORS' FEES TOTALED USD \$52,750.

Board members are currently compensated with a USD \$1,500 fee per quarter which includes a USD \$750 retainer. Each subcommittee board meeting results in a US \$500 fee per appearance for any member, save for the subcommittee Chairman who receives a US \$750 fee per appearance. There is no share compensation package nor retirement plan afforded to directors of the board for their role as a Director.

DIVIDEND POLICY

FREIL has a dividend policy which stipulates that a minimum of 50% of the company's profits to shareholders in the form of cash dividends (United States Dollars which is the company's functional currency) to be paid on a quarterly basis, subject to the board's discretion in balancing capital management needs and returning capital to shareholders. The company can elect to pay out special dividends based on realized gains arising from transactions such as the disposal of a subsidiary or realised gains from sale of a property or financial instrument.

SHAREHOLDER ENGAGEMENT & COMMUNICATION

In the interest of transparency and shareholder interests, the Board of Directors maintains a central policy of communicating with all stakeholders such as shareholders, regulators, financiers, and prospective investors. The main channels of communication include the company's website (firstrock.com), our quarterly and annual reports, notices made in a daily newspaper and disclosures posted on the Jamaica Stock Exchange's website.

As a St. Lucian IBC, our annual general meetings (AGM) are held in St. Lucia with a satellite location in Jamaica or facilitated via electronic mediums as permitted by St. Lucian law. Due to the COVID-19 pandemic, the company encourages shareholders to join future AGM's or meetings on the virtual platform in use for the meeting. AGM's offer shareholders the opportunity to share their interests and concerns with the Board and Management of the company. Shareholders have a critical role in the company's operations as they elect directors, approve the audited financials, select the auditor and confirm dividend payments as final for a specific timeline.

Minutes of the AGM will be made available to shareholders at subsequent AGM's or upon request via email to info@firstrock.com. This email also acts as a medium for shareholders to send queries or potential resolutions for the board or respective subcommittee to consider. We value the interest of all shareholders and encourage persons to write to the company secretary at First Rock Real Estate Investments Limited, Bourbon House, 1 Bourbon Street, Castries, St. Lucia.

Hambani ESTATES

LIVE IN LUXURY

Beautifully tucked away while still sitting in the center of it all. Hambani Estates is a contemporary and revitalised way of living, thoroughly grounded in the tropical landscape of Jamaica in an exciting new context. Exclusive to only 12 residences, each Villa sits on its own private parcel of land on the 3.5 acre Estate. An urban respite, located in a lush and secluded setting, the development exudes exclusivity, privacy and serenity.



Hambani Estates, located on the cul-de-sac of Bamboo Avenue in Liguanea, is an extraordinary development comprising of twelve luxurious residences, designed in a forward thinking yet timeless manner.

The exceptional location of Hambani Estates is at the same time your welcoming refuge and an invitation to venture into the pulsating urban community. Just a few steps beyond your oasis sits a vibrant urban scene with bistros, restaurants, shopping malls, schools, cinemas, galleries and all the staples of a bustling urban community.

The residences have been strategically designed to create the opportunities for life to flourish. Exquisitely and painstakingly designed living, spacious public areas and expansive double height spaces invite light to the deepest corners of the interior, bringing nature and light into the entire home. Hambani Estates answers the primal call to be one with the world.

For more information visit, www.hambaniestates.com.



Corporate Data

REGISTERED OFFICE

Bourbon House
1 Bourbon Street
Castries, St. Lucia

MANAGERS

First Rock Group
14 Canberra Crescent
Kingston, Jamaica

SUBSIDIARIES

First Rock USA LLC
515 Southwest 1st Avenue
Fort Lauderdale, Florida USA

First Rock LATAM S.A.

Oficentro Forum 2, Edificio A, Piso 4,
Santa Ana, San José, Costa Rica

First Rock Capital Cayman Ltd

Cayman Islands Office Harbour Place, 2nd Floor
PO Box 472 103 South Church Street,
Grand Cayman

FCH Jamaica Developers Ltd.

14 Canberra Crescent
Kingston, Jamaica

FCH Jamaica Assets Ltd.

14 Canberra Crescent
Kingston, Jamaica

AUDITORS

Ernst & Young Chartered Accountants
8 Olivier Road
Kingston, Jamaica

REGISTRAR & TRANSFER AGENTS

Sagicor Corporate Services
17 Dominica Drive
Kingston, Jamaica

PRINCIPAL BANKERS

Sagicor Bank Jamaica Limited
17 Dominica Drive
Kingston, Jamaica

ATTORNEYS

Patterson, Mair, Hamilton
Attorneys-at-law
Hope Road
Kingston, Jamaica

Shelards Attorneys-at-law

Stanton Terrace
Kingston, Jamaica

FIRST ROCK REAL ESTATE INVESTMENTS LTD

AGGREGATE TOP TEN SHAREHOLDERS

AS AT DECEMBER 31, 2022

SHAREHOLDERS	Unit Holdings	Holdings %
1. David Chin and Joyce Chin	19,350,000	6.77
2. JCSD Trustee Services Limited - Sigma Equity	15,400,000	5.38
3. NMIA Airports Limited	14,259,000	4.99
4. Airport Authority of Jamaica	14,259,000	4.99
5. Sagicor Pooled Equity Fund	10,846,000	3.79
6. MF&G Asset Management Limited - Jamaica Investment Fund	10,400,000	3.64
7. National Insurance Fund	10,000,000	3.50
8. TJBK Investments Limited	10,000,000	3.50
9. Ryan Kwesi Reid	5,370,000	1.88
10. Barita Investments Limited-Long A/C (Trading)	4,916,549	1.72
TOTAL ISSUED SHARE CAPITAL	281,725,318	

FIRST ROCK REAL ESTATE INVESTMENTS LTD

DIRECTORS OWNERSHIP (COMBINED HOLDINGS)

AS AT DECEMBER 31, 2022

NAME OF DIRECTOR	Connected Parties	Combined Shareholdings
Norman Reid	Pauleen Reid*	14,000
	Ryan-Kwesi Reid	5,370,000
Douglas Halsall	Gloria Marjorie	NII
	Stacy Peart*	924,000
	Advanced Integrated Systems Limited	NII
	Qmall Limited	NII
	Health Administration Systems Limited	3,852,000
York Page Seaton	Claudette Seaton*	4,779,158
	Y.P. Seaton Associates Limited	NII
Alton Morgan	Peggy Myers-Morgan	NII
	Dionne Morgan	NII
	Nicholas Morgan	NII
	Legisperitus Limited	NII
Michael Anthony Banbury		2,785,169
Natalie E.G. Augustin (Company Secretary)		NII

**joint ownership with director*



FirstRock
FOUNDATION
A MEMBER OF THE FIRST ROCK GROUP

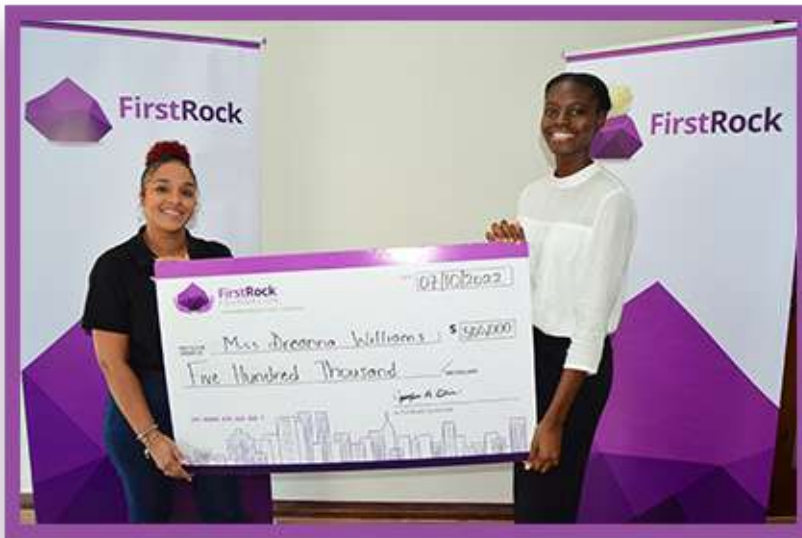
Corporate Social Responsibility

In March 2022, the government of Jamaica began dismantling the two-year long COVID-19 restrictions, including lockdowns and curfews, a result of a better understanding of the nature of the virus, development of various vaccines, and the need to reduce the strain restrictions were exerting on the country's economy and productivity. Outdoor activities and events resumed, companies reverted to an in-office structure for employees and schools adopted a hybrid system (on-line and face-to-face) for teachers and students. This re-opening did not ease the need for Corporate Social Responsibility, rather the need was even greater given the long and medium-term negative impact the virus and restrictions had on the population. Families within the lower-middle and lower socio-economic brackets suffered severely with the loss of or reduction in income, which led to and still has serious financial and mental repercussions. We at the First Rock Foundation (FRF) are proud that we could answer the call to provide much needed assistance in various ways.



HOUSING FOR MOM-IN-NEED

The FRF in response to the BossMom Builds and Food For the Poor Moms-in-Need housing initiative aimed at providing adequate housing for moms in need, provided US\$5,000 towards the building and furnishing of a two-bedroom unit in Curatoe Hill, May Pen, Clarendon. To add a personal touch to this building, the team assisted in painting it. This furnished, stocked and move -in-ready, turn-key house, fitted with small appliances, amenities and a supply of groceries, was handed over by Ms. Santanio Husi - Operations Officer and Secretary and Director - Dr Karen Phillips, to Mom-in-Need, Ms. Suzette Wilson, thus providing a home for Ms. Wilson and her five children.



Ms. Dreanna Williams receiving the FRF tertiary scholarship Cheque 2022.

EDUCATION

The FRF, cognizant of the critical role of education in the development of human capital, that essential element necessary for the development of society, has been active in assisting schools and other learning institutions in acquiring educational materials, including books, equipment, tablets and computers for students and teachers. The FRF also offers an annual tertiary scholarship and secondary school grants. The primary objective is to engender students academically, specifically in entrepreneurship.

TERTIARY SCHOLARSHIP AWARD

The FRF tertiary scholarship is valued at J\$500,000 and is renewable annually for the duration of the course of study, on the basis of academic performance and financial need. This scholarship is awarded to one student and is to be used to cover tuition and any other educational expenses.

To apply the candidate must be:

- A registered undergraduate full-time student at an accredited tertiary institution.
- No older than 25 years of age.
- Able to submit with application verifiable documentary evidence of financial need and academic qualifications.
- Able to provide references from members of their community.
- An active participant in the life of the community of residence.

The foundation's educational committee met in September 2022 to:

1. Select an awardee for the academic year 2022-2023
2. Assess the current Scholarship holder, Mr. Tavoy Barrett's academic report and financial position.
3. Select and award grants of \$50,000 to four secondary school students each.

The number of applications in 2022 more than doubled that of 2021, an indication of the dire need for financial aid by our students. After sifting by the secretariat, the applications of 30 well qualified candidates were forwarded for consideration. Dreanna Williams, a student at the University of Technology was selected as the 2022 Tertiary Scholarship Awardee. In regard to Tavoy Barrett (the 2021 Scholarship Awardee), his academic performance and financial need was assessed, and the decision was taken to renew his scholarship for another year.

SECONDARY SCHOOL GRANT

The criteria for these grants are very similar to the tertiary scholarship. Four applications were received all satisfying the criteria for selection. Consequently all four were awarded the FRF secondary school grant of \$50,000 for the academic year 2022/2023

The awardees were:

- Beyonce Gordon - Jose Marti Technical High School
- Jessica Goslyn - DeCarteret College
- Jhanelle Taylor - DeCarteret College
- Hanna-Kay Willis - St. Catherine High School



2022 Alpha Institute /Alpha School of Music Concert.



DONATION TO THE ALPHA INSTITUTE /ALPHA SCHOOL OF MUSIC

With one of the foundation's objectives being to aid in the development of centres of excellence in challenged communities, in December 2022, the FRF donated J\$440,000 to the Alpha Institute School of Music towards the purchase of music equipment and the hosting of the institute's annual Christmas musical showcase, where the students were graded on their performance.



DONATION TO THE UWI MEDICAL ALUMNI

Also in December 2022, the Foundation donated US\$2,000 to the UWI Medical Alumni for the benefit of the UWI.



TABLETS IN SCHOOLS PROJECT

In October 2022, the FRF donated nine (9) tablets to the House of SDM. This was a part of an initiative to provide students who were impacted by financial constraints with the tools necessary for e-learning.

The FRF over the past year has demonstrated its commitment to making Jamaica a better place, through the development of its human capital through education and skills training among the island's youth.



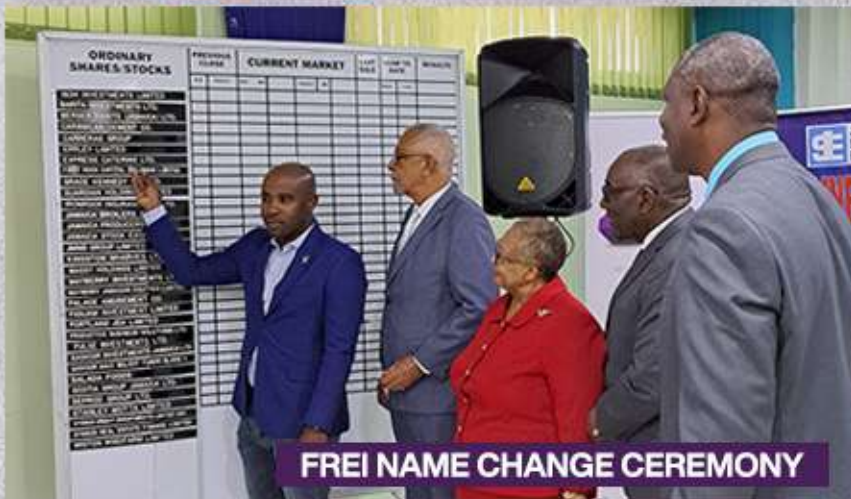
FURTHER OUTREACH

The FRF, for the third consecutive year, presented 100 care packages to the Clarendon Crime Prevention Committee/ Clarendon Police Division as a donation for their annual Christmas treat.

During 2022, the negative impact of COVID19 and the restrictions continued to severely impact the already vulnerable members of the society. The FRF, conscious of its Corporate Social Responsibility in the several ways outlined above sought to respond in the best way it could. It is the Foundation's pledge to continue, if not increase, its efforts within the confines of its resources, to play its part in being a responsible corporate citizen.


Veront M. Satchell, Rev. Prof.
FirstRock Foundation Chairman

| 2022 Photo Highlights



| 2022 Photo Highlights





FirstRock
REAL ESTATE

Audited Financials



**First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries**

**Consolidated Financial Statements
Year Ended 31 December 2022
(Expressed in United States dollars unless otherwise indicated)**

**First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries**

Year ended 31 December 2022

(Expressed in United States dollars unless otherwise indicated)

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Ernst & Young
P.O. Box BW 368,
Rodney Bay, Gros Islet,
St. Lucia, W.I.

Tel: +758 458 4720
+758 458 4730
Fax: +758 458 4710
www.ey.com

Street Address
Mardini Building, Rodney Bay,
Gros Islet,
St. Lucia, W.I.

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries ("the Group"), which comprise the consolidated statement of financial position as at 31 December 2022, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2022 and of its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards ("IFRS").

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 Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' ("IESBA") International Code of Ethics for Professional Accountants (including International Independence Standards) ("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.

Key Audit Matters

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

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.



INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the Members of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries (Continued)

Report on the Audit of the Consolidated Financial Statements (Continued)

Key Audit Matters (continued)

Key audit matter	How our audit addressed the key audit matter
Valuation of investment properties	
<p>As at 31 December 2022, investment properties and investment properties held for sale totalled \$29.139 million or 49% of total assets for the Group. The determination of the fair value of investment properties requires significant judgement.</p> <p>The Group's investment properties are stated at fair value based on the valuation carried out by independent qualified valuers (the "Valuers"). The valuation was dependent on certain key estimates which requires significant judgement, including capitalization rates. Details of the valuation methodology and key inputs used in the valuation are disclosed in Note 15 to the consolidated financial statements.</p>	<p>As part of our audit procedures, we have:</p> <ul style="list-style-type: none"> - placed reliance on the Valuers property valuation reports and evaluated the competence, capabilities and objectivity of the Valuers; - assessed the appropriateness and reasonableness of the valuation methodology, key assumptions and estimates used in the valuations on a sample basis, based on evidence of comparable market transactions and other publicly available information of the property industry with the assistance of EY specialists in accordance with ISA 620 "Using the Work of an Expert"; and - assessed the completeness and consistency of information provided by the Group to the Valuers; and - assessed the accuracy and completeness of the disclosures presented in the consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the Members of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries (Continued)

Report on the Audit of the Consolidated Financial Statements (Continued)

Other information included in the Annual Report

Other information consists of the information included in the Group's annual report other than the consolidated financial statements and our auditor's report thereon. Management is responsible for the other information. The Group's annual report is expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the consolidated 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 consolidated financial statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

Responsibilities of Management and the Board of Directors for the Consolidated Financial Statements

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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 consolidated financial statements.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the Members of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries (Continued)

Report on the Audit of the Consolidated Financial Statements (Continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

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 consolidated 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 Group'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 Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated 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 auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that presents a true and fair view.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Board of Directors 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.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

To the Members of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and its subsidiaries (Continued)

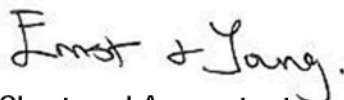
Report on the Audit of the Consolidated Financial Statements (Continued)

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (continued)

We also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to 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 the Board of Directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's 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.

The engagement partner on the audit resulting in this independent auditor's report is Rishi Ramkissoon.



