



STANLEY MOTTA LIMITED

UNAUDITED FINANCIAL STATEMENTS
QUARTER ENDED 30 JUNE 2023



STANLEY MOTTA LIMITED
QUARTER ENDED 30 JUNE 2023

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The Board of Directors of Stanley Motta Limited is pleased to present the unaudited financial statements of Stanley Motta Limited for the quarter ended 30 June 2023.

During the six months period ended June 30, 2023 the Company had an increase in the rental income of 4.7% in comparison to the corresponding period in 2022. The improvement in income was attributable to increase in rental rates upon the renewal of lease agreements with our tenants and also the depreciation noted in the Jamaican dollar to its United States dollar counterpart.

The Company's administrative expenses for Q2 2023 showed a reduction of \$14.2M when compared to the same period in 2022, moving from \$108.7M as at June 30, 2022 to \$94.5M as at June 30, 2023. This reduction was due to lower repairs and maintenance expenditure incurred, lower electricity expenses and lower foreign exchange losses incurred within the period.

Improvements were recognised in the net operating income (NOI), funds from operation (FFO), net profit and net profit margin of the Company for the 6-month period, ended June 30, 2023 in comparison to the similar period in the previous year. The Year-To-Date (YTD) NOI increased from \$151M in 2022 to \$188M June 2023, an improvement of 24%. In the meantime, the YTD FFO improved by 32%, moving from \$124M for YTD June 2022 to \$165M YTD June 2023. These results were achieved through our commitment to maintaining strong management and operational efficiencies.

Earnings Per Share which is calculated as profit after tax divided by the weighted average number of shares was J\$0.19 for the six-months period ended June 30, 2023 compared to J\$0.15 over the corresponding period of the previous year.

The balance sheet remained strong with total assets as at June 30, 2023 of \$7.7B in comparison to \$6.5B as at June 30, 2022 and \$7.0B as at the end of the financial year, December 31, 2022.

Unit 1

Our construction of Unit 1 building commenced in January 2023. The Company has invested over \$600M to date on the construction. Tenant negotiations have been well advanced and the project is currently progressing on-time and within budget. We are looking forward to the progressive development of the project which is expected to significantly boost revenue and profits while improving shareholder value.

Melanie Subratie
Chairman

Blondell Walker
Secretary



STANLEY MOTTA LIMITED
UNAUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
QUARTER ENDED JUNE 30, 2023
(EXPRESSED IN JAMAICAN DOLLARS UNLESS OTHERWISE INDICATED)


	UNAUDITED SIX (6) MONTHS ENDED JUNE 30, 2023 \$'000	UNAUDITED SIX (6) MONTHS ENDED JUNE 30, 2022 \$'000	UNAUDITED QUARTER ENDED JUNE 30, 2023 \$'000	UNAUDITED QUARTER ENDED JUNE 30, 2022 \$'000	AUDITED YEAR ENDED DECEMBER 31, 2022 \$'000
Revenue	261,896	250,080	134,670	129,272	499,370
Other Operating income	21,535	10,354	21,311	2,010	11,791
Administrative Expenses	(94,483)	(108,662)	(53,458)	(41,942)	(179,773)
Operating Profit	188,948	151,772	102,523	89,340	331,388
Finance cost	(39,492)	(38,770)	(19,788)	(18,433)	(89,648)
Fair value gains on investment properties	-	-	-	-	616,834
Profit before taxation	149,456	113,002	82,735	70,907	858,574
Taxation	(4,722)	(2,557)	(4,055)	(1,269)	(9,993)
Net profit	144,734	110,445	78,680	69,638	848,581
Other Comprehensive Income					
Items that may be reclassified to profit or loss:					
Currency translation difference on net asset of foreign subsidiary	4,054	(12,785)	4,054	1,158	(8,015)
Total Comprehensive Income	148,788	97,660	82,734	70,796	840,566
Earning per stock unit for profit attributable to the equity holders of the company during the year	0.19	0.15	0.10	0.09	1.12

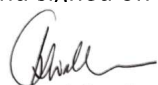


STANLEY MOTTA LIMITED
UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2023
(EXPRESSED IN JAMAICAN DOLLARS UNLESS OTHERWISE INDICATED)