Chartered Accountants

St. Lucia

28 February 2023

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
Consolidated Statement of Comprehensive Income
Year ended 31 December 2022
(Expressed in United States dollars unless otherwise indicated)

	Notes	2022 \$	2021 \$
Income			
Rental income	6	641,632	380,686
Net gain from fair value adjustment on investment properties	15	6,210,855	4,909,189
Loss on disposal of investment property		(140,084)	(133,015)
Property income		<u>6,712,403</u>	<u>5,156,860</u>
Interest income from financial assets at amortised cost	7	481,714	361,156
Dividend income from financial assets at fair value through profit or loss	7	87,154	183,524
(Loss)/Gain on sale of financial instruments at fair value through profit or loss		(7,862)	441,318
Net change in fair value of financial instruments at fair value through profit or loss		2,632,063	(238,088)
Foreign exchange gains/(losses)		<u>26,789</u>	<u>(358,581)</u>
Investment income		3,219,858	389,329
Interest expense	7	<u>(589,432)</u>	<u>(279,110)</u>
Net investment income		<u>2,630,426</u>	<u>110,219</u>
Other income	8	<u>15,777</u>	<u>33,152</u>
Net operating income		<u>9,358,606</u>	<u>5,300,231</u>
Expenses			
Depreciation and amortisation expense	10	7,556	18,099
Expected credit losses	9,10	185,418	367,736
Other operating expenses	10	<u>4,984,885</u>	<u>2,855,927</u>
Total expenses		<u>5,177,859</u>	<u>3,241,762</u>
Profit before taxation		4,180,747	2,058,469
Taxation (charge)/credit	12	<u>(130,494)</u>	<u>162,931</u>
Net profit from continuing operations		<u>4,050,253</u>	<u>2,221,400</u>
Discontinued operations:			
Profit from discontinued operations	13	<u>-</u>	<u>803,072</u>
Net profit		<u>4,050,253</u>	<u>3,024,472</u>

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
 Consolidated Statement of Comprehensive Income (Continued)
Year Ended 31 December 2022
 (Expressed in United States dollars unless otherwise indicated)

	Note	2022 \$	2021 \$
Net profit is attributable to:			
Shareholders of the parent		4,050,253	2,995,684
Non-controlling interest		-	28,788
		<u>4,050,253</u>	<u>3,024,472</u>
Net profit		4,050,253	3,024,472
Other comprehensive income:			
<i>Items that may be subsequently reclassified to profit or loss</i>			
Currency translation gains		51,705	2,152
		<u>4,101,958</u>	<u>3,026,624</u>
Total comprehensive income for the period		4,101,958	3,026,624
Total comprehensive income attributable to:			
Shareholders of the company		4,101,958	2,997,836
Non-controlling interest		-	28,788
		<u>4,101,958</u>	<u>3,026,624</u>
Basic and diluted earnings per stock unit for profit attributable to the equity holders of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited)	28	<u>0.01</u>	<u>0.01</u>

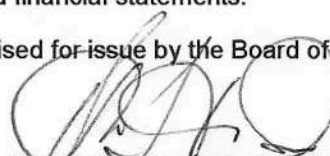
First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
Consolidated Statement of Financial Position
As at 31 December 2022
(Expressed in United States dollars unless otherwise indicated)

	Note	2022 \$	2021 \$
Non-current assets			
Investment in associate	14	702,318	1,746,429
Investment properties	15	25,639,363	20,572,185
Deferred tax assets	16	-	113,623
Development in progress	17	500,794	233,249
Property, plant and equipment	18	37,325	65,129
Investments at amortised cost, net of provision for credit losses	19	2,780,571	4,492,256
Investments at fair value through profit or loss	19	4,657,136	476,775
		<u>34,317,507</u>	<u>27,699,646</u>
Current assets			
Development in progress	17	18,045,732	12,304,169
Property acquisition deposits	20	125,000	24,957
Current portion of investments at amortised cost	19	1,610,698	1,421,249
Due from related parties	21	285,268	225,896
Other assets	22	380,687	730,677
Investment properties held for sale	15	3,500,000	1,988,000
Cash and cash equivalents	23	1,733,911	646,917
		<u>25,681,296</u>	<u>17,341,865</u>
Total assets		<u>59,998,803</u>	<u>45,041,511</u>
Equity			
Share capital	24	27,404,643	27,738,654
Foreign currency translation reserve		95,955	44,250
Retained earnings		8,540,788	4,603,825
Total equity		<u>36,041,386</u>	<u>32,386,729</u>
Non-current liabilities			
Corporate bond payable	25	4,549,721	4,450,088
Long term loan	26	10,072,042	3,001,057
		<u>14,621,763</u>	<u>7,451,145</u>
Current liabilities			
Current tax liabilities		-	729
Current portion of long-term loans	26	4,981,331	2,330,299
Other liabilities	27	4,354,323	2,872,609
		<u>9,335,654</u>	<u>5,203,637</u>
Total liabilities		<u>23,957,417</u>	<u>12,654,782</u>
Total equity and liabilities		<u>59,998,803</u>	<u>45,041,511</u>

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

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 28 February 2023 and are signed on its behalf by:


Norman Reid


Douglas Halsall

**First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries**
Consolidated Statement of Changes in Equity
Year ended 31 December 2022

(Expressed in United States dollars unless otherwise indicated)

	Attributable to Equity Holders of the Parent						Total Equity \$
	Share Capital \$	Foreign Currency Translation Reserve \$	Retained Earnings \$	Total \$	Non- Controlling interest \$	Total Equity \$	
Balance at 1 January 2021	27,738,654	42,098	1,979,974	29,760,726	48,469	29,809,195	
Profit for the year	-	-	2,995,684	2,995,684	28,788	3,024,472	
Other comprehensive income	-	2,152	-	2,152	-	2,152	
Total comprehensive income	-	2,152	2,995,684	2,997,836	28,788	3,026,624	
Non-controlling interest on acquisition of Dolla Financial Services Limited	-	-	-	-	(77,257)	(77,257)	
Transactions with owners:							
- Dividends paid	-	-	(371,833)	(371,833)	-	(371,833)	
Balance at 31 December 2021	27,738,654	44,250	4,603,825	32,386,729	-	32,386,729	
Profit for the year	-	-	4,050,253	4,050,253	-	4,050,253	
Other comprehensive income	-	51,705	-	51,705	-	51,705	
Total comprehensive income	-	51,705	4,050,253	4,101,958	-	4,101,958	
Transactions with owners:							
- Repurchase of issued shares	(334,011)	-	-	(334,011)	-	(334,011)	
- Dividends paid	-	-	(113,290)	(113,290)	-	(113,290)	
Balance at 31 December 2022	27,404,643	95,955	8,540,788	36,041,386	-	36,041,386	

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

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
Consolidated Statement of Cash Flows
Year ended 31 December 2022
(Expressed in United States dollars unless otherwise indicated)

	Notes	2022 \$	2021 \$
Cash flows from operating activities			
Net profit		4,050,253	3,024,472
Adjustments for:			
Depreciation of property, plant and equipment	18	7,556	20,770
Amortisation of intangible assets		-	13,023
Interest income from financial instruments at amortised cost	7	(481,714)	(361,156)
Dividend income from financial instruments at fair value through profit or loss (FVTPL)	7	(87,154)	(183,524)
Interest expense	7	589,432	279,110
Foreign exchange losses/(gains)		233,181	(230)
Gain on disposal of subsidiary	13	-	(687,919)
Loss on disposal of investment properties		140,084	133,015
Net gain from fair value adjustment on investment property	15	(6,210,855)	(4,909,189)
Loss/(Gain) on disposal of property, plant and equipment		20,248	(23,693)
Net change in fair value of financial instrument at fair value through profit or loss		(2,632,063)	238,088
Loss/(Gain) on sale of investments of financial instruments at FVTPL		7,863	(441,318)
Expected credit losses	9	185,418	367,736
Taxation expense/(credit)	12	130,494	(162,931)
Changes in operating assets and liabilities:			
Related party balances		(59,372)	(532,297)
Loans receivable		-	2,138,413
Other assets		349,990	(239,752)
Other liabilities		1,331,714	1,061,664
		(2,424,925)	(265,718)
Interest received		-	295,420
Interest paid		(844,476)	(330,150)
Taxation paid		(17,600)	(24,529)
Cash used in operating activities		(3,287,001)	(324,977)
Cash flows from investing activities			
Acquisition of associate		(702,318)	(500,000)
Dividend income		87,154	183,524
Interest received		476,624	376,589
Purchase of property, plant and equipment	18	-	(66,262)
Proceeds from disposal of property, plant and equipment		-	229,461
Acquisition of investment property	15	(5,106,323)	(8,611,757)
Proceeds from disposals of investment property		4,747,916	3,308,459
Property development costs	17	(5,662,173)	(2,898,886)
Property acquisition deposit		(100,043)	1,573,567
Inflow of cash from disposal of subsidiary		-	750,000
Net disposal of investments		1,532,176	1,157,290
Net cash used in investing activities		(4,726,987)	(4,498,015)
Cash flows from financing activities			
Dividends paid		(113,290)	(715,063)
Repurchase of shares, net of transaction costs	24	(334,011)	-
Corporate bond issued	25	-	4,371,835
Loans received	26	12,448,304	5,256,500
Loan principal repaid	26	(2,674,189)	(4,733,169)
Net cash provided by financing activities		9,326,814	4,180,103
Net increase/(decrease) in cash and cash equivalents		1,312,826	(642,889)
Exchange differences on cash and cash equivalents		(225,832)	(280,104)
Cash and cash equivalents at beginning of the year		646,917	1,569,910
Cash and cash equivalents at the end of the year	23	1,733,911	646,917

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

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
Notes to the Consolidated Financial Statements
Year ended 31 December 2022
(Expressed in United States dollars unless otherwise indicated)

1. Incorporation and Principal Activities

First Rock Real Estate Investments Limited (the "Company") is an International Business Company ("IBC") duly incorporated under the laws of Saint Lucia on 4 October 2017. The Company commenced operations on 15 March 2019. The registered office of the Company is located at Bourbon House, Bourbon Street, Castries, Saint Lucia. Its main operations, carried out by First Rock Capital Resource Limited (the "Management Company"), are located at Suite 6, 14 Canberra Crescent, Kingston 6, Jamaica.

On 26 July 2022, the Company changed its name from First Rock Capital Holdings Limited to First Rock Real Estate Investments Limited.

The main activities of the Company are holding investments and controlling the operations of its subsidiaries. The Company's core focus is real estate acquisition and development for rental or resale and the acquisition of private equity investments for income generation and asset appreciation. The Company's primary aim is to provide its shareholders with a tax-efficient vehicle, offering an enhanced level of income, above average dividend yields and preservation of capital through the diversification of assets.

The Company's subsidiaries and associate, which, together with the Company are referred to as "the Group" are as follows:

Subsidiaries	Principal Activities	Incorporated in	Proportion of Issued Capital held by the Group	Financial Year End
First Rock USA, LLC	Property Investment	USA	100%	31 December
First Rock Capital LATAM, Sociedad Anónima	Property Investment	Costa Rica	100%	31 December
First Rock Capital Cayman Limited	Property Investment	Cayman	100%	31 December
FCH Jamaica Developers Limited	Property Investment	Jamaica	100%	31 December
FCH Jamaica Assets Limited	Property Investment	Jamaica	100%	31 December
Associate				
Caribbean Health Systems	Operation of Medical Health Facilities	St. Lucia	25%	31 December

The shareholdings for all subsidiaries are the same this year, as they were at the end of the previous financial reporting period.

2. Statement of Compliance and Basis of Preparation

(a) Statement of compliance

The consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
 Notes to the Consolidated Financial Statements
Year ended 31 December 2022
 (Expressed in United States dollars unless otherwise indicated)

2. Statement of Compliance and Basis of Preparation (Continued)

(b) Basis of Preparation

The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties and financial assets at fair value through profit or loss and assets held for sale which are measured at fair value. Historical cost is generally based on fair value of the consideration given in exchange for assets.

(c) Judgements

In preparing these consolidated financial statements, management used certain critical accounting estimates. Management also exercised its judgment in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period the assumptions changed.

Management believes the underlying assumptions are appropriate. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

(d) Adoption of new and revised International Financial Reporting Standards

(i) Standards, interpretations and amendments to existing standards effective during the year

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2022. These new standards and amendments applied for the first time in 2022. The nature and the impact of each new standard or amendment is described below.

• **Reference to the Conceptual Framework – Amendments to IFRS 3**

In May 2020, the IASB issued Amendments to IFRS 3 Business Combinations - Reference to the Conceptual Framework. The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements.

The Board also added an exception to the recognition principle of IFRS 3 to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of IAS 37 or IFRIC 21 Levies, if incurred separately. At the same time, the Board decided to clarify existing guidance in IFRS 3 for contingent assets that would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements.

These amendments had no impact the Group's financial statements

• **Property, Plant and Equipment: Proceeds before Intended Use – Amendments to IAS 16**

In May 2020, the IASB issued Property, Plant and Equipment — Proceeds before Intended Use, which prohibits entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

These amendments had no impact on the Group's financial statement.

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
 Notes to the Consolidated Financial Statements
Year ended 31 December 2022
 (Expressed in United States dollars unless otherwise indicated)

2. Statement of Compliance and Basis of Preparation (Continued)

(d) Adoption of new and revised International Financial Reporting Standards (continued)

(i) Standards, interpretations and amendments to existing standards effective during the year (continued)

• **Onerous Contracts – Costs of Fulfilling a Contract – Amendments to IAS 37**

In May 2020, the IASB issued amendments to IAS 37 to specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a “directly related cost approach”. The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

These amendments had no impact on the Group’s financial statement.

• **Annual Improvements 2018-2020 Cycle (issued May 2020)**

As part of its 2018-2020 annual improvements to IFRS standards process, the IASB issued an amendment to:

- *IFRS 1 First-time Adoption of International Financial Reporting Standards.*

The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent’s date of transition to IFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of IFRS 1.

- *IFRS 9 Financial Instruments – Fees in the ‘10 per cent’ test for derecognition of financial liabilities*

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other’s behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

- *IAS 41 Agriculture – Taxation in fair value measurements*

The amendment removes the requirement in paragraph 22 of IAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of IAS 41.

These amendments had no impact on the Group’s financial statement.

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
 Notes to the Consolidated Financial Statements
Year ended 31 December 2022
 (Expressed in United States dollars unless otherwise indicated)

2. Statement of Compliance and Basis of Preparation (Continued)

(d) Adoption of new and revised International Financial Reporting Standards (continued)

(ii) *Standards, interpretations and amendments to existing standards that are not yet effective and have not been early adopted by the Group*

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

• **IFRS 17 Insurance Contracts**

In May 2017, the IASB issued IFRS 17 *Insurance Contracts* (IFRS 17), a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, IFRS 17 will replace IFRS 4 *Insurance Contracts* (IFRS 4) that was issued in 2005. IFRS 17 applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features.

A few scope exceptions will apply. The overall objective of IFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in IFRS 4, which are largely based on grandfathering previous local accounting policies, IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of IFRS 17 is the general model, supplemented by:

- A specific adaptation for contracts with direct participation features (the variable fee approach)
- A simplified approach (the premium allocation approach) mainly for short-duration contracts

IFRS 17 is effective for reporting periods beginning on or after 1 January 2023, with comparative figures required. Early application is permitted, provided the entity also applies IFRS 9 and IFRS 15 on or before the date it first applies IFRS 17. This standard is not applicable to the Group.

• **Amendments to IAS 1: *Classification of Liabilities as Current or Non-current***

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and must be applied retrospectively. The Group is currently assessing the impact the amendments will have on current practice and whether existing loan agreements may require renegotiation.

First Rock Real Estate Investments Limited
(formerly First Rock Capital Holdings Limited) and Its Subsidiaries
 Notes to the Consolidated Financial Statements
Year ended 31 December 2022
 (Expressed in United States dollars unless otherwise indicated)

2. Statement of Compliance and Basis of Preparation (Continued)

(d) Adoption of new and revised International Financial Reporting Standards (continued)

(ii) Standards, interpretations and amendments to existing standards that are not yet effective and have not been early adopted by the Group (continued)

• **Definition of Accounting Estimates - Amendments to IAS 8**

In February 2021, the IASB issued amendments to IAS 8, in which it introduces a new definition of 'accounting estimates'.

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, they clarify how entities use measurement techniques and inputs to develop accounting estimates.

The amended standard clarifies that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors. The previous definition of a change in accounting estimate specified that changes in accounting estimates may result from new information or new developments. Therefore, such changes are not corrections of errors. This aspect of the definition was retained by the IASB. The amendments are intended to provide preparers of financial statements with greater clarity as to the definition of accounting estimates, particularly in terms of the difference between accounting estimates and accounting policies. Although the amendments are not expected to have a material impact on entities' financial statements, they should provide helpful guidance for entities in determining whether changes are to be treated as changes in estimates, changes in policies, or errors.

These amendments are effective for annual periods beginning on or after 1 January 2023. Management has not yet assessed the impact of these amendments on the financial statements of the Group.

• **Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2**

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements (the PS), in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures.

The amendments aim to help entities provide accounting policy disclosures that are more useful by:

- Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
- Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

In the absence of a definition of the term 'significant' in IFRS, the IASB decided to replace it with 'material' in the context of disclosing accounting policy information. 'Material' is a defined term in IFRS and is widely understood by the users of financial statements, according to the IASB. In assessing the materiality of accounting policy information, entities need to consider both the size of the transactions, other events or conditions and the nature of them.

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2. Statement of Compliance and Basis of Preparation (Continued)

(d) Adoption of new and revised International Financial Reporting Standards (continued)

(ii) *Standards, interpretations and amendments to existing standards that are not yet effective and have not been early adopted by the Group (continued)*

- ***Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2 (continued)***

Although standardised information is less useful to users than entity-specific accounting policy information, the IASB agreed that, in some circumstances, standardised accounting policy information may be needed for users to understand other material information in the financial statements. In those situations, standardised accounting policy information is material, and should be disclosed.

The amendments to the PS also provide examples of situations when generic or standardised information summarising or duplicating the requirements of IFRS may be considered material accounting policy information.