	UNAUDITED AS AT JUNE 30, 2023 \$'000	UNAUDITED AS AT JUNE 30, 2022 \$'000	AUDITED YEAR ENDED DECEMBER 31, 2022 \$'000
Non-Current Assets			
Property, Plant and Equipment	7,087	13,552	9,660
Investment Properties	7,476,341	6,234,358	6,860,231
Right-of-use Asset	154,608	200,671	172,235
	<u>7,638,036</u>	<u>6,448,581</u>	<u>7,042,126</u>
Current Assets			
Receivables	39,059	24,470	8,426
Cash and Cash Equivalents	17,211	81,789	143,308
	<u>56,270</u>	<u>106,259</u>	<u>151,734</u>
Current Liabilities			
Payables	168,770	30,846	84,627
Taxation Payables	-	2,541	12,485
Due to related party	18,113	-	3,516
Current portion of lease liability	16,557	30,398	16,557
Current portion of borrowings	36,525	35,675	36,525
	<u>239,965</u>	<u>99,460</u>	<u>153,710</u>
Net Current Assets	<u>(183,695)</u>	<u>6,799</u>	<u>(1,976)</u>
Net Asset Assets	<u>7,454,341</u>	<u>6,455,380</u>	<u>7,040,150</u>
Shareholders' Equity			
Share capital	811,933	811,933	811,933
Capital reserve	238,379	238,379	238,379
Translation reserves	126,136	117,312	122,082
Retained Earnings	5,053,267	4,277,252	4,908,533
	<u>6,229,715</u>	<u>5,444,876</u>	<u>6,080,927</u>
Non-Current Liabilities			
Borrowings	990,431	799,789	773,340
Lease Liabilities	152,114	175,952	157,953
Deferred Income	54,151	-	-
Long Term Payable	27,930	34,763	27,930
	<u>1,224,626</u>	<u>1,010,504</u>	<u>959,223</u>
	<u>7,454,341</u>	<u>6,455,380</u>	<u>7,040,150</u>

Approved by the Board of Directors on August 8, 2023, and signed on its behalf by:


 Melanie Subratie, Chairman


 Blondell Walker, Secretary



STANLEY MOTTA LIMITED
UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
AS AT JUNE 30, 2023
(EXPRESSED IN JAMAICAN DOLLARS UNLESS OTHERWISE INDICATED)

	NUMBER OF SHARES	SHARE CAPITAL	CAPITAL RESERVE	CUMULATIVE TRANSLATION RESERVE	RETAINED EARNINGS	TOTAL
	'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at December 2021	757,828	811,933	238,379	130,097	4,251,683	5,432,092
Net profit for the year, Total comprehensive income					110,446	110,446
Currency translation difference on net assets				(12,785)		(12,785)
Transactions with owners of the company:						
Dividends paid					(84,877)	(84,877)
Balance at June 2022	757,828	811,933	238,379	117,312	4,277,252	5,444,876
Balance at December 2022	757,828	811,933	238,379	122,082	4,908,533	6,080,927
Net profit for the year, Total comprehensive income	-	-			144,734	144,734
Currency translation difference on net assets				4,054		4,054
Transactions with owners of the company:						
Dividends paid	-	-			-	-
Balance at June 2023	757,828	811,933	238,379	126,136	5,053,267	6,229,715



STANLEY MOTTA LIMITED
UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOW
AS AT JUNE 30, 2023
(EXPRESSED IN JAMAICAN DOLLARS UNLESS OTHERWISE INDICATED)