The amendments may impact the accounting policy disclosures of entities. Determining whether accounting policies are material or not requires use of judgement. Therefore, entities are encouraged to revisit their accounting policy information disclosures to ensure consistency with the amended standard.

Entities should carefully consider whether 'standardised information, or information that only duplicates or summarises the requirements of the IFRS' is material information and, if not, whether it should be removed from the accounting policy disclosures to enhance the usefulness of the financial statements.

These amendments are effective for annual periods beginning on or after 1 January 2023. Management has not yet assessed the impact of these amendments on the financial statements of the Group.

- ***Deferred Tax related to Assets and Liabilities arising from a Single Transaction- Amendments to IAS 12***

The amendments clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognised in the financial statements (and interest expense) or to the related asset component (and interest expense). This judgement is important in determining whether any temporary differences exist on initial recognition of the asset and liability.

Under the amendments, the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. It only applies if the recognition of a lease asset and lease liability (or decommissioning liability and decommissioning asset component) give rise to taxable and deductible temporary differences that are not equal. Nevertheless, it is possible that the resulting deferred tax assets and liabilities are not equal (e.g., if the entity is unable to benefit from the tax deductions or if different tax rates apply to the taxable and deductible temporary differences). In such cases, which the Board expects to occur infrequently, an entity would need to account for the difference between the deferred tax asset and liability in profit or loss.

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2. Statement of Compliance and Basis of Preparation (Continued)

(d) Adoption of new and revised International Financial Reporting Standards (continued)

(ii) Standards, interpretations and amendments to existing standards that are not yet effective and have not been early adopted by the Group (continued)

• **Deferred Tax related to Assets and Liabilities arising from a Single Transaction- Amendments to IAS 12 (continued)**

An entity should apply the amendments to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, it should also recognise a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability for all deductible and taxable temporary differences associated with leases and decommissioning obligations. The amendments are effective for annual periods beginning on or after 1 January 2023. Management has not yet assessed the impact of these amendments on the financial statements of the Group.

• **Amendments to IFRS 10 and IAS 28: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture**

The amendments address the conflict between IFRS 10 and IAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that the gain or loss resulting from the sale or contribution of assets that constitute a business, as defined in IFRS 3, between an investor and its associate or joint venture, is recognized in full. Any gain or loss resulting from the sale or contribution of assets that do not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture. The IASB has deferred the effective date of these amendments indefinitely, but an entity that early adopts the amendments must apply them prospectively. The Group will apply these amendments when they become effective but they are not expected to have an impact on the Group's financial statements.

• **Lease Liability in a Sale and Leaseback- Amendments to IFRS 16**

The amendment to IFRS 16 specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

The amendment does not prescribe specific measurement requirements for lease liabilities arising from a leaseback. The initial measurement of the lease liability arising from a leaseback may result in a seller-lessee determining 'lease payments' that are different from the general definition of lease payments in Appendix A of IFRS 16. The seller-lessee will need to develop and apply an accounting policy that results in information that is relevant and reliable in accordance with IAS 8.

A seller-lessee applies the amendment to annual reporting periods beginning on or after 1 January 2024. Earlier application is permitted, and that fact must be disclosed. Management has not yet assessed the impact of these amendments on the Group's financial statements.

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3. Significant Accounting Policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date control ceases. Total comprehensive income of subsidiaries is attributable to the owners of the company and to the non-controlling interest even if this results in the non-controlling interest having a deficit balance. Consolidated financial statements are prepared using uniform accounting policies for like transactions.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The acquisition method of accounting is used to account for business combinations by the Group (Note 3(b)).

(ii) Non-controlling interests

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of financial position respectively.

(b) Business combinations

The acquisition method of accounting is used to account for all business combinations, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a subsidiary comprises the:

- fair values of the assets transferred;
- fair value of liabilities incurred to the former owners of the acquired business;
- fair value of equity interests issued by the Group;
- fair value of any asset or liability resulting from a contingent consideration arrangement; and
- fair value of any pre-existing equity interest in the subsidiary.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Acquisition-related costs are expensed as incurred. The excess of the consideration transferred, amount of any non-controlling interest in the acquired entity and acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised directly in profit or loss as a bargain purchase (negative goodwill).

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3. Significant Accounting Policies (Continued)

(b) Business combinations (continued)

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value, with changes in fair value recognised in profit or loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in profit or loss.

(c) Segment reporting

An operating segment is a component of the Group that engages in business activities from which it earns revenues and incurs expenses, the operating results of which are regularly reviewed by the chief operating decision maker to make decisions about resources to be allocated to the segment. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker is the First Rock Capital Resource Limited.

(d) Revenue recognition

(i) Rental income

Leases in which the Group does not transfer substantially all the risk and rewards incidental to ownership of an asset are classified as operating leases.

Revenue comprises the invoiced value of rental and maintenance charges. Rental income from operating leases is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of the incentives is recognised over the lease term, on a straight line basis as a reduction in rental income.

The Group assesses the individual elements of the lease agreements and assesses whether these individual elements are separate performance obligations.

Where the contracts include multiple performance obligations, and/or lease and non-lease components, the transaction price is allocated to each performance obligation (lease and non-lease component) based on the stand-alone selling prices. These selling prices are predominantly fixed price per the agreements where the tenant pays the fixed amount based on a payment schedule.

Revenue is measured at the transaction price agreed under the contract. The Group currently does not have arrangements that include deferred payment terms. A receivable is recognised when services are provided as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

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3. Significant Accounting Policies (Continued)

(d) Revenue recognition (continued)

- (i) **Rental income (continued)**
 In certain circumstances, the Group might agree to forgive some amount of payments contractually due for past rent, without changing the scope of the lease or other terms (for example, if a lessee is in financial difficulty). In such cases, the Group has elected to treat the reduction in payments due for past rent as a partial extinguishment of the lease receivable. The amounts forgiven are recognised as a loss (that is, not a reduction in lease income) in profit or loss, with a corresponding reduction to the lease receivable in the period in which the reduction is contractually agreed.
- (ii) **Land development and resale**
 The Group develops and sells residential and commercial properties. Revenue is recognised when control over the property has been transferred to the customer. The properties have generally no alternative use for the Group due to contractual restrictions. However, an enforceable right to payment does not arise until legal title has passed to the customer. Therefore, revenue is recognised at a point in time when the legal title has passed to the customer.

The revenue is measured at the transaction price agreed under the contract. In most cases, the consideration is due when legal title has been transferred. While deferred payment terms may be agreed in rare circumstances, the deferral never exceeds 12 months. The transaction price is therefore not adjusted for the effects of a significant financing component.

- (iii) **Interest income**
 Interest income is recognised in the consolidated statement of comprehensive income for all interest bearing instruments on an accrual basis using the effective yield method based on the actual purchase price.

The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes all fees paid or received between the parties that are an integral part of the effective interest rate transaction costs and other premiums or discounts.

Once a financial asset or a group of similar financial assets is credit-impaired, interest income is recognised using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss.

- (iv) **Dividend income**
 Dividends are received from financial assets measured at fair value through profit or loss ("FVTPL"). Dividends are recognized in the consolidated statement of financial position when the right to receive payment is established.
- (v) **Fee and commission income**
 Fee and commission income are income recognised in profit or loss on the accrual basis when the service has been provided. Fees and commissions arising from negotiating or participating in the negotiation of a transaction for a third party are recognised on completion of the underlying transaction.

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3. Significant Accounting Policies (Continued)

(d) Revenue recognition (continued)

(vi) Financing components

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the group does not adjust any of the transaction prices for the time value of money.

(e) Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the functional currency). The consolidated financial statements are presented in US dollars, which is the Group's functional currency. The Group has determined that the US dollar is its functional currency as its strategy is to contract with multinational entities (mainly US based), at rates consistent with rates charged in the US and therefore considers the US economy to be the primary economy to which it is exposed and the economy that determines the pricing of its goods and services. The largest portion of the Group's revenues, expenses and cash flows are denominated in United States dollars.

(ii) Transactions and balances

Foreign currency transactions are accounted for at the exchange rates prevailing at the dates of the transactions. At each reporting date, monetary assets and liabilities denominated in foreign currencies are translated using the closing exchange rate. Exchange differences arising from the settlement of transactions at rates different from those at the dates of the transactions and unrealised foreign exchange differences on unsettled foreign currency monetary assets and liabilities are recognised in profit or loss.

(iii) Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- Income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
- All resulting exchange differences are recognized in other comprehensive income.

On consolidation, exchange differences arising from the translation of any net investment in foreign entities, and of borrowings and other financial instruments designated as hedges of such investments, are recognised in other comprehensive income. When a foreign operation is sold or any internal lending forming part of the net investment are repaid, the associated exchange differences are reclassified to profit or loss, as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate.

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3. Significant Accounting Policies (Continued)

(f) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings, pending their expenditure on qualifying assets, is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are expensed in the period in which they are incurred.

The Group capitalises borrowing costs on qualifying developments in progress.

(g) Leases

Group as a lessee

The Group leases various office spaces. The Group acting as lessee, recognises a right-of-use asset and a lease liability for all leases with a term of more than 12 months (short term leases) or leases of low value assets. Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes. Lease payments on short-term and leases of low value assets are recognised as expense on a straight-line basis over the lease term.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk, which does not have recent third-party financing; and
- makes adjustments specific to the lease with respect to term, country, currency and security.

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3. Significant Accounting Policies (Continued)

(g) Leases (continued)

Group as a lessee (continued)

If a readily observable amortising loan rate is available to the individual lessee (through recent financing or market data) which has a similar payment profile to the lease, then the Group entities use that rate as a starting point to determine the incremental borrowing rate.

The Group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. Right of use assets are not revalued.

Group as a lessor

See Note 3(d)(i).

(h) Management fees

Up to 30 September 2021, a management fee of 2% of the net asset value of the Group based on the Group's audited financial statements was paid quarterly to the Group's management company, First Rock Capital Resource Limited.

Effective 1 October 2021, a management fee of 1.8% of the total asset value of the Group based on the Group's audited financials is paid quarterly to the Group's management company First Rock Capital Resource Limited.

The fee is to be paid in arrears, based on the quarterly unaudited financial statements of the Group, subject to the 'claw-back' provision.

Both the management fees and the performance-based dividend (Note 3(i)) are subject to a 'clawback' by the Group if the audited annual financial results of the Group demonstrate a negative variance from the quarterly unaudited accounts used to determine the payment of fees/dividends. The claw-back provision requires a re-payment from First Rock Capital Resource Limited and, if such re-payment is not made, the Group shall have a right of set-off of such surplus amount against any future cumulative annual preference dividend that may be payable to First Rock Capital Resource Limited. If the audited annual financial results demonstrate a positive variance from the quarterly unaudited accounts, such additional amount will be paid to the management company (with no interest) so that it is made whole based on the audited results.

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3. Significant Accounting Policies (Continued)

(i) Performance based fees

Up to 30 September 2021, a performance based cumulative annual dividend calculated as twenty-five percent (25%) of the audited annual total comprehensive income of the Group in excess of eight percent (8%) (the 'hurdle rate') of the Group's total equity.

Effective 1 October 2021, a performance based cumulative annual dividend calculated as twenty-five per cent (25%) of the audited annual total comprehensive income of the Group once the eight and a half per cent (8.5%) (the 'hurdle' rate) of the Group's total shareholder equity is achieved.

Dividends are to be paid quarterly in arrears, based on the quarterly unaudited financial statements of the company, subject to the 'claw-back' provisions.

(j) Operating expenses

Expenses include legal, marketing, professional and other fees. They are recognised in profit or loss in the period in which they are incurred on an accrual basis.

(k) Income taxes and deferred taxes

Current income tax assets and liabilities are measured at the amounts expected to be recovered from or paid to taxation authorities. The current income tax charge is calculated based on the tax laws enacted or substantively enacted at the date of the consolidated statement of financial position in the countries where the Group operates. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements.

However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the date of the consolidated statement of financial position and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Unrecognized deferred tax assets are re-assessed at each reporting period date and are recognized to the extent that it has become probable that future profits will allow the deferred tax asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

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3. Significant Accounting Policies (Continued)

(k) Income taxes and deferred taxes (continued)

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

Tax is recognised in income, except to the extent that it relates to items recognised directly in other comprehensive income or equity - in which case, the tax is also recognised in other comprehensive income or equity.

(l) Current versus non-current classification

The Group presents assets and liabilities in the consolidated statement of financial position based on current/non-current classification.

An asset is classified as current when it is:

- Expected to be realized or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

(m) Fair value measurement

Fair values of financial instruments measured at amortized cost are disclosed in Note 31.

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group.

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3. Significant Accounting Policies (Continued)

(m) Fair value measurement (continued)

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

(n) Investment in Associate

The investment in associate is accounted for under the equity method. An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but there is no control over those policies.

Control is achieved when an entity is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, an entity controls an investee if the entity has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns

When an entity has less than a majority of the voting or similar rights of an investee, the entity considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The entity's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Under the equity method, the investment in an associate is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate since the acquisition date.

The consolidated statement of comprehensive income reflects the Group's share of the results of operations of the associate. Any change in other comprehensive income ("OCI") of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associate are eliminated to the extent of the interest in the associate or joint venture. The aggregate of the Group's share of profit or loss of an associate is shown on the face of the consolidated statement of comprehensive income outside operating profit.

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3. Significant Accounting Policies (Continued)

(n) Investment in Associate (continued)

The financial statements of the associate are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in the consolidated statement of comprehensive income.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its associate. At each reporting date, the Group determines whether there is objective evidence that the investment in the associate is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value, and then recognises the loss as share of loss of an associate in the consolidated statement of comprehensive income.

(o) Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the Group, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. After initial recognition, investment property is carried at fair value.

Investment property that is being redeveloped for continuing use as investment property, or for which the market has become less active, continues to be measured at fair value.

Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, but for which the company expects the fair value of the property will be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed - whichever is earlier.

It may sometimes be difficult to determine reliably the fair value of the investment property under construction. In order to evaluate whether the fair value of an investment property under construction can be determined reliably, management considers the following factors, among others:

- the provisions of the construction contract;
- the stage of completion;
- whether the project/property is standard (typical for the market) or non-standard;
- the level of reliability of cash inflows after completion;
- the development risk specific to the property;
- past experience with similar construction; and
- status of construction permits.

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3. Significant Accounting Policies (Continued)

(o) Investment property (continued)

Fair value is based on active market prices for comparable sales, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections or other cashflow models. These valuation models typically consider rental income from current leases and other assumptions (such as vacancy, delinquency, market yields and capitalisation factors) market participants would make when pricing the property under current market conditions.

Valuations are performed as at the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated financial statements.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the cost of the replacement is included in the carrying amount of the property, and the fair value is reassessed.

Changes in fair values are recognised in profit or loss. Investment properties are derecognised when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. Where the Group disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in profit or loss within net gain/(loss) from fair value adjustment on investment property.

If an investment property becomes owner occupied, it is reclassified as property, plant and equipment. Its fair value as at the date of reclassification becomes its cost for subsequent accounting purposes. Where an investment property undergoes a change in use, such as commencement of development with a view to sell, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

(p) Property, plant and equipment

Property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. If such subsequent cost relates to a replaced part, the carrying amount of the replaced part is derecognised. All other repairs and maintenance costs are charged to profit or loss during the financial period in which they are incurred.

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3. Significant Accounting Policies (Continued)

(p) Property, plant and equipment (continued)

Depreciation is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives at annual rates, as follows:

Billboards	8% - 10%
Leasehold improvements	25%- 33 1/3%
Furniture, fixtures & equipment	10%
Computer equipment	20%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from continued use of the asset. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss in the consolidated statement of comprehensive income.

(q) Impairment of non-financial assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other non-financial assets are tested for impairment at the end of each reporting period whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

When an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in profit or loss.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities

A financial instrument is any contract that gives rise to both a financial asset in one entity and a financial liability or equity in another entity.

Financial assets

(i) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value through profit or loss ("FVTPL"); and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at FVTPL, gains and losses will be recorded in profit or loss. For investments in equity instruments that are not held for trading, IFRS allows an irrevocable election at the time of recognition, to classify as either FVTPL or fair value through other comprehensive income ("FVOCI"). The Group makes an irrevocable election at the time of initial recognition to account for them at FVTPL. The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Business model assessment

Business models are determined at the level which best reflects how the Group manages portfolios of assets to achieve business objectives. Judgement is used in determining business models, which is supported by relevant, objective evidence including:

- The nature of liabilities, if any, funding a portfolio of assets;
- The nature of the market of the assets in the country of origination of a portfolio of assets;
- How the Group intends to generate profits from holding a portfolio of assets; and
- The historical and future expectations of asset sales within a portfolio.

Solely payments of principal and interest ("SPPI")

Where the business model is to hold assets to collect contractual cash flows or to collect contractual cash flows and sell, the Group assesses whether the financial instruments' cash flows represent solely payments of principal and interest. In making this assessment, the Group considers whether the contractual cash flows are consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial assets are classified and measured at FVTPL.

(ii) Recognition

Financial assets are measured on initial recognition at fair value and are classified as and subsequently measured either at amortised cost, at FVOCI or at FVTPL. Financial assets and liabilities are recognised when the Group becomes a party to the contractual provision of the instrument. Regular way purchases and sales of financial assets are recognised on the trade date, the date on which the Group commits to purchase or sell the asset.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are two measurement categories into which the Group classifies its debt instruments:

Financial assets measured at amortized cost

The Group classifies its bank and deposit accounts, investments at amortised cost, due from related parties and other assets. These are assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest ("SPPI") and are measured at amortised cost. Interest income from these financial assets is recognised in profit or loss as part of interest income from financial assets at amortised cost, using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss. Impairment losses are presented as separate line item in the consolidated statement of comprehensive income. The carrying value of these financial assets at initial recognition includes any directly attributable transactions costs.

Cash and cash equivalents

Cash and cash equivalents include cash at bank and investments with original maturities of three months or less that are readily convertible into known amounts of cash and which are subject to an insignificant risk of change in value. Cash and cash equivalents are carried at amortized cost which is assumed to approximate fair value due to the short-term nature of these items. For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise investment securities with less than 90 days maturity from the date of acquisition, cash balances, short term deposits and securities purchased under agreements to resell. Cash and cash equivalents exclude all qualifying balances aforementioned, that are hypothecated or otherwise restricted, consequent on loan or other similar arrangements.

Financial assets measured at fair value through profit and loss

Financial instruments are classified in this category if they meet one or more of the criteria set out below and are so designated irrevocably at inception:

- the use of the designation removes or significantly reduces an accounting mismatch; and
- when a group of financial assets and liabilities or a group of financial liabilities is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iii) Measurement (continued)

Financial assets measured at fair value through profit and loss (continued)

The Group subsequently measures all equity investments at fair value. These fair value gains and losses are recognised in net change in fair value of financial instruments at fair value through profit or loss. Any gain or loss arising on derecognition is recognised directly in profit or loss. Dividends from such investments continue to be recognised in profit or loss as dividend income when the Group's right to receive payments is established.

Interest income and interest earned on assets measured at fair value through profit and loss is earned based on the effective interest rate based on the carrying amount before allowances. For assets that are credit-impaired when purchased or originated (purchased or originated credit impaired (POCI)), the carrying amount after allowances for expected credit losses ("ECL") is the basis for applying the effective interest rate.

(iv) Impairment

The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows. The ECL in relation to trade receivables is immaterial.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iv) Impairment (continued)

For investment and lending portfolios, the Group applies the general approach. Under the general approach, expected credit losses are calculated by multiplying three main components, being the probability of default ("PD"), loss given default ("LGD") and the exposure at default ("EAD"), discounted at the original effective interest rate. Management has calculated these inputs based on the historical experience of the portfolios adjusted for the current point in time. A simplified approach to calculating the ECL is applied to contract and other receivables which do not contain a significant financing component. Generally, these receivables are due within 12 months unless there are extenuating circumstances. Under this approach, an estimate is made of the life-time ECL on initial recognition (i.e. Stage 3). For ECL provisions modelled on a collective basis, a grouping of exposures is performed on the basis of shared risk characteristics, such that risk exposures within a group are homogeneous.

The PD, LGD and EAD models which support these determinations are reviewed regularly in light of differences between loss estimates and actual loss experience, but given that IFRS 9 requirements have only just been applied, there has been little time available to make these comparisons. Therefore, the underlying models and their calibration, including how they react to forward-looking economic conditions remain subject to review and refinement. This is particularly relevant for lifetime PDs, and for the incorporation of 'downside scenarios' which have not generally been subject to experience gained through stress testing. The exercise of judgement in making estimations requires the use of assumptions which are highly subjective and sensitive to the risk factors, in particular to changes in economic and credit conditions across a number of geographical areas. Many of the factors have a high degree of interdependency and there is no single factor to which loan impairment allowances as a whole are sensitive. Therefore, sensitivity analyses are considered in relation factors to which the ECLs are particularly sensitive and the results should not be further extrapolated.

The main difference between Stage 1 and Stage 2 expected credit losses is the respective PD horizon. Stage 1 estimates will use a maximum of a 12-month PD while Stage 2 estimates will use a lifetime PD. Stage 3 estimates will continue to leverage existing processes for estimating losses on impaired loans, however, these processes will be updated to reflect the requirements of IFRS 9, including the requirement to consider multiple forward-looking scenarios. An ECL estimate will be produced for each individual exposure, including amounts which are subject to a more simplified model for estimating expected credit losses.

The measurement of ECLs for each stage and the assessment of SICR must consider information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions. The estimation and application of forward-looking information will require significant judgment.

For defaulted financial assets, based on management's assessment of the borrower, a specific provision for ECLs which incorporates collateral recoveries, is calculated and recorded as the ECL. The resulting ECL is the difference between the carrying amount and the present value of expected cash flows discounted at the original effective interest rate.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iv) Impairment (continued)

Forward looking information

The estimation and application of forward-looking information require significant judgment. PD, LGD and EAD inputs used to estimate Stage 1 and Stage 2 credit loss allowances are modelled based on the macroeconomic variables (or changes in macroeconomic variables) that are most closely correlated with credit losses in the relevant portfolio.

Each macroeconomic scenario used in the ECL calculation has forecasts of the relevant macroeconomic variables – including, but not limited to, unemployment rates and gross domestic product, interest rate and inflation, subsequently reverting to long-run averages. The estimation of ECLs in Stage 1 and Stage 2 are a discounted probability-weighted estimate that considers a minimum of three future macroeconomic scenarios. The base case scenario are based on macroeconomic forecasts where available. Upside and downside scenarios are set relative to the base case scenario based on reasonably possible alternative macroeconomic conditions.

Scenario design, including the identification of additional downside scenarios that occur on at least an annual basis and more frequently if conditions warrant. Scenarios are probability-weighted according to management's best estimate of the relative likelihood based on historical frequency and current trends and conditions. The weightings assigned to each economic scenario as at December 31, 2022 and December 31, 2021 were as follows:

	Base	Upside	Downside
31 December 2021:			
Investments portfolios	50%	30%	20%
Lending portfolios	50%	30%	20%
31 December 2022:			
Investments portfolios	50%	30%	20%
Lending portfolios	50%	30%	20%

Financial assets measured at amortized cost recognize impairment gains and losses in profit or loss in the consolidated statement of comprehensive income. Interest income, dividend income and gains and losses arising from changes in fair value are included on the face of the consolidated statement of comprehensive income.

Debt investments and other instruments are considered to be in low credit risk when they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term. The impairment charge for debt investments was assessed and is recorded in profit or loss.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iv) Impairment (continued)

Significant increase in credit risk ("SICR")

On initial recognition, the Group assesses the credit risk associated with each exposure as discussed in Note 30(b).

To determine whether the life-time credit risk has increased significantly since initial recognition, the Group considers reasonable and supportable information that is available including information from the past and forward-looking information. Factors such as whether payments of principal and interest are in default, an adverse change in credit rating of the borrower and adverse changes in the borrower's industry and economic environment, or a change in the borrower's employment arrangements, payment method, industry or personal conditions are considered in determining whether there has been a significant increase in the credit risk of the borrower.

For the Group's debt instruments, a significant increase in credit risk ("SICR") is where the prevailing risk that the issuer of an investment instrument will default is materially greater than the risk at the origination date of the investment instrument.

An investment is deemed to have experienced a significant increase in credit risk under the following circumstances:

- When the credit rating of the instrument has slipped four or more levels on the international/internal credit rating scale since the rating at origination date. Notwithstanding the slippage, the instrument is deemed not to have experienced a SICR where the credit rating remains within the investment grade of Baa3 or higher.
- The issuer of the instrument is experiencing or is very likely to experience one or more adversities including but not limited to the following:
 - i. Filing for bankruptcy
 - ii. Loss of major asset
 - iii. Major decline in industry
 - iv. Depressed Debt Restructuring
 - v. Unsustainable Debt Burden
 - vi. Adverse Legal or Political Events
 - vii. Other Major Adversities

For the Group's loans receivable, SICR is determined by observing the extent to which adverse changes in one or more of the credit risk drivers could increase the likelihood of default since the origin of the loan. A change in the borrower's employment arrangements, payment method, industry or personal conditions could be deemed significant enough to trigger a forward migration of loans to Stage 2.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial assets (continued)

(iv) Impairment (continued)

Default

Debt investments and other instruments are in default where the issuer of the instrument has failed to honour part or all of the obligation under the investment agreement. Issuers that are assigned a credit rating of C or Level 21 are deemed to be in a state of default.

The Group determines that loans are credit-impaired and in stage 3 by considering relevant objective evidence, primarily whether: contractual payments of either principal or interest are past due for 90 days or more; there are other indications that the borrower is impaired, and the maturity date has passed. If such unlikelihood to pay is not identified at an earlier stage, it is deemed to occur when an exposure is 90 days past due.

Write-off

Financial assets (and the related impairment allowances) are normally written off, either partially or in full, when there is no realistic prospect of recovery. Where loans are secured, this is generally after receipt of any proceeds from the realisation of security. In circumstances where the net realisable value of any collateral has been determined and there is no reasonable expectation of further recovery, write-off may be earlier.

(v) *Derecognition*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the Group's consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired or;
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial liabilities

All financial liabilities are initially recognised at fair value, minus (in the case of a financial liability that is not at FVTPL) transaction costs that are directly attributable to issuing the financial liability. Financial liabilities are measured at amortised cost, unless the Group opted to measure a liability at FVTPL.

The Group's financial liabilities comprise bonds payable, long term loans and other liabilities.

All loans and borrowings are initially recognized initially at fair value less directly attributable transaction costs. After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Modification of loans

The Group sometimes renegotiates or otherwise modifies the contractual cash flows of loans to customers and debt instruments. When this happens, the Group assesses whether or not the new terms are substantially different to the original terms. The Group does this by considering, among others, the following factors:

- If the borrower is in financial difficulty, whether the modification merely reduces the contractual cash flow to amounts the borrower is expected to be able to pay;
- Whether any substantial new terms are introduced, such as a profit share/equity-based return that substantially affects the risk profile of the loan;
- Significant extension of the loan term when the borrower is not in financial difficulty;
- Significant change in the interest rate;
- Change in the currency the loan is denominated in; and
- Insertion of collateral, other security or credit enhancements that significantly affect the credit risk associated with the loan.

If the terms are substantially different, the Group derecognises the original financial asset and recognises a new asset at fair value and recalculates the new effective interest rate for the asset. The date of negotiation is consequently considered to be the date of initial recognition for impairment calculation purposes and the purpose of determining if there has been a significant increase in credit risk. At this point the Group will assess if the asset is POCI.

Deposits from tenants

Certain Group companies obtain deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified good condition or for the lease payments for a period ranging from 1 to 24 months. The Group has elected to treat such deposits as financial liabilities in accordance with IFRS 9, and they are initially recognised at fair value. The difference between fair value and cash received is considered to be part of the minimum lease payments received for the operating lease (refer to Note 3(d)) for the recognition of rental income). The deposit is subsequently measured at amortised cost.

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3. Significant Accounting Policies (Continued)

(r) Investments and other financial assets and liabilities (continued)

Financial liabilities (continued)

Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

(s) Share capital

Shares are classified as equity when there is no obligation to transfer cash or other assets. Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds. Incremental costs include legal fees, fees for arrangers, brokers, agents and investor events relating to the initial public offering.

(t) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method.

(u) Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Group's consolidated financial statements in the period in which the dividends are approved.

4. Critical Accounting Estimates and Judgments in Applying Accounting Policies

The Group makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

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4. Critical Accounting Estimates and Judgments in Applying Accounting Policies (Continued)

(a) Functional currency

The determination of the Company's and its subsidiaries' functional currency is based on management's assessment of the primary economic environments to which the Company and the subsidiaries are exposed. According to IAS 21, The Effects of Changes in Foreign Exchange Rates ("IAS 21"), an entity's functional currency should reflect the underlying transactions, events and conditions that are relevant to the entity. Management considered primary and secondary indicators in determining functional currency including the currency that influences sales and expenses prices and rates. Although the company carries out a sizeable portion of its activities in Jamaica, its revenue strategy is to target expatriates, US affiliated companies and US tourists, and therefore transact in US dollars at rates that are consistent with rates charged in the United States. The Company has also raised financing primarily in US Dollars. From an expense perspective, the indicators are mixed as services are in some instances provided by Jamaican companies, charging Jamaican rates. Based on these factors, management concluded that the Company's functional currency should be measured using United States dollars ("USD").

(b) Investment properties

The fair value of investment properties is determined by independent valuers. The valuers determine fair value by using recent comparable sales or cash flow models. For comparable sales, adjustments are made for the time of the referenced sale, size, location, condition etc. These adjustments involve significant judgement, which could result in actual values being different from those realised from either sale, or the present value of rental income received from the lease of these properties.

For the cash flow models, a direct capitalisation approach is used. This approach involves determining a net rental amount, a capitalisation factor (representing a market participant rate of return) and estimating factors for vacancy and delinquency. The fair values derived may be very sensitive to these variables, in particular, the capitalisation factor. As with the sales comparison approach, values realised through sale or use may differ from the values estimated and recognised in the financial statements.

(c) Income taxes

The Group is subject to income taxes in numerous jurisdictions. Significant estimates are required in determining the worldwide provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions.

In recognising deferred taxation in relation to certain items of investment property, the Group has assumed that there will be no capital gains tax on rental properties held for successive long-term rental periods as well as land for which the use is currently undetermined. It however assumes that for items which are currently investment property that will be developed for resale, and will eventually become inventory, the revaluation gains previously recognised will be subject to taxation at the time of sale. For investment property being developed, management recognises a deferred tax charge on the basis of a ratio of units to be sold, to the total number of units being developed. Any change in management's intention from rental to sale or determination of use for development or resale, would result in a recognition of an additional deferred tax liability.

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4. Critical Accounting Estimates and Judgments in Applying Accounting Policies (Continued)

(d) Measurement of the Expected Credit Losses (ECL)

The measurement of the ECL for financial assets measured at amortised cost requires the use of models and significant assumptions about future economic conditions and credit behaviour such as the likelihood of customers defaulting and the resulting losses.

A number of significant judgements are also required in applying the accounting requirements for measuring ECL, such as:

- Determining criteria for significant increase in credit risk;
- Choosing appropriate models and assumptions for the measurement of ECL; and
- Establishing appropriateness of forward-looking information.

Internal Credit Rating

Management has utilised an internal rating for their investments. The internal rating is assessed as follows:

- The most recent country's credit rating obtained from an approved external credit rating agency is taken as the Base Credit Rating ("BCR");
- The credit rating for the relevant entity is the sum of the BCR and the Credit Rating Adjustment Factor ("CRAF");
- The CRAF is calculated as the aggregate of the factors such as the size of the institution, significance to national interest, financial diversification and financial outlook; and
- An entity is assigned an adverse factor where enough information is not available to assign a favourable score within the relevant categories.

These internal credit risk ratings are aligned to external credit rating companies, such as Standard and Poor and Moody's.

5. Segment Reporting

Operating segments are reported in accordance with the information analysed by the (the chief operating decision-maker) of the Group, which is responsible for allocating resources to the reportable segments and assesses its performance.

The Group has identified two reportable segments of its business:

- (a) Real estate and financial investments; and
- (b) Micro-financing - includes issuing loans to customers

The amounts provided to the Board of Directors in respect of total assets and total liabilities are measured in a manner consistent with that of the consolidated financial statements. These assets and liabilities are allocated based on the operations of the segment. As all assets and liabilities have been allocated to the operating (reportable) segments, reconciliations of reportable segments' assets to total assets, and of reportable segments' liabilities to total liabilities, are not presented.

The Group disposed of its Micro-financing segment on 31 March 2021 (Note 13).

The tables below show results and net assets by segment and geographical location.

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5. Segment Reporting

	2022					Total \$
	Jamaica \$	Costa Rica \$	USA \$	Cayman \$	Eliminations \$	
Rental income						
- Residential property	-	78,363	-	91,916	-	170,279
- Commercial property	471,353	-	-	-	-	471,353
	471,353	78,363	-	91,916	-	641,632
Fair value gain on investment property	5,901,084	(10,034)	-	200,000	119,805	6,210,855
Profit/(Loss) on disposal of investment property	(64,485)	(124,996)	-	49,397	-	(140,084)
	6,307,952	(56,667)	-	341,313	119,805	6,712,403
Interest income	513,267	-	-	254	(31,807)	481,714
Dividend income	87,154	-	-	-	-	87,154
Other finance income/(expense)	2,752,792	62,422	-	(1,068)	(163,156)	2,650,990
Financial related income/(expense)	3,353,213	62,422	-	(814)	(194,963)	3,219,858
Other income	15,777	-	-	-	-	15,777
Operating income/(loss)	9,676,942	5,755	-	340,499	(75,158)	9,948,038
Depreciation and amortisation	(551)	-	-	(7,005)	-	(7,556)
Interest expense	(555,146)	-	-	(35,580)	1,294	(589,432)
Expected credit losses	(189,095)	-	-	(15)	3,692	(185,418)
Expenses	(4,720,866)	(92,572)	(10,532)	(239,136)	78,221	(4,984,885)
Operating profit/(loss)	4,211,284	(86,817)	(10,532)	58,763	8,049	4,180,747
Taxation	(112,124)	(18,370)	-	-	-	(130,494)
Net profit/(loss)	4,099,160	(105,187)	(10,532)	58,763	8,049	4,050,253
Total assets	62,743,438	1,305,639	-	1,135,509	(5,185,783)	59,998,803
Total liabilities	26,297,014	1,718,798	228,987	850,053	(5,137,435)	23,957,417
Investment property	23,708,725	1,173,990	-	800,000	(43,352)	25,639,363
Assets held for sale	3,500,000	-	-	-	-	3,500,000

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5. Segment Reporting (Continued)

	2021					Total \$
	Jamaica \$	Costa Rica \$	USA \$	Cayman \$	Eliminations \$	
Rental income						
- Residential property	8,575	78,267	-	10,500	-	97,342
- Commercial property	291,969	(8,625)	-	-	-	283,344
	300,544	69,642	-	10,500	-	380,686
Fair value gain on investment property	4,770,046	(206,989)	-	382,433	(36,301)	4,909,189
Loss on disposal of investment property	(73,851)	(37,837)	(21,327)	-	-	(133,015)
	4,996,739	(175,184)	(21,327)	392,933	(36,301)	5,156,860
Interest income	482,390	-	-	-	(121,234)	361,156
Dividend income	183,524	-	-	-	-	183,524
Other finance income/ (expense)	(164,169)	9,642	(11)	(2,964)	2,151	(155,351)
Financial related income	501,745	9,642	(11)	(2,964)	(119,083)	389,329
Other income	33,152	-	-	-	-	33,152
Operating income	5,531,636	(165,542)	(21,338)	389,969	(155,384)	5,579,341
Depreciation and amortisation	(14,347)	-	-	(3,752)	-	(18,099)
Interest expense	(291,887)	(51,641)	(1,204)	(55,612)	121,234	(279,110)
Expected credit losses	(367,736)	-	-	-	-	(367,736)
Expenses	(2,645,384)	(83,060)	(77,199)	(50,584)	300	(2,855,927)
Operating profit/(loss)	2,212,282	(300,243)	(99,741)	280,021	(33,850)	2,058,469
Taxation	167,301	(4,370)	-	-	-	162,931
Net profit/(loss)	2,379,583	(304,613)	(99,741)	280,021	(33,850)	2,221,400
Profit from discontinued operations	600,000	-	-	-	203,072	803,072
Net profit/(loss)	2,979,583	(304,613)	(99,741)	280,021	169,222	3,024,472
Total assets	46,855,993	1,680,895	2,211	3,728,700	(7,226,288)	45,041,511
Total liabilities	11,433,621	667,207	6,625	1,635,006	(1,087,677)	12,654,782
Investment property	15,902,037	1,067,546	-	3,500,000	102,602	20,572,185
Assets held for sale	1,454,000	534,000	-	-	-	1,988,000
Property, plant and equipment purchases	3,751	-	-	62,511	-	66,262