	UNAUDITED AS AT JUNE 30, 2023 \$'000	UNAUDITED AS AT JUNE 30, 2022 \$'000	AUDITED YEAR ENDED DECEMBER 31, 2022 \$'000
Cash Flows from Operating Activities			
Net profit for the year	144,734	110,446	848,581
<i>Adjusted for:</i>			
Taxation	4,722	2,557	9,993
Depreciation	21,813	14,293	46,640
Interest income	(27)	(47)	(77)
Interest expense	39,492	38,770	62,669
Fair value gains on investment properties	-	-	(616,834)
Exchange gain/loss on foreign currency balances	(693)	18,831	18,938
	210,041	184,850	369,910
Changes in operating assets and liabilities			
Receivables	(30,633)	12,720	28,764
Due to related party	14,597	-	(6,728)
Deferred Income	54,151	-	-
Long-term payables	-	-	3,516
Payables	84,143	14,809	68,590
	332,299	212,379	464,052
Taxation paid	(17,207)	(2,557)	-
Cash provided by operating activities	315,092	209,822	464,052
Cash Flow from investing Activities			
Additions to investment properties	(611,363)	(68,925)	(83,355)
Interest received	27	47	77
Cash used in investing activities	(611,336)	(68,878)	(83,278)
Cashflow from Financing Activities			
Repayment of loans	(41,248)	(17,259)	(753,776)
Lease payment	(16,025)	-	-
Additions of long-term loan	258,339	-	698,396
Dividend paid	-	(84,877)	(191,731)
Interest paid	(30,919)	(38,770)	(62,670)
Cash provided by/ (used in) financing activities	170,147	(140,906)	(309,781)
Effect of exchange on cash and cash equivalents	-	55	(9,381)
Increase in cash and cash equivalent	(126,097)	38	70,993
Cash and cash equivalents at the beginning of year	143,308	81,789	81,696
Cash and cash equivalents at the end of period/ year	17,211	81,882	143,308



STANLEY MOTTA LIMITED
NOTES O THE UNAUDITED FINANCIAL STATEMENTS
AS AT JUNE 30, 2023
(EXPRESSED IN JAMAICAN DOLLARS UNLESS OTHERWISE INDICATED)

1. Identification and Principal Activity

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

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

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

2. Statement of Compliance and Basis of Preparation

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

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

The accounting policies and method of computation are consistent with the audited financial statements for the year ended December 31, 2022. These financial statements are expressed in Jamaican Dollars which are the currency of the primary economic environment in which the company operates.

3. Earnings per Stock Unit

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

	UNAUDITED SIX (6) MONTHS ENDED JUNE 30, 2023 000	UNAUDITED SIX (6) MONTHS ENDED JUNE 30, 2022 \$'000	UNAUDITED QUARTER ENDED JUNE 30, 2023 \$'000	UNAUDITED QUARTER ENDED JUNE 30, 2022 \$'000	AUDITED YEAR ENDED DECEMBER 31, 2022 \$'000
Net profit attributable to ordinary shareholders	144,734	110,445	78,680	69,637	848,581
Weighted average of number of ordinary shares in issue at the end of the period	757,828	757,828	757,828	757,828	757,828
Basic earnings per share	0.19	0.15	0.10	0.09	1.12



4. Revision to the Statement of Changes in Equity

The Unaudited Statement of Changes in Equity for the reporting period June 30, 2023 has been amended to show the comparative prior period's financial information, June 30, 2022. This amendment does not change the results previously reported.



STANLEY MOTTA LIMITED
SHAREHOLDER PROFILE
AS AT JUNE 30, 2023

Ten Largest Shareholders

	<u>Number of Shares</u>
1. Stony Hill Capital Limited	113,844,873
2. PAM- Pooled Equity Fund	111,933,828
3. Caona Investments Limited	75,782,849
4. General Accident Insurance Company Limited	73,591,200
5. Prime Asset Management JPS Employees Superannuation Fund	65,913,300
6. Sagicor Life - Lascelles Demercado Defined Contribution Fund	42,630,748
7. VMWealth Property Fund	30,408,704
8. Perseverance Limited	37,891,425
9. VMWealth Equity Fund	33,222,611
10. NCB Insurance Company Limited -A/C WT161	28,248,000

Shareholding of Directors, along with their connected persons

1. Melanie Subratie	Nil
Shareholding of connected person	263,218,922
2. Sandra Glasgow	200,000
3. Blondell Walker	200,000
4. Minna Israel	100,000
5. Patricia Sutherland	Nil
6. Jennifer Scott	Nil
Shareholding of connected person	111,482,625
7. Andrea Kinach	100,000

Shareholding of Management

1. Melanie Subratie	Nil
Shareholding of connected person	263,218,922