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5. Segment Reporting (Continued)

	2021				Total \$
	Real Estate and financial investments \$	Micro- financing \$	Eliminations \$	Reclassified to profit on discontinued operations \$	
Rental income					
- Residential property	97,342	-	-	-	97,342
- Commercial property	283,344	-	-	-	283,344
Fair value gains on investment property	4,945,490	-	(36,301)	-	4,909,189
Loss on disposal of investment property	(133,015)	-	-	-	(133,015)
	5,193,161	-	(36,301)	-	5,156,860
Interest income					
- Financial instruments	147,753	-	-	-	147,753
- Loans	334,637	363,715	(121,234)	(363,715)	213,403
Dividend income	183,524	-	-	-	183,524
Other finance (expense)/income	(157,502)	-	2,151	-	(155,351)
Financial related income	508,412	363,715	(119,083)	(363,715)	389,329
Other income	33,152	70,085	-	(70,085)	33,152
Operating income	5,734,725	433,800	(155,384)	(433,800)	5,579,341
Interest expense and credit losses	(522,056)	(85,177)	(124,790)	85,177	(646,846)
Expenses	(2,886,574)	(233,469)	12,548	233,469	(2,874,026)
Net profit before taxation	2,326,095	115,154	(267,626)	(115,154)	2,058,469
Taxation	162,931	-	-	-	162,931
Net profit on continuing operations	2,489,026	115,154	(267,626)	(115,154)	2,221,400
Profit on discontinued operations	600,000	-	87,918	115,154	803,072
	3,089,026	115,154	(179,708)	-	3,024,472
Total assets	52,267,799	-	(7,226,288)	-	45,041,511
Total liabilities	13,742,459	-	(1,087,677)	-	12,654,782

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6. Rental Income

	2022	2021
	\$	\$
Commercial property	471,353	283,344
Residential property	170,279	97,342
	<u>641,632</u>	<u>380,686</u>

The Group's revenue is primarily generated from property assets, which are held by Group companies domiciled in the country in which the relevant asset is located.

Revenues are derived from a large number of tenants and no single tenant or group under common control contributes more than 10% of the Group's revenues. One tenant, located in Jamaica, accounts for more than 10% of the Group's rental income.

There are no contract asset or contract liabilities in relation to the lease contracts.

Variable rents recognized as income totalled \$Nil (2021: \$9,647).

The future aggregate minimum rentals receivable under non-cancellable operating leases are as follows:

	2022	2021
	\$	\$
No later than 1 year	315,044	648,618
Later than 1 year and no later than 2 years	231,339	526,468
Later than 2 years and no later than 3 years	-	480,395
Later than 3 years and no later than 4 years	-	249,055

7. Net Interest Income and Dividend Income

	2022	2021
	\$	\$
Interest income		
Interest income from debt securities	165,920	147,753
Interest income from loans	<u>315,794</u>	<u>213,403</u>
Interest income from financial assets at amortised cost	481,714	361,156
Income from financial assets at FVTPL:		
Dividend income	<u>87,154</u>	<u>183,524</u>
	568,868	544,680
Interest expense		
Financial liabilities at amortised cost	<u>(589,432)</u>	<u>(279,110)</u>
Net interest (expense)/income	<u>(20,564)</u>	<u>265,570</u>

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8. Other Income

	2022	2021
	\$	\$
Fee and commission income	-	9,459
Gain on disposal of property, plant and equipment	15,777	23,693
	<u>15,777</u>	<u>33,152</u>

9. Expected Credit Losses

	2022	2021
	\$	\$
Investments at amortised cost	195,270	384,730
Loans at amortised cost	(9,852)	(154,779)
	<u>185,418</u>	<u>229,951</u>
Included in discontinued operations on disposal of subsidiary	-	137,785
	<u>185,418</u>	<u>367,736</u>

10. Expenses by Nature

	2022	2021
	\$	\$
<i>Other operating expenses:</i>		
Advertising and marketing	172,700	199,703
Agents' commission expense	34,011	30,045
Auditors' remuneration	90,825	151,348
Bank charges	19,223	13,318
Business development and meeting expenses	37,911	6,894
Direct property operating expenses (Note 15)	97,355	109,061
Directors' fees and travel	105,053	115,169
Donations and subscriptions	150,297	80,390
Fee and commission expenses	11,410	2,793
First Rock Foundation expense	67,403	50,194
Insurance	40,114	50,890
Legal and professional fees	654,409	549,749
Office expenses	-	8,208
Other	454,004	222,457
Management fees	1,075,479	677,949
Rates and taxes	92,049	21,670
Registrar and regulatory fees	86,788	76,328
Seminars	83,132	64,000
Software expenses	21,475	28,317
Staff costs (Note 11)	-	141,358
Travel and subsistence	323,922	115,742
Performance based fee	1,367,325	358,120
	<u>4,984,885</u>	<u>3,073,703</u>
Balance c/f		

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10. Expenses by Nature (Continued)

	2022	2021
	\$	\$
Balance b/f	4,984,885	3,073,703
Discontinued operations:		
Expense related to Dolla Financial Services Limited reclassified to profit from discontinued operations	-	(217,776)
	<u>4,984,885</u>	<u>2,855,927</u>
Depreciation and amortisation expense (Note 18)	7,556	18,099
Expected credit losses	185,418	367,736
	<u>5,177,859</u>	<u>3,241,762</u>

11. Staff Costs

	2022	2021
	\$	\$
Salaries	-	127,849
Statutory payroll contributions	-	11,953
Other	-	1,556
(Note 10)	<u>-</u>	<u>141,358</u>

Staff costs related to the remuneration paid to employees of Dolla Financial Services Limited. The remaining subsidiaries utilise employees of First Rock Capital Resource Limited through their management agreement to carry out their operations.

12. Taxation

The Group is subject to income taxes in numerous jurisdictions. Significant estimates are required in determining the worldwide provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions.

In recognising deferred taxation in relation to certain items of investment property, the Group has assumed that there will be no capital gains tax on rental properties held for successive long term rental periods. It however assumes, that for items which are currently investment property that will be developed for resale, and will eventually become inventory, the revaluation gains previously recognised will be subject to taxation at the time of sale. For investment property being developed, management recognises a deferred tax charge on the basis of a ratio of units to be sold, to the total number of units being developed. Any change in management's intention from rental to sale, would result in a recognition of an additional deferred tax liability. No deferred tax charge has been recognised in respect of investment properties with undetermined use.

The Group

The tax liability presented represents the liability for First Rock Capital LATAM, Sociedad Anónima, FCH Jamaica Developers Limited and FCH Jamaica Assets Limited. There were no tax expenses incurred by the other subsidiaries as they do not have taxable income for the period. A deferred tax asset was recognised for the Company in relation to carried forward losses, as management believes that taxable profits will be available against which the deferred tax assets can be utilised.

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12. Taxation (Continued)

The Company

Up to 31 December 2020, the Company had elected to pay income tax of one per cent (1%) in Saint Lucia. Pursuant to the provisions of Article 11 of the CARICOM Double Taxation Treaty, dividends/distributions paid to Shareholders who were residents of CARICOM Member States would have been subject to withholding tax in Saint Lucia, at a rate of one percent (1%), with no further taxation in the shareholder's country of residence. During 2021, International Business Companies (IBCs) registered before 1 December 2018 were no longer able to utilize preferential tax rates (tax-exempt or a 1% rate) and withholding tax exemptions. Effective 1 July 2021, all IBCs are subject to tax on income from sources in St. Lucia at the standard corporate tax rate of 30%. Foreign-source income is not subject to tax in St. Lucia provided that the IBC satisfies the economic substance criteria as set out in St. Lucia's legislation for eligibility to be taxed on a territorial basis in St. Lucia. Expenses incurred in connection with foreign-source income are not tax-deductible. Any such expenses paid to nonresidents are not subject to withholding tax in St. Lucia. All domestic companies that are in good standing with the Inland Revenue Department, including branches of non-resident companies, are subject to tax at a basic rate of 30%. Companies that are not in good standing are subject to tax at a rate of 33.3%. Management is currently processing the filings to the tax authorities to meet the various criteria of the revised legislation to satisfy the economic substance requirement.

First Rock Capital LATAM, Sociedad Anónima

This subsidiary is registered under the "Income from Real Estate" regime, rather than the ordinary regime. Under the "Income from Real Estate" regime, tax is charged at a fixed rate of 15% (2021: 15%) of the gross rental income received, instead of a corporation tax of 30% payable on taxable income under the ordinary tax regime.

FCH Jamaica Developers Limited and FCH Jamaica Assets Limited

Income tax is charged at a rate of 25% for unregulated entities.

(a) Composition of tax charge/(credit)

The taxation charge/(credit) for the year is comprised of:

	2022	2021
	\$	\$
Current tax	18,370	4,370
Deferred tax (Note 16)	113,623	(166,657)
	131,993	(162,287)
Other adjustment	(1,499)	(644)
	<u>130,494</u>	<u>(162,931)</u>

(b) Reconciliation of applicable tax charges to effective tax charge:

	2022	2021
	\$	\$
<i>The Company:</i>		
<i>St. Lucia tax considerations:</i>		
(Loss)/Profit before tax	(920,212)	848,570
Tax at Nil% (2021: Nil%)	<u>-</u>	<u>-</u>

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12. Taxation (Continued)

(b) Reconciliation of applicable tax charges to effective tax charge: (continued)

	2022 \$	2021 \$
<i>The Company:</i>		
<i>Jamaican tax considerations:</i>		
(Loss)/Profit before tax	(920,212)	848,570
Tax at 25% (2021: 25%)	(230,053)	212,142
Adjusted for the effects of:		
Expenses not allowable for tax purposes	99,855	183,488
Income not subject to tax	(820,618)	(950,124)
Other	1,057,148	392,963
	<u>106,332</u>	<u>(161,531)</u>
<i>First Rock Capital LATAM, Sociedad Anónima:</i>		
Rental income(net)	122,467	29,133
Tax at 15% (2021:15%)	18,370	4,370
<i>FCH Jamaica Developers Limited:</i>		
Loss before tax	(13,956)	(22,775)
Tax at 25% (2021: 25%)	(3,489)	(5,694)
Adjusted for the effects of:		
Income not subject to tax	-	(79)
Expenses not allowable for tax purposes	2,304	-
Other	6,977	3
	<u>5,792</u>	<u>(5,770)</u>
<i>FCH Jamaica Assets Limited:</i>		
Profit before tax	5,258,942	3,281,817
Tax at 25%	1,314,735	820,454
Adjusted for the effects of:		
Expenses not allowable for tax purposes	-	49
Income not subject to tax	(1,314,735)	(820,503)
	<u>-</u>	<u>-</u>
Tax expense/(credit)	<u>130,494</u>	<u>(162,931)</u>

(c) Subject to agreement of the Commissioner General, Tax Administration Jamaica, at the reporting date, the following tax losses were available for set-off against future taxable profits for certain entities within the Group. Prior year tax losses that may be deducted in any tax year are capped at 50% of the aggregate taxable income for that year after taking into consideration the appropriate tax deductions and exemptions.

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12. Taxation (Continued)

(c) Continued

Entity	Tax losses available for set off against future taxable profits \$	Tax losses for which a deferred tax has been recognised \$	Tax losses for which no deferred tax asset has been recognized due to the uncertainty of sustained taxable profits \$
First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) - Jamaican tax considerations	7,733,207	4,777,955	2,955,252
FCH Jamaica Developers Limited	103,966	75,275	28,691
Total	<u>7,837,173</u>	<u>4,853,230</u>	<u>2,983,943</u>

13. Disposal of subsidiary

Dolla Financial Services Limited

The Group entered into an agreement to dispose of its 75% stake in Dolla Financial Services Limited. The transaction was finalized on 31 March 2021, for a consideration of US\$1,100,000. Below is a summarized income statement and statement of financial position representing the net profit contribution for the financial year and the net assets sold:

a) Income statement

	2022 \$	2021 \$
Interest income	-	363,715
Other income	-	70,085
Total income	-	433,800
Interest expense	-	(68,389)
Other operating expenses	-	(250,258)
Net profit (Note 13(c))	-	<u>115,153</u>

b) Statement of financial position

	\$	\$
Cash & bank balances	-	(21,589)
Loans receivable	-	2,221,565
Property, plant & equipment	-	213,743
Other assets	-	52,411
Total assets	-	<u>2,466,130</u>
Long term loans	-	682,221
Preference shares	-	1,272,684
Other liabilities	-	335,092
Total liabilities	-	<u>2,289,997</u>
Net assets	-	<u>176,133</u>

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13. Disposal of subsidiary (Continued)

Dolla Financial Services Limited (continued)

c) Profit from discontinued operations

		\$
Proceeds, net of transaction costs	-	1,100,000
Net assets	-	(176,133)
Unamortised intangibles	-	(328,372)
Other consolidated adjustments	-	92,724
Adjusted carrying value	-	(412,081)
Gain on disposal of net assets	-	687,919
Net profit on operations (Note 13(a))	-	115,153
	-	803,072

14. Investment in Associate

	2022 \$	2021 \$
Carrying amount of interest in associate		
Caribbean Health Systems	702,318	-
First Rock Global Holdings (Note 14(b))	-	1,746,429
	702,318	1,746,429

(a) Caribbean Health Systems

This represents the cost of a direct holding of 250,000 shares or 25% shareholding.

This entity was recently incorporated and has not yet commenced trading. Accordingly, no financial information is available.

(b) Investment in First Rock Global Holdings Limited

This represents a direct holding of 16,615,079 shares or 15% shareholding in First Rock Global Holdings Limited T/A First Rock Private Equity Limited ("FRPE").

5,000,000 shares were acquired by way of private placement on 12 March 2021, at US\$0.10 per share. 10,615,079 shares were acquired on 31 December 2021, by way of conversion of 1,230,314 units of preference shares held in FRPE at US\$0.108 per share. Prior to 31 December 2021, the preference shares were held in Dolla Financial Services Limited. The remaining 1,000,000 units were acquired on 31 December 2021, by way of conversion of US\$100,000 promissory note issued to FRPE in relation to the purchase of Dolla Financial Services Ltd in March 2021 at US\$0.10 per share. The remaining balance on the loan post conversion is US\$250,000 (Note 19(b)).

The principal activities of FRPE are the provision of smart capital and business advisory services to small and medium entities and financial service entities across the Caribbean and Latin America.

During the year, the Group reclassified its shareholding in First Rock Global Holdings Limited from Investment in Associate to Investments at Fair Value Through Profit and Loss as based on management's judgement significant influence did not materialise (Note 19(e)).

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15. Investment Properties

	2022	2021
	\$	\$
The Group holds three classes of investment property:		
Land	19,800,000	8,900,000
Commercial property	3,879,200	7,000,000
Residential property	1,960,163	4,672,185
	<u>25,639,363</u>	<u>20,572,185</u>

	Land	Commercial	Residential	2022	2021
	(Note 15 (a))	Property	Property	\$	\$
At 1 January	8,900,000	7,000,000	4,672,185	20,572,185	19,560,912
Acquisitions	5,106,323	-	-	5,106,323	10,211,757
Disposals	-	-	(2,900,000)	(2,900,000)	(2,681,474)
Reclassified to Development in Progress (Note 17)	-	-	-	-	(9,514,804)
Reclassified to investment property held for sale (Note 15(f))	-	(3,500,000)	-	(3,500,000)	(1,988,000)
	<u>14,006,323</u>	<u>3,500,000</u>	<u>1,772,185</u>	<u>19,278,508</u>	<u>15,588,391</u>
Net gain from fair value adjustment:					
- To income	5,643,677	379,200	187,978	6,210,855	4,909,189
- To deferred income (Note 27(a))	150,000	-	-	150,000	-
Foreign exchange adjustment	-	-	-	-	74,605
Fair value as at 31 December	<u>19,800,000</u>	<u>3,879,200</u>	<u>1,960,163</u>	<u>25,639,363</u>	<u>20,572,185</u>

(a) Includes a land acquisition by way of transfer by natural love and affection for no consideration. The Group has recognised the asset at its fair value of US\$1,750,000 (2021: US\$1,600,000) and the corresponding credit as other payable. In accordance with IAS 20, the income associated with the grant of the land will be recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grant is intended to compensate. Unrealised fair value gain for the year amounted to US\$150,000 (2021: US\$Nil)(Note 27(a)).

(b) Amounts recognised in income statement for investment properties

	2022	2021
	\$	\$
Rental income	641,632	380,686
Direct costs (Note 10)	(97,355)	(109,061)
Fair value gains recognised in income	6,210,855	4,909,189
	<u>6,755,132</u>	<u>5,180,814</u>

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15. Investment Properties (Continued)

- (c) All properties were valued at current market value as at 31 December by independent qualified property appraisers and valuers.

2022

Category	Valuation technique	Observable inputs	Unobservable inputs	Capitalisation factor (%)
Land	Sales Comparison	Sales prices/per acre, comparable address	Appreciation for time and sale of demand for comparables	N/A
Commercial property	Income Approach	Rental rate, property expenses	Capitalisation rate	6% - 10%
Residential property	Sales Comparison	Sales prices per square foot, listings	Area, negotiation, access, location, topography and view	N/A

2021

Category	Valuation technique	Observable inputs	Unobservable inputs	Capitalisation factor (%)
Land	Sales Comparison	Sales prices/per acre, comparable address	Appreciation for time and sale of demand for comparables	N/A
Commercial property	Income Approach	Rental rate, property expenses	Capitalisation rate	6% - 10%
Residential property	Sales Comparison	Sales prices per square foot, listings	Area, negotiation, access, location, topography and view	N/A

A $\pm 10\%$ change in the consideration of current values would result in the carrying value of investment properties and investment properties held for sale and net profit increasing/decreasing by \$2.914 million (2021: \$2.256 million)

The fair values of the investment property are at level 3 in the fair value hierarchy, as certain of the inputs into the valuation process are deemed to be unobservable, as above.

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15. Investment Properties (Continued)

(c) (continued)

Properties were valued at current market value as at 31 December by the following independent qualified property appraisers and valuers:

2022

A.S James & Associates Limited (Jamaican properties)
Icicor (Costa Rican properties)
JEC Property Consultants (Cayman properties)

2021

A.S James & Associates Limited (Jamaican properties)
Icicor (Costa Rican properties)
JEC Property Consultants (Cayman properties)

(d) Leasing arrangements

Commercial and residential properties are leased to tenants under operating leases with rentals payable monthly. Lease payments do not include variable lease payments that depend on an index or rate.

(e) Pledged as collateral for loans

Investment property has been pledged as collateral for loans as detailed in Note 26.

(f) Investment properties held-for-sale

At year end, property with a carrying value of \$3,500,000 (2021: \$1,988,000) was transferred to investment properties held-for-sale based on management's decision to dispose of the property. Management believes that sale of the property will be realised within the next 12 months.

16. Deferred Tax Assets/(Liabilities)

Deferred taxes are calculated in full on temporary differences under the liability method.

The movement on the deferred tax account is as follows:

	2022	2021
	\$	\$
At beginning of year	113,623	(152,790)
(Charged)/Credited to statement of comprehensive income (Note 12)	(113,623)	166,657
Deferred tax on intangible assets on disposal of Dolla	-	99,756
	<hr/>	<hr/>
At end of year	-	113,623
	<hr/>	<hr/>

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16. Deferred Tax Assets/(Liabilities)(Continued)

Deferred tax assets and liabilities are attributable to the following items:

	Deferred Tax Assets				Total \$
	Accelerated Tax Depreciation \$	Tax Losses \$	Unrealised Foreign Exchange loss \$	Interest Payable \$	
At 1 January 2021	10,333	574,661	1,725	6,328	593,047
Credited/(Charged) to profit or loss	(10,333)	501,532	6,506	7,859	505,564
At 31 December 2021	-	1,076,193	8,231	14,187	1,098,611
Credited/(Charged) to profit or loss	-	137,115	(8,231)	4,165	133,049
At 31 December 2022	-	1,213,308	-	18,352	1,231,660

	Deferred Tax Liabilities				Total \$
	Unrealised exchange gains \$	Unrealised gain on fair valuation \$	Intangible assets \$	Interest receivable \$	
At 1 January 2021	17,161	501,609	99,756	127,311	745,837
Charged/(Credited) to profit or loss	(17,161)	454,630	-	(98,562)	338,907
Deferred tax on intangible assets on disposal of Dolla	-	-	(99,756)	-	(99,756)
At 31 December 2021	-	956,239	-	28,749	984,988
Charged/(Credited) to profit or loss	21,717	223,721	-	1,234	246,672
At 31 December 2022	21,717	1,179,960	-	29,983	1,231,660

The amounts shown in the statement of financial position include the following:

	2022 \$	2021 \$
Deferred tax assets to be settled after more than twelve months	1,213,308	1,076,193
Deferred tax liabilities to be settled after more than twelve months	1,179,960	956,239

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17. Development in Progress

	2022	2021
	\$	\$
Land - Hambani Estates (Note 17(a))	8,500,000	8,500,000
Development Costs/ Preconstruction Costs		
- Hambani Estates (Note 17(a))	9,545,732	3,804,169
- Other (Note 17(b))	500,794	233,249
	<u>10,046,526</u>	<u>4,037,418</u>
	<u>18,546,526</u>	<u>12,537,418</u>
Classified as:		
Non-current	500,794	233,249
Current	<u>18,045,732</u>	<u>12,304,169</u>
	<u>18,546,526</u>	<u>12,537,418</u>

- (a) This represents a 3.43-acre parcel of land currently being developed as a luxury residential villa community situated at lots 1, 1B and 3 Bamboo Avenue Kingston 6, St. Andrew. Construction commenced in March 2021 and is expected to be completed within the 2nd quarter of 2023 (2021: 3rd quarter 2022).

Development in progress costs in relation to this property consist of pre-construction costs and hard construction costs.

- (b) This represents pre-construction costs related to potential development of land held in investment properties once necessary determination of use is confirmed and necessary approval obtained, as appropriate.
- (c) Movement during the year is as follows:

	2022	2021
	\$	\$
Balance at beginning of year	12,537,418	-
Development costs incurred	5,662,173	2,898,886
Interest capitalized during the year	346,935	123,728
Transfer from investment properties (Note 15)	<u>-</u>	<u>9,514,804</u>
Balance at end of year	<u>18,546,526</u>	<u>12,537,418</u>

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18. Property, Plant and Equipment

	Furniture Fixtures & Fittings	Billboards	Computer Equipment	Leasehold Improvements	Work-in- Progress	Right of-use Asset (Note 29)	Total
	\$	\$	\$	\$	\$	\$	\$
Cost -							
1 January 2021	55,092	3,692	13,583	19,769	3,327	210,896	306,359
Additions	55,978	-	10,284	-	-	-	66,262
Disposals	(55,092)	-	(13,583)	(19,769)	(3,327)	(210,896)	(302,667)
Foreign currency translation	-	498	-	-	-	-	498
As at 31 December 2021	55,978	4,190	10,284	-	-	-	70,452
Disposals	(19,105)	-	(3,427)	-	-	-	(22,532)
As at 31 December 2022	36,873	4,190	6,857	-	-	-	47,920
Accumulated Depreciation -							
As at 1 January 2021	(6,322)	(1,020)	(3,223)	(7,303)	-	(63,584)	(81,452)
Charge for the year (Notes 10, 18(a))	(4,526)	(551)	(2,023)	(1,756)	-	(11,914)	(20,770)
Relieved on disposal	7,954	-	4,388	9,059	-	75,498	96,899
As at 31 December 2021	(2,894)	(1,571)	(858)	-	-	-	(5,323)
Charge for the year (Note 10)	(5,405)	(551)	(1,600)	-	-	-	(7,556)
Relieved on disposal	1,770	-	514	-	-	-	2,284
As at 31 December 2022	(6,529)	(2,122)	(1,944)	-	-	-	(10,595)
Net Book Value -							
As at 31 December 2022	30,344	2,068	4,913	-	-	-	37,325
As at 31 December 2021	53,064	2,619	9,426	-	-	-	65,129

(a) This included \$15,694 in respect of depreciation related to assets on the disposal of a subsidiary and which were classified as discontinued operations in 2021.

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19. Investments

	2022	2021
	\$	\$
<u>Financial assets measured at amortised cost:</u>		
(a) Corporate bonds	421,615	2,688,578
Repurchase agreements	350,873	342,493
Certificates of deposits	762,703	747,695
	<u>1,535,191</u>	<u>3,778,766</u>
	26,970	50,170
	<u>1,562,161</u>	<u>3,828,936</u>
Less: ECL (Note 30(b))	(10,243)	(894,844)
	<u>1,551,918</u>	<u>2,934,092</u>
 (b) Promissory notes:		
First Rock Capital Resource Limited (Note 19(d)(i))	1,119,073	1,118,646
Medical Associates Limited (Note 19(d)(ii))	125,237	194,810
Nationwide News Network (Note 19(d)(iii))	131,829	129,873
Dolla Financial Services Limited (Note 19(d)(iv))	-	649,366
First Rock Private Equity Limited (Note 19(d)(v))	250,000	250,000
FEP Limited (Note 19(d)(vi))	650,000	650,000
Roots Financial Group Limited (Note 19(d)(vii))	527,315	-
	<u>2,803,454</u>	<u>2,992,695</u>
Interest receivable	97,382	69,092
	<u>2,900,836</u>	<u>3,061,787</u>
Less: ECL (Note 30(b))	(61,485)	(82,374)
	<u>2,839,351</u>	<u>2,979,413</u>
Total	<u>4,391,269</u>	<u>5,913,505</u>
 Classified as:		
Non-current	2,780,571	4,492,256
Current	1,610,698	1,421,249
	<u>4,391,269</u>	<u>5,913,505</u>
 <u>Financial assets measured at fair value through profit and loss:</u>		
(c) Quoted and unquoted equities: non-current (Note 19(e))	4,657,136	476,775

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19. Investments (Continued)

(d) Promissory notes comprise:

- (i) This represents the balances outstanding on loans to First Rock Capital Resource Limited with nominal amounts totalling approximately \$1,119,073 (2021: \$1,118,646) at an interest rate of 8% per annum. The maturity dates of these loans range from July 2029 – April 2050 (2021: July 2029 – September 2050).
- (ii) This represents the balance outstanding on a loan of JMD19,000,000 at an interest rate of 11% per annum. The loan is payable in full in October 2023.
- (iii) This represents the balance outstanding on a loan of JMD20,000,000 at an interest rate of 13% per annum. The loan is payable in full in May 2023.
- (iv) This represented the balance outstanding on loans with nominal amounts totalling JMD 100,000,000 at an interest rate of 12% per annum with maturity dates ranging from May 2023 – October 2023. The amounts were early encashed during the year.
- (v) This represents the balance outstanding on a loan of \$250,000 at an interest rate of 8%. The loan is payable in full in March 2024.
- (vi) This represents the balance outstanding on a loan of \$650,000 at an interest rate of 10% per annum. The loan is payable in full in June 2025.
- (vii) This represents the balance outstanding on a loan of JMD\$80,000,000 at an interest rate of 9.25% per annum. The loan is payable in full in March 2025.

(e) This comprises:

	2022	2021
	\$	\$
Quoted equities	250,000	476,775
Unquoted equity – First Rock Global Holdings Limited (Note 14(b))	4,407,136	-
	<u>4,657,136</u>	<u>476,775</u>

20. Property Acquisition Deposits

	2022	2021
	\$	\$
Torres los Yoses II (Note 20(a))	-	24,957
Kailani (Hilton) (Note 20(b))	125,000	-
	<u>125,000</u>	<u>24,957</u>

- (a) This represented a deposit on 5 units in a 19-story condominium building, that was being developed by Grupo Inmobiliario del Parque, situated in Los Yoses, San Pedro, Costa Rica. Construction was completed during the year and the asset recognized as an investment property.
- (b) This represents a deposit on 2 units in a mixed use residential/ hotel building currently being developed by NCB Group Cayman in Grand Cayman. Construction is expected to be completed in December 2024.

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21. Related Party Balances and Transactions

(a) The consolidated statement of financial position includes the following balances with related parties:

	2022	2021
	\$	\$
Amounts due from related parties:		
First Rock Realty (Company with common directorship)	60,222	20,129
First Rock Capital Resource Limited (Management company)	225,046	205,767
	<u>285,268</u>	<u>225,896</u>
Promissory notes: (Note 19(b))		
First Rock Capital Resource Limited	1,154,402	1,157,192
Medical Associates Ltd. (Company with common directorship)	123,828	188,960
F.E.P. Limited (Company with common directorship)	652,602	615,097
First Rock Private Equity (Company with common directorship)	247,759	243,566
	<u>2,178,591</u>	<u>2,204,815</u>
Long term loan: (Note 26):		
Advanced Integrated Systems Limited (Company with common directorship)	1,500,000	1,500,045
Related party transactions:		
<i>Interest Income:</i>		
First Rock Capital Resource Limited	89,502	94,013
Medical Associates Limited	20,601	38,847
Nationwide News Network Ltd.	-	10,501
F.E.P. Limited	63,194	34,306
First Rock Private Equity	20,569	21,074
	<u>193,866</u>	<u>198,741</u>
<i>Expenses:</i>		
First Rock Capital Resource Limited:		
Performance based fee	1,367,325	358,120
Management fees	1,075,479	677,949
	<u>2,442,804</u>	<u>1,036,069</u>
First Rock Realty Limited:		
Brokerage commission	38,603	49,413
F.E.P. Limited:		
Travel & Business Development fees	372,000	-
Advanced Integrated Systems Limited:		
Interest expense	105,000	61,250
	<u>105,000</u>	<u>61,250</u>
(b) Key management compensation		
	2022	2021
	\$	\$
Salaries and travelling benefits	-	67,495
Statutory contributions	-	3,739
	<u>-</u>	<u>71,234</u>

Directors' fees totalled \$105,053 (2021: \$95,426) for the period.

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22. Other Assets

	2022	2021
	\$	\$
Trade and other receivables:		
Rent receivable	158,801	75,341
Prepaid expenses	85,839	111,545
Due from broker	1,986	172,141
Due from attorney	37,137	213,350
GCT recoverable	18,860	41,261
Deposit refundable	25,069	25,069
Insurance investment premium	15,155	63,769
Other receivables	37,840	28,201
	<u>380,687</u>	<u>730,677</u>

23. Cash and Cash Equivalents

	2022	2021
	\$	\$
Cash at bank	1,733,091	646,484
Cash in hand	820	433
	<u>1,733,911</u>	<u>646,917</u>

24. Share Capital

	2022	2022	2021	2021
	No. of shares	\$	No. of shares	\$
Class A Ordinary shares (Note 24(a)):				
Opening balance	286,025,326	27,738,654	286,025,326	27,738,654
Share repurchase	<u>(4,300,000)</u>	<u>(334,011)</u>	<u>-</u>	<u>-</u>
Closing balance	<u>281,725,326</u>	<u>27,404,643</u>	<u>286,025,326</u>	<u>27,738,654</u>
Class A Preference shares (Note 24(b)):				
Opening balance and Closing balance	<u>1,000,000</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>282,725,326</u>	<u>27,404,643</u>	<u>287,025,326</u>	<u>27,738,654</u>

(a) Class A Ordinary shares are voting and participating shares of the company. During the year, the Company bought back 4,300,000 units on the open market.

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24. Share Capital (Continued)

- (b) Class A Preference shares rank pari passu as between and among themselves and in priority to any shares by the Company. Each Class A preference shareholder is entitled to a cumulative annual preference dividend equivalent to Twenty-five per cent (25%) of the audited annual total comprehensive income of the Company (calculated in accordance with International Financial Reporting Standards prevailing from time to time, and expressed in US dollars) ("Total Income") in each financial year once the 'Annual Earnings Hurdle' is achieved, divided by the number of Class A Preference Shares in issue when the said cumulative annual preference dividend is paid. The "Annual Earnings Hurdle" shall be the amount which results when the Hurdle Rate of eight per cent (8%) is applied to the Total Income of the Company.

Effective 1 October 2021, each Class A preference shareholder is entitled to a cumulative annual preference dividend equivalent to twenty-five per cent (25%) of the consolidated audited annual total comprehensive income of the company in each financial year, once the hurdle rate of eight and a half per cent (8½%) is achieved.

Class A preference shareholders have voting rights in general meeting and have no economic rights or entitlements apart from the cumulative dividends, save and except for a return of capital paid or credited to be paid, as well as a right to share in any surplus on winding up on a pari passu basis with the capital paid for the shares. No capital has been paid on the Class A preference shares.

25. Corporate Bond Payable

	2022 \$	2021 \$
Medium term secured bond due 2026 (Note 26(a))	4,614,009	4,545,561
Unamortised borrowing costs (Note 26(b))	<u>(116,196)</u>	<u>(151,055)</u>
	4,497,813	4,394,506
Interest payable	<u>51,908</u>	<u>55,582</u>
	<u>4,549,721</u>	<u>4,450,088</u>

- (a) This represents a corporate bond issued through Sygnus Capital in the amount of J\$700,000,000 at an interest rate of 7.5% per annum for 5 years maturing May 2026. The bond is secured by:

- First Legal Mortgage stamped to cover commercial property situated at Monaltrie in the parish of Saint Andrew being the Lot numbered Seventeen, Block "F" now known as 21 Balmoral Avenue Kingston 5, registered at: Volume: 1269 Folio:939 in the name of First Rock Estate Investments Limited (formerly First Rock Capital Holdings Limited).
- First Legal Mortgage stamped to cover residential property situated at Retreat in the parish of Saint Andrew now known as 30 Millsborough Avenue registered at: Volume: 117 Folio: 113 in the name of FCH Jamaica Assets Limited
- First Legal Mortgage stamped to cover residential property situated at Retreat in the parish of Saint Andrew now known as 5 Seaview Avenue, registered at: Volume: 1027 Folio:229 in the name of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited).
- Hypothecated repo in the name of JCSD Trustee Services c/o First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) representing the initial twelve-months interest.

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25. Corporate Bond Payable (Continued)

(b) Unamortised borrowing costs

	2022	2021
	\$	\$
Opening balance	151,055	-
Incurred for year	-	173,726
Amortised during the year	(34,859)	(22,671)
Closing balance	<u>116,196</u>	<u>151,055</u>

(c) Changes arising from financing activities:

	2022	2021
	\$	\$
Opening balance	4,450,088	-
New borrowings	-	4,371,835
Amortised borrowing costs	34,859	22,671
Change in interest payable	(3,674)	55,582
Foreign exchange adjustment	68,448	-
Closing balance	<u>4,549,721</u>	<u>4,450,088</u>

(d) Compliance with covenants

At 31 December 2022 and 2021, the Group complied with the terms of the bond payable.

26. Long Term Loans

	2022	2021
	\$	\$
Sagicor Bank Jamaica Limited (Note 26(a))	8,448,302	1,313,280
Advanced Integrated Systems Limited (Note 26(b))	1,500,000	1,500,045
CIBC FirstCaribbean International Bank (Cayman) Limited (Note 26(c))	224,104	1,585,013
Other (Note 26(d))	4,928,151	928,613
	<u>15,100,557</u>	<u>5,326,951</u>
Unamortised borrowing costs (Note 26(e))	(69,365)	-
	<u>15,031,192</u>	<u>5,326,951</u>
Interest payable	22,181	4,405
	<u>15,053,373</u>	<u>5,331,356</u>
Classified as:		
Non-current	10,072,042	3,001,057
Current	4,981,331	2,330,299
	<u>15,053,373</u>	<u>5,331,356</u>

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26. Long Term Loans (Continued)

(a) At 31 December 2022, this represents term loan facilities taken out by FCH Jamaica Development Limited during March and May 2022 to:

- (i) Assist with construction of units at Bamboo Avenue, Jamaica. Interest is charged at a rate of 6.75% per annum calculated monthly. The facility will be paid over 24 months with monthly interest only payments of \$52,805 and principal paid in full by maturity from the proceeds of unit sales.
- (ii) Meet monthly interest payments due on the construction loan at (i) above. Interest is charged at a rate of 6.75% per annum calculated monthly. The facility will be paid over 24 months with monthly interest only payments of \$5,443 and principal paid in full by maturity from the proceeds of unit sales.

The above loans are secured by the following:

- Legal Mortgage stamped to cover US\$10.557 million over residential development property located at 1, 1B & 3 Bamboo Avenue, Mona, Kingston 6, St. Andrew registered at: Volume: 1546 Folio: 623 in the name of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited).
- SBJ Hypothecated Certificate of Deposit in the name of FCH Jamaica Developers Limited stamped to cover US\$479,021
- Unlimited Corporate Guarantee from the registered proprietor and parent company, First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited).
- Assignment of contractors all risk insurance over above residential development property for the full construction costs with SBJ's interest noted thereon as first mortgagee
- Letter of undertaking from FCH Jamaica Developers Limited's attorney having carriage of sale to pay over all proceeds of all units to SBJ

At 31 December 2021, this represented a demand loan from Sagicor Bank Jamaica Limited ("SBJ"), for the purchase of property at 1, 1B & 3 Bamboo Avenue, Jamaica. Interest was charged at a rate of 6.75% per annum. The terms of the promissory note indicated that the loan was payable on demand, which gives the lender the legal right to demand that the loan is repaid at any time. The loan was therefore classified as current. The facility however allowed for a scheduled repayment to be made in July 2023. The loan was repaid during the year.

The loan was secured by the following:

- First Legal Mortgage stamped to cover US\$1,875,000 over property (vacant land) situated at 1, 1B & 3 Bamboo Avenue, Mona, Kingston 6, St. Andrew registered at: Volume: 675 Folio:14, Volume: 983 Folio: 219 and Volume: 354 Folio: 69 in the name of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited).
- SBJ Hypothecated Certificate of Deposit in the name of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) representing the initial 6-month interest.

(b) This represents a vendor mortgage from Advanced Integrated Systems Limited for the purchase of property at 7 Oxford Terrace, Jamaica. Interest is charged at a rate of 7% per annum for 5 years maturing June 2026. The loan is secured by the following:

- First Legal Mortgage stamped to cover US\$1,500,000 over property (commercial building) situated at Lot 8, 31 Old Hope Road Volume 1231 Folio 132 and Lot 9, 31 Old Hope Road Volume 1231 Folio 133 in the name of First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited).

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26. Long Term Loans (continued)

(c) This represents a loan from CIBC FirstCaribbean International Bank (Cayman) Limited, for the purchase of property at the Grove, Grand Cayman. Interest is charged at a rate of 3 month Libor plus 2.5% per annum with a floor of 3.5% for 5 years maturing November 2026. The loan is repayable in 54 blended monthly principal and interest payments of \$11,574. The loan is secured by the following:

- First Legal Mortgage stamped to cover US\$1,619,000 over property (residential buildings) situated at West Bay Beach North Grand Cayman, Block 11D, Parcel 105 H10, H11, H24, H27 & H29 in the name of First Rock Capital Cayman Limited.
- Fixed and floating charge debenture granted by First Rock Capital Cayman Limited stamped for US\$1,619,000 over all other present and future real property and a first ranking floating charge over all other present and future assets.
- Debt service reserve equivalent to 12 months debt service payment of \$138,888. (Note 19(a)).
- Debt service guarantee from First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) to meet any shortfalls in debt service.
- Guarantee and postponement of claim from First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) in an amount of US\$1,619,000 with supporting resolution
- Evidence of property insurance in the real property and all other property and assets mortgaged and charged by the security.

(d) This represents:

- a private loan from an individual of US\$928,150 to FCH Jamaica Developers Limited for the purpose of development in 2021. Interest is charged at a rate of 3% per annum, however the repayment of interest and principal will be put towards the purchase price of a unit at Hambani Estates for which development is expected to be completed within the 2nd quarter of 2023. Interest was waived by the lender for 2022 and 2021.
- a vendor mortgage from a private individual of US\$4,500,000 to FCH Jamaica Assets Limited for the purchase of land at 2 Retreat Avenue Kingston 6. Interest is charged at 2% per annum, however the issuer has granted a twelve-month moratorium where interest shall not accrue. Interest will be waived if the principal sum is repaid within twelve months from the issue date.

The loan is secured by the following:

- First legal mortgage stamped to cover US\$4,500,000 over property situated at 2 Retreat Avenue Kingston 6 Volume 1188 Folio 827 in the name of FCH Jamaica Assets Limited.

(e) As at 31 December 2022 and 2021, the Group is in compliance with all loan covenants.

(f) Unamortised borrowing cost:

	2022	2021
	\$	\$
Incurring for year	112,295	-
Amortised during the year	(42,930)	-
Closing balance	<u>69,365</u>	<u>-</u>

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26. Long Term Loans (continued)

(g) *Reconciliation of loans arising from financing activities*

The table below details changes in the Group's loans arising from financing activities, including both cash and non-cash changes. Loans arising from financing activities are those for which cash flows were, or future cash flows will be classified in the consolidated statement of cash flows as cash flows from financing activities.

	Opening Balance \$	Financing cash flows - loan received (net) \$	Non-cash changes - interest \$	Non-cash changes - foreign exchange Movements \$	Amortised borrowing costs \$	Closing balance \$
2022						
Long term loans	5,331,356	9,774,115	17,776	(112,804)	42,930	15,053,373
2021						
Long term loans	4,800,052	523,331	(5,565)	13,538	-	5,331,356

27. Other Liabilities

	2022 \$	2021 \$
Trade payable	79,754	714,608
Tenant deposits	40,845	47,845
Accrued expenses	309,645	113,056
Credit card payable	3,678	2,106
Deposit on sale of units	555,549	-
Withholding tax payable	51,055	15,711
Contractor's levy payable	16,373	52,711
Deferred income	820,072	325,828
Other payables (Note 27(a))	2,477,352	1,600,744
	<u>4,354,323</u>	<u>2,872,609</u>

(a) This includes US\$1,750,000 (2021: US\$1,600,000) representing the fair value of land transferred by way of natural love and affection for no consideration and which has been upheld as deferred income. As at the reporting date the terms and conditions of the transfer between the vendor, Berlinc Development Limited, and FCH Jamaica Assets Limited were not yet finalised. (Note 15).

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28. Earnings per Stock Unit

Basic earnings per stock unit are calculated by dividing the net profit attributable to shareholders by the weighted average number of ordinary shares outstanding during the year.

	2022	2021
Net profit attributable to shareholders (\$)	4,050,253	2,995,684
Weighted average number of ordinary shares in issue	285,091,985	286,025,326
Basic earnings per stock unit (USD per share)	<u>0.01</u>	<u>0.01</u>

The Group has no dilutive potential ordinary shares. The diluted earnings per stock unit are the same as the basic earnings per stock unit.

29. Dividends

	2022	2021
	\$	\$
First interim dividend for 2021 at \$0.0006 per ordinary share – gross	-	171,615
Final interim dividend for 2021 at \$0.0007 per ordinary share – gross	-	200,218
Final interim dividend for 2022 at \$0.0004 per ordinary share – gross	113,290	-
	<u>113,290</u>	<u>371,833</u>

30. Financial Risk Management

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Risk management is carried out by the First Rock Capital Resource Company Limited, which identifies, evaluates and manages financial risks in close co-operation with the Group's operating business units. The Board of Directors sets guidelines for overall risk management including specific areas, such as foreign exchange risk, interest rate risk, credit risk, and investing excess liquidity.

(a) Market risk

The Group takes on exposure to market risks, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risks mainly arise from changes in foreign currency exchange rates, interest rates, political risk and economic risk. Market risk is monitored by Management who carries out extensive research and monitors the price movement of financial assets on the local and international markets. Market risk exposures are measured using sensitivity analysis.

There has been no change to the Group's exposure to market risks or the manner in which it manages and measures the risk.

(i) Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group operates internationally and is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the Jamaican dollar (JMD) and the Costa Rican Colón (CRC). Foreign exchange risk arises from transactions for purchases and recognised assets and liabilities.

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30. Financial Risk Management (Continued)

(b) Market risk (continued)

(i) Currency risk (continued)

The Group manages its foreign exchange risk by ensuring that the net exposure in foreign assets and liabilities is kept to an acceptable level by monitoring currency positions. The Group further manages this risk by maximizing foreign currency earnings and holding foreign currency balances.

Concentration of currency risk

The table below summarises the Group's exposure to the JMD as at 31 December. The Group's exposure to the CRC as at 31 December was not material.

	2022	2021
	JMD Exposure	JMD Exposure
	US\$	US\$
Financial assets		
Cash and cash equivalents	818,770	73,988
Financial assets at amortised cost	1,484,182	1,925,644
Financial assets at fair value through profit or loss	-	210,719
Loans and advances net of provision for credit losses	-	6,847
Due from related parties	8,209	2,618
	<u>2,311,161</u>	<u>2,219,816</u>
Financial liabilities		
Corporate bond	4,549,721	4,450,088
Other liabilities	55,806	53,441
	<u>4,605,527</u>	<u>4,503,529</u>
Net position	<u>(2,294,366)</u>	<u>(2,283,713)</u>

Sensitivity analysis

The impact on the Group's profit before taxation, arising from a weakening or strengthening of the USD dollar in relation to the JMD are as follows:

	% Change in Currency Rate 2022	Effect on Profit before Tax 2022	% Change in Currency Rate 2021	Effect on Profit before Tax 2021
		\$		\$
Currency:				
JMD (USD Strengthen)	4%	91,775	8%	182,697
JMD (USD Weaken)	1%	(22,943)	2%	(45,674)

(i) Interest rate risk

Interest rate risk is the risk that the value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Floating rate instruments expose the Group to cash flow interest risk, whereas fixed interest rate instruments expose the Group to fair value interest risk. The Group's interest rate risk policy requires it to manage interest rate risk by maintaining an appropriate mix of fixed and variable rate instruments. The policy also requires it to manage the maturities of interest-bearing financial assets and interest-bearing financial liabilities.

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30. Financial Risk Management (Continued)

(a) Market risk (continued)

(ii) Interest rate risk (continued)

The following tables summarise the Group's exposure to interest rate risk. It includes the Group's financial instruments at carrying amounts, categorised by the earlier of contractual repricing or maturity dates.

	2022			Total \$
	Within 1 year \$	1 to 5 Years \$	Non- interest bearing \$	
Financial assets				
Cash and cash equivalents	1,733,091	-	820	1,733,911
Financial assets at amortised cost	1,495,110	2,843,535	52,624	4,391,269
Financial assets at fair value through profit or loss	-	-	4,657,136	4,657,136
Due from related parties	-	-	285,268	285,268
Other assets	-	-	275,988	275,988
Total financial assets	3,228,201	2,843,535	5,271,836	11,343,572
Financial liabilities				
Corporate bond payable	-	4,614,009	(64,288)	4,549,721
Long term loan	4,928,150	10,172,407	(47,184)	15,053,373
Other liabilities	-	-	4,044,678	4,044,678
Total financial liabilities	4,928,150	14,786,416	3,933,206	23,647,772
Total interest repricing gap	(1,699,949)	(11,942,881)	1,338,630	(12,304,200)
Cumulative interest repricing gap	(1,699,949)	(13,642,830)	(12,304,200)	-

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30. Financial Risk Management (Continued)

(a) Market risk (continued)

(ii) Interest rate risk (continued)

	2021				Total \$
	Within 1 year \$	1 to 5 Years \$	Over 5 Years \$	Non- interest bearing \$	
Financial assets					
Cash and cash equivalents	646,484	-	-	433	646,917
Financial assets at amortised cost	2,312,593	3,210,349	1,248,519	(857,956)	5,913,505
Financial assets at fair value through profit or loss	-	-	-	476,775	476,775
Due from related parties	-	-	-	225,896	225,896
Other assets	-	-	-	577,871	577,871
Total financial assets	2,959,077	3,210,349	1,248,519	423,019	7,840,964
Financial liabilities					
Corporate bond payable	-	4,545,561	-	(95,473)	4,450,088
Long term loan	2,241,893	3,085,058	-	4,405	5,331,356
Other liabilities	-	-	-	2,759,553	2,759,553
Total financial liabilities	2,241,893	7,630,619	-	2,668,485	12,540,997
Total interest repricing gap	717,184	(4,420,270)	1,248,519	(2,245,466)	(4,700,033)
Cumulative interest repricing gap	717,184	(3,703,086)	(2,454,567)	(4,700,033)	(4,700,033)

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30. Financial Risk Management (Continued)

(a) Market risk (continued)

(ii) Interest rate risk (continued)

Interest rate sensitivity

The Group's interest rate risk arises from investment securities and long term loans. The sensitivity of the income statement is the effect of the assumed changes in interest rates on net income based on floating rate financial assets and floating rate liabilities.

	Change in Basis Points 2022	Effect on Net Profit 2022 \$	Change in Basis Points 2021	Effect on Net Profit 2021 \$
JMD	+100	(2,241)	+100	(15,850)
JMD	-50	1,121	-100	15,850

(iii) Price risk

Price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual instrument or its issuer or factors affecting all instruments traded in the market. The Group is exposed to equity price risk because of investments held by the Group classified as fair value through profit or loss. The Group manages its price risk by trading these instruments when appropriate to reduce the impact of any adverse price fluctuations.

The impact on total stockholders' equity (before tax) of a 6% increase/decrease (2021: 5% increase/decrease) in equity prices is an increase/decrease of \$279,428 (2021: \$23,839).

(b) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. Credit risk arises from cash and cash equivalents (excluding cash on hand), contractual cash flows of debt investments carried at amortised cost and deposits with banks and financial institutions, as well as credit exposures to customers, including outstanding receivables.

The Group has policies in place to ensure that property rentals and services are made to customers with an appropriate credit history. Cash transactions are limited to high credit quality financial institutions. The Group manages its credit risk by screening its customers, establishing credit limits, obtaining bankers' guarantees or collateral for loans where applicable, the rigorous follow-up of receivables and ensuring investments are low-risk or are held with sound financial institutions. The Group structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to a single counterparty or groups of related counterparties and to industry segments.

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

(i) Investments

The Group limits its exposure to credit risk by investing mainly in liquid securities, with counterparties that have high credit quality. Accordingly, management does not expect any counterparty to fail to meet its obligations.

Overall exposure to credit risk

The following table analyses the credit rating by internally developed and assessed investment ratings of financial assets bearing credit risk. See Note 3(r).

	2022				
	A to Aaa*	B to Baa	C to Caa	Not rated	Total
	\$	\$	\$	\$	\$
Investments at amortised cost	-	3,738,868	652,601	-	4,391,269
Other assets	-	-	-	275,988	275,988
Due from related parties	-	-	-	285,268	285,268
Cash at bank	1,733,091	-	-	820	1,733,911
	1,733,091	3,738,668	652,601	562,076	6,686,436

	2021				
	A to Aaa*	B to Baa	C to Caa	Not rated	Total
	\$	\$	\$	\$	\$
Investments at amortised cost	-	5,086,307	827,198	-	5,913,505
Due from related parties	-	-	-	577,871	577,871
Other assets	-	-	-	225,896	225,896
Cash at bank	646,484	-	-	433	646,917
	646,484	5,086,307	827,198	804,200	7,364,189

Credit quality of financial assets and ratings assigned

The credit quality of financial assets and the assigned ratings has been determined by reference to external credit ratings, if available, or to a rating assigned by management's expert using an approach consistent with that used by global rating agencies. All of the ratings assigned above were based on internal ratings.

Aaa

An obligation rated 'Aaa' has the highest rating. Obligations rated Aaa are judged by management to be of the highest quality, minimal risk.

Aa

Obligations rated 'Aa' are judged to be of the high quality and are subject to very low credit risk.

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

(i) Investments (continued)

A

An obligation rated 'A' is considered upper-medium-grade and are subject to low credit risk.

Baa

Obligations rated 'Baa' are subject to moderate credit risk. They are considered medium-grade and as such may possess speculative characteristics.

Ba

Obligations rated 'Ba' are judged to have speculative elements and are subject to substantial credit risk.

B

Obligations rated 'B' are considered speculative and are subject to high credit risk.

Caa

Obligations rated 'Caa' are judged to be of poor standing and are subject to very high credit risk.

Ca

Obligations rated 'Ca' are highly speculative and are likely in, or very near, default, with some prospect of recovery in principal and interest.

C

Obligations rated 'C' are the lowest-rated class of bonds and are typically in default, with little prospect for recovery of principal and interest.

Not Rated

This indicates that there is insufficient information on which to base a rating. These balances are current and are monitored regularly for impairment. This classification mainly includes obligations due from related parties, short-term securities and loans net of provisions for credit losses.

(ii) Loans and trade receivables

Loans receivable are balances which have been recognised when cash is advanced to borrowers. Trade receivables relate mainly to tenants of the Group's investment properties. Receivables are monitored and followed up on a regular basis and provisions made as deemed necessary based on an estimate of amounts that would be irrecoverable, determined by taking into consideration past default experience, current economic conditions and expected receipts and recoveries once impaired.

The Group uses three categories for loans which reflect their credit risk and how the loan loss provision is determined for each of those categories.

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

(ii) Loans and trade receivables (continued)

A summary of the assumptions underpinning the Group's expected credit loss model is as follows:

Category	Definition of Category	Basis for recognition of ECL
Performing	<ul style="list-style-type: none"> Loans for which there is no evidence of a significant increase in credit risk since the origination date. Loans that are due to mature within 12 months of the reporting date providing that such loans are not in a state of default. Loans past due between 30 to 89 days Loans that experienced a significant increase in credit risk even if the 30 days past due days threshold is not met 	12 month expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime (stage 1). Lifetime expected losses (stage 2).
Underperforming	<ul style="list-style-type: none"> Loans that are past due 90 days and over Loans for which the maturity date has elapsed 	Lifetime expected losses (stage 3).
Non-Performing (credit impaired)	<ul style="list-style-type: none"> Loans that show evidence of impairment even if the 90 days past due threshold is not met 	
Write-off	See Note 3(r)	Asset is written off.

The Group does not require the customers to pledge collateral as security against the loan in all cases. Over the term of the loans, the Group accounts for its credit risk by appropriately providing for ECLs on a timely basis. In calculating the ECL rates, the Group considers historical loss rates for each category of customers and adjusts for forward-looking macroeconomic data.

(iii) Cash and cash equivalents

The credit risk on liquid funds is limited because the counterparties are major banks with high credit ratings.

(iii) Due from related parties

The directors and management believe that the credit risks associated with this financial asset is minimal. There is no significant increase in credit risk associated with related parties and therefore the probability of default is considered insignificant.

Credit quality of financial assets

The following table sets out the staging of the Group's financial assets, exposed to credit risk, and shows their maximum exposure to credit risk. The amounts shown in the tables reconcile to the carrying values as shown in the financial statements. The tables below exclude other assets, which are in stage 1 and for which there is no ECL. All of the items listed below were in stage 1 (12 month ECL) and loss allowances were recorded only for financial instruments classified at amortised cost. There were no financial assets that were purchased credit impaired.

Financial instruments at amortised costs are considered to have low to moderate credit risk. Management considers 'low credit risk' for listed bonds which have an investment grade credit rating with at least one major rating agency. Other instruments are considered to be low credit risk when they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

Credit quality of financial assets (continued)

	ECL Staging 2022			Total \$
	12-month ECL \$	Stage 2 – Lifetime ECL \$	Stage 3 – Lifetime ECL \$	
As at 31 December				
Financial instruments				
- B to Baa	3,780,497	-	-	3,780,497
- C to Caa	682,500	-	-	682,500
Cash at bank				
- A	1,733,911	-	-	1,733,911
-				
Gross carrying amount	6,196,908	-	-	6,196,908
ECL	(71,728)	-	-	(71,728)
Gross carrying amount, net of ECL	6,125,180	-	-	6,125,180

	ECL Staging 2021			Total \$
	12-month ECL \$	Stage 2 – Lifetime ECL \$	Stage 3 – Lifetime ECL \$	
As at 31 December				
Financial instruments				
- B to Baa	5,145,084	-	-	5,145,084
- C to Caa	651,083	-	1,094,556	1,745,639
Cash at bank				
- A	646,917	-	-	646,917
-				
Gross carrying amount	6,443,084	-	1,094,556	7,537,640
ECL	(94,762)	-	(882,456)	(977,218)
Gross carrying amount, net of ECL	6,348,322	-	212,100	6,560,422

SICR was experienced for loans receivable based on increases in DPD for certain loans, as well as an investment security going into default, based on missed interest payments and slippage of more than four levels on the rating scale.

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

Loss allowances

The allowance for ECL is recognised in each reporting period and is impacted by a variety of factors, as described below:

- Transfers between stages due to financial instruments experiencing significant increases (or decreases) of credit risk or becoming credit-impaired during the period;
- Additional allowances for new financial instruments recognised during the period, as well as releases for financial instruments de-recognised in the period;
- Impact on the measurement of ECL due to inputs used in the calculation including the effect of 'step-up' (or 'step down') between 12-month and life-time ECL;
- Impacts on the measurement of ECL due to changes made to models and assumptions; and
- Foreign exchange retranslations for assets denominated in foreign currencies and other movements.

(i) Debt securities

	Stage 1 12-month ECL \$	Stage 2 Lifetime ECL \$	Stage 3 Lifetime ECL \$	31 December 2022 Total \$	31 December 2021 Total \$
Debt Securities – Amortised Cost					
Gross carrying amount as at 1 January	5,796,167	-	1,094,556	6,890,723	8,537,565
New financial assets originated or purchased	1,971,429	-	-	1,971,429	3,632,156
Financial assets fully derecognised during the period	(1,063,742)	-	(1,094,556)	(2,158,298)	(5,059,937)
Changes in principal and interest	(2,240,857)	-	-	(2,240,857)	(219,061)
Gross carrying amount as at 31 December	4,462,997	-	-	4,462,997	6,890,723
	Stage 1 12-month ECL \$	Stage 2 Lifetime ECL \$	Stage 3 Lifetime ECL \$	31 December 2022 Total \$	31 December 2021 Total \$
Debt Securities – Amortised Cost					
Loss Allowance as at 1 January	94,762	-	882,456	977,218	592,488
New financial assets originated or purchased	18,936	-	-	18,936	52,995
Financial assets fully derecognised during the period	(3,149)	-	(882,456)	(885,605)	(9,737)
Changes to inputs used in ECL calculation	(38,821)	-	-	(38,821)	341,472
Loss Allowance as at 31 December	71,728	-	-	71,728	977,218

The loss allowances for investments as at 31 December reconcile to the opening loss allowances as follows:

	2022 \$	2021 \$
Opening loss allowance at 1 January	977,218	592,488
Increase in ECL	185,418	384,730
Write off during the year	(1,090,908)	-
Closing loss allowance 31 December	71,728	977,218

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30. Financial Risk Management (Continued)

(b) Credit risk (continued)

Loss allowances (continued)

(ii) Loans

	31 December 2022 Total \$	31 December 2021 Total \$
Loans – Amortised Cost		
Gross carrying amount as at 1 January	-	2,220,430
Financial assets fully derecognised during the period	-	(2,220,430)
Gross carrying amount as at 31 December	-	-
	31 December 2022 Total \$	31 December 2021 Total \$
Loans – Amortised Cost		
Loss Allowance as at 1 January	-	154,779
Financial assets fully derecognised during the period	-	(154,779)
Loss Allowance as at 31 December	-	-
The loss allowances for loan receivables as at 31 December reconcile to the opening loss allowances as follows:		
	2022 \$	2021 \$
Opening loss allowance at 1 January	-	154,799
Decrease in loan loss	-	(154,779)
Included in discontinued operations on disposal of subsidiary	-	154,779
Closing loss allowance 31 December	-	-

Collateral

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty. Guidelines are implemented regarding the acceptability of different types of collateral.

The main types of collateral obtained are as follows:

- Loans – Cash and other near cash securities, mortgages over commercial and residential properties, charges over equipment and motor vehicles. Fair value of properties held as collateral is mainly based on obtained valuations from third parties and management's assessment of comparative sales, where valuations are not available.

Management monitors the market value of collateral, requests additional collateral in accordance with the underlying agreement, and monitors the market value of collateral held.

As at 31 December 2022, the fair value of collateral held stands at \$Nil (2021: \$7,792).

First Rock Real Estate Investments Limited (formerly First Rock Capital Holdings Limited) and Its Subsidiaries

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Year ended 31 December 2022

(Expressed in United States dollars unless otherwise indicated)

30. Financial Risk Management (Continued)

(b) Credit risk (continued)

Reposessed collateral

The Group can obtain assets by taking possession of collateral held as security. Reposessed properties are sold as soon as practicable with the proceeds used to reduce the outstanding indebtedness.

Loss allowances

Economic variable assumptions for exposure

The Group has adopted the scorecard approach for forward looking adjustments which is based on qualitative assessment. Macroeconomic variables that affect the performance of the portfolio the most is chosen and its significance (weighting) assigned. Each macroeconomic variable is then given a state, depending on management expectation. Each state is assigned a corresponding multiplier which indicates the impact of the state on the portfolio. The multipliers determine the range of ECL fluctuation. If the range is narrow, it means that the portfolio is less prone to macro-economic conditions. If the range is wide, the portfolio is easier affected by the indicators identified. This exercise is performed for all scenarios which represent different macroeconomic outlook. The set of variables remain the same however the states may vary depending on each specific scenario. The three scenarios are weighted based on the range of macroeconomic scenarios they cover. The score and probability of impact of each scenario are multiplied, and the results are summed for all three scenarios.

The assumptions and the related macroeconomic variables used by the Group for its investment securities are as follows:

- Inflation – Given a weight of 20% (2021: 20%)
- Interest rates – Given a weight of 30% (2021: 40%)
- Gross Domestic Product (GDP) – Given a weight of 40% (2021: 30%)
- Unemployment – Given a weight of 10% (2021: 10%)

The scenarios used and the weight assigned are as follows:

- Base case – 50% (2021: 50%)
- Upside –30% (2021: 30%)
- Downside –20% (2021: 20%)

The multipliers used for the various outlook forecasts are as follows:

- Positive – Multiplier of 1.10 (2021: 0.50)
- Stable – Multiplier of 1.00 (2021: Nil)
- Negative – Multiplier of 1.30 (2021: 1.50)

(c) Liquidity risk

Liquidity risk is the risk that the group is unable to meet its payment obligations associated with its financial liabilities when they fall due. Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions.

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30. Financial Risk Management (Continued)

(c) Liquidity risk (continued)

Liquidity risk management process

The Group's liquidity management process, as carried out within the Group and monitored by the Asset and Risk Management Committee, includes:

- Monitoring future cash flows and liquidity on a weekly basis. This incorporates an assessment of expected cash flows and the availability of high-grade collateral which could be used to secure funding if required;
- Maintaining a portfolio of highly marketable and diverse assets that can easily be liquidated as protection against any unforeseen interruption to cash flow;
- Maintaining lines of credit;
- Optimizing cash returns on investments; and
- Managing the concentration and profile of debt maturities.

The tables below present the contractual maturities of undiscounted cash flows (both interest and principal cash flows) of the Group's liabilities based on the remaining period to maturity.

	At 31 December 2022		
	Within 1 year \$	1 to 5 Years \$	Total \$
Financial liabilities			
Long term loans	5,906,358	10,809,386	16,715,744
Corporate bond payable	340,917	5,437,892	5,778,809
Other liabilities	4,044,678	-	4,044,678
Total financial liabilities	10,291,953	16,247,278	26,539,231
	At 31 December 2021		
	Within 1 year \$	1 to 5 Years \$	Total \$
Financial liabilities			
Long term loans	2,609,787	3,544,707	6,154,494
Corporate bond payable	340,917	5,710,361	6,051,278
Other liabilities	2,759,553	-	2,759,553
Total financial liabilities	5,710,257	9,255,068	14,965,325

(d) Capital management

The Group's objectives when managing capital are to provide superior returns for stockholders and benefits for other stakeholders, while maintaining a conservative capital structure. The Board of Directors monitors the return on equity, which the group defines as net profit attributable to equity holders divided by total stockholders' equity. The Board of Directors also monitors and approves the level of dividends to ordinary stockholders.

The consolidated statement of changes in equity depicts the Group's capital and changes therein. There were no changes to the Group's approach to capital management during the year.

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30. Financial Risk Management (Continued)

(d) Capital management (continued)

The Group has no externally imposed capital requirements. The Group is subject to certain loan covenant requirements, as discussed in Note 25 and Note 26.

31. Fair Value Estimation

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction. A market price, where an active market (such as a recognized stock exchange) exists, is the best evidence of the fair value of a financial instrument. Where market prices are not available for some of the financial assets and liabilities of the Group, fair values in the financial statements have been computed using various estimation techniques based on market conditions existing at the end of the reporting period. Generally, considerable judgment is necessarily required in interpreting market data to develop estimates of fair value. Accordingly, the estimates in these financial statements are not necessarily indicative of the amounts that the Group would realize in a current market exchange.

The following methods and assumptions have been used:

- (i) The carrying values of cash and bank equivalents, other assets, due from related parties and other liabilities maturing or payable within twelve months are assumed to approximate their fair values because of the short-term maturity of these instruments.
- (ii) Unquoted equities classified as FVTPL securities are measured at historical cost less impairment when their fair values cannot be reliably determined. Quoted equities classified as FVTPL are determined based on quoted bid prices as at the end of the reporting period along with the application of price/earnings market assumptions, as appropriate.

The fair values of investments at amortised cost are determined based on the future cash flows discounted at market interest rates available as at the end of the reporting period.

Fair value of investments at amortised cost which differed from the carrying values on the Consolidated Statement of Financial Position is as follows:

	2022		2021	
	Carrying Value \$	Fair Value \$	Carrying Value \$	Fair Value \$
Investments at amortised costs	4,391,269	4,669,912	5,913,505	7,355,160

The fair value is at Level 2 of the fair value hierarchy.

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31. Fair Value Estimation (Continued)

The following methods and assumptions have been used: (continued)

- (iii) The carrying amount of variable rate loan totaling approximately \$224,104 (2021: \$1,585,013) is assumed to approximate its fair value.

The fair value of fixed rate loans in the amount of \$4,928,151 (2021: \$928,613) cannot be reasonably assessed, as there are no fixed terms of repayment.

The fair values of other fixed rate loans have been estimated by applying market rates of similar loans at year end to the expected future cash flows.

Fair value of fixed rate loans which differed from the carrying values on the Statement of Financial Position are as follows:

	2020		2019	
	Carrying Value \$'000	Fair Value \$'000	Carrying Value \$'000	Fair Value \$'000
Corporate bond	4,549,721	4,260,676	4,450,088	4,076,554
Long term loans	9,948,302	9,864,650	2,813,325	2,858,667

The fair value is at Level 2 of the fair value hierarchy.

- (iv) The fair values of investment properties are arrived at by reference to the market evidence of transaction prices of similar properties (sales comparison approach) or the application of an income capitalization rate (income capitalization approach) and the discounted cash flow method.

Quantitative disclosures fair value measurement hierarchy

The following tables provide an analysis of financial instruments held as at the statement of financial position date that, subsequent to initial recognition, are measured at fair value. The financial instruments are grouped into levels 1 to 3 based on the degree to which the fair value is observable, as follows:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical instruments;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within level 1 that are observable for the instrument, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the instrument that are not based on observable market data (unobservable inputs).

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32. Fair Value Estimation (Continued)

Quantitative disclosures fair value measurement hierarchy (continued)

The Group's equity instruments as at the end of the reporting period were classified as follows:

	Level 1	Level 2	Level 3	Total
	\$	\$	\$	\$
As at 31 December 2022				
Quoted equity	250,000	-	-	250,000
Unquoted equity	-	-	4,407,136	4,407,136
	<u>250,000</u>	<u>-</u>	<u>4,407,136</u>	<u>4,657,136</u>
As at 31 December 2021				
Quoted equities	<u>476,775</u>	<u>-</u>	<u>-</u>	<u>476,775</u>

The fair value of financial instruments traded in active markets is based on quoted market prices at the date of the consolidated statement of financial position. Instruments included in level 1 comprise primarily equity investments classified as financial assets at fair value through profit.

The following table shows the movement of investment securities measured at level 3 during the financial year.

	2022	2021
	\$	\$
Reclassification from Investment in Associate (Note 14)	1,746,429	-
Fair value gain included in 'Net change on fair value of instruments at FVTPL)	<u>2,660,707</u>	<u>-</u>
Balance, 31 December	<u>4,407,136</u>	<u>-</u>

32. Subsequent Events

On 19 January 2023, the Group completed the sale of investment property located at 12 – 14 Oxford Terrace Kingston 5, which was classified as held for sale as at the year end. The property was sold to NCB Insurance Agency & Fund Managers Limited.

On 24 January 2023, the Group received a US\$ Indexed loan facility of US\$1.9 million for two years at an interest rate of 8.5% per annum.

Form of Proxy

Affix \$100
Stamp
here

I/We _____ of _____ (address) being a member/members of FirstRock Real Estate Investments Limited hereby appoint _____ (proxy name) of _____ (address) or failing him/her _____ (alternate proxy) of _____ (address) as my/our proxy to vote for me/us on my/our behalf, at the 2023 Annual General Meeting of the Company to be held in person and via Livestream using the Zoom Video Conferencing Platform on the 09th day of June 2023 from Rodney Bay, Gros Islet, Saint Lucia at 7:30 am (JA)/ 8:30 am (SLU) and at any adjournment thereof.

	FOR	AGAINST
Resolution 1 To receive the audited accounts for the year ended 31 st December 2022		
Resolution 2 To ratify interim dividend payments		
Resolution 3 To elect directors		
Resolution 4 To approve the remuneration of the directors		
Resolution 5 To appoint Auditors and fix their remuneration		
Special Resolution To list, de-list or cross list the Ordinary Shares of the Company		

Signed this ____ day of _____ 2023

(Signature of primary shareholder)

(Name of primary shareholder)

(Signature of secondary shareholder)

(Name of secondary shareholder)


NOTE: to be valid:

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote in his/ her stead. A proxy need not be a member of the company.
2. If the appointer is a Corporation, this form must be under its common seal or under the hand of an officer or attorney duly authorized
3. This Form of Proxy must be received by the Registrar of the Company, Sagicor Corporate Services, not less than 48 hours before the time of the meeting.
4. This Form of Proxy should bear stamp duty of \$100.00. Adhesive stamps are to be cancelled by the person signing the proxy.



 Bourbon House
1 Bourbon Street,
Castries, St. Lucia

 info@firstrock.com

 876-925-ROCK (7625)