

FINANCIAL

Q3

STATEMENTS

SEPTEMBER 30, 2023



FirstRock
REAL ESTATE

Interim Unaudited Report to Shareholders

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023



\$957,695 (USD)

NET PROFITS ATTRIBUTABLE TO SHAREHOLDERS

\$62.9M (USD)

TOTAL ASSETS



\$36.8M (USD)

SHAREHOLDERS' EQUITY

INTERIM UNAUDITED REPORT TO SHAREHOLDERS FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2023

The Board of Directors of First Rock Real Estate Investments Limited (“FREI”) is pleased to present the financial statements of the Group. The information herein, represents the unaudited consolidated financial statements for the nine months ended September 30, 2023.

Financial Performance

First Rock Real Estate Investments Limited posted solid results for its third quarter ended September 30, 2023. The Group delivered on another profitable quarter which saw an increase of 3.5% in its asset base, when compared to the comparative period in 2022.

Net Profit attributable to Ordinary Shareholders for the three months ended September 30, 2023 totalled **US\$ 329,851** which yielded an Earnings Per Share (EPS) of US\$ 0.001. Net Profit attributable to Ordinary Shareholders for the nine months ended September 30, 2023 totalled **US\$ 957,695** which yielded an Earnings Per Share (EPS) of US\$ 0.003.

The results were driven primarily by gains in the Group’s real sector and financial assets and property income, which have been achieved through the prudent management of the balance sheet.

Financial Position

Total assets of the FREI Group at the end of the quarter stood at US\$ 62.9 Million, with Shareholders’ Equity of US\$ 36.8 Million. The FREI Group’s liabilities stood at US\$ 26 Million as at September 30, 2023 yielding a debt to equity ratio of 71%. As the Group looks to continue to increase its leverage in line with international benchmarks for REITs, the present high interest rate environment requires prudence and patience in the execution of this strategy, to ensure interest costs are effectively managed.

The company has two clear business strategies, Real Estate and Real Sector Investments, which are pursued via its seven subsidiaries and one associate;

Subsidiaries

i. First Rock USA LLC, a limited liability company incorporated in and under the laws of the State of Florida, USA and holds real estate and investment assets.

ii. First Rock Capital Latam, Sociedad Anónima, a corporation incorporated in and under the laws of Costa Rica and holds real estate assets and investment assets.

iii. First Rock Capital Cayman Limited, a limited liability company incorporated in and under the laws of the Cayman Islands and holds real estate and investment assets.

iv. FCH Jamaica Developers Limited, a limited liability company incorporated in and under the laws of Jamaica to execute real estate developments.

v. FCH Jamaica Assets Limited, a limited liability company incorporated in and under the laws of Jamaica and holds real estate and investment assets.

vi. St. Thomas Luxury Limited, a limited liability company incorporated in and under the laws of Jamaica and holds real estate and investment assets.

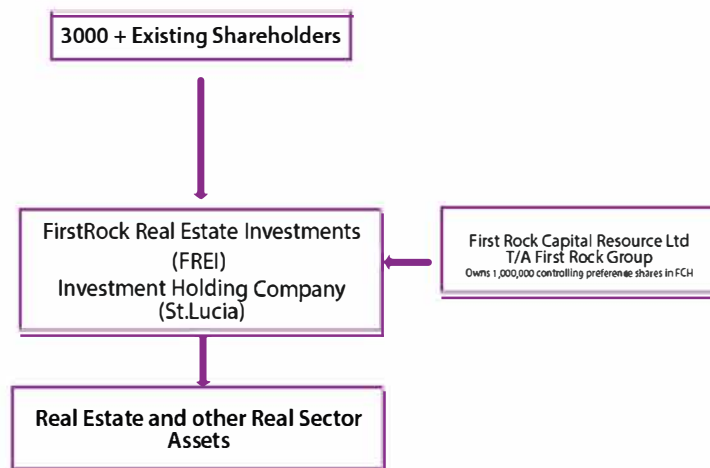
vii. Ocean Eyes Limited, a limited liability company incorporated in and under the laws of Jamaica and holds real estate and investment assets.

Associates

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

Corporate Structure

FirstRock Real Estate Investments (FREI) is incorporated in St Lucia, listed on the JSE and is managed by First Rock Group Ltd (FRG).



OUTLOOK

The Group managed to deliver yet another profitable quarter despite the challenging economic environment that currently exists. The Group began to realise some gains from its investment in the Torres Los Yoses residential development in Costa Rica. With the successful exit from this investment projected to conclude in Q4, the Group anticipates that some capital will be redeployed into another opportunity in that jurisdiction, which is far advanced in negotiations. Total assets continue to grow quarter over quarter as the Group leverages up its property development assets.

Construction of the Hambani Estates development continues in earnest, with practical completion on the first phase of units expected in short order. Pre-sales remain at 60%, with that figure expected to increase to a minimum of 75% within Q4 as the listing agents continue to receive strong interest.

The Board of First Rock Real Estate Investments thanks its Shareholders for the continued confidence being reposed in us and wants to assure them that every effort is being made to unlock additional value in their investment. We would also like to commend the dedicated team within First Rock Group; the Board of First Rock Real Estate Investments remains supportive of your efforts in managing our affairs.

NORMAN REID, CHAIRMAN

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
UN-AUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
30 SEPTEMBER 2023

	UNAUDITED 30-Sep-23 USD	UNAUDITED 30-Sep-22 USD	AUDITED 31-Dec-22 USD
ASSETS			
Non-current Assets			
Investment in Associate	685,959	-	702,318
Investment Property	24,095,000	29,501,384	25,639,363
Deferred tax asset	-	113,623	-
Development in progress	768,728	414,655	500,794
Property, plant & equipment	19,750	38,957	37,325
Investments at amortised cost, net of provision for credit losses	4,744,310	3,527,959	2,780,571
Investments at fair value through profit or loss	4,657,981	5,111,572	4,657,136
	34,971,728	38,708,150	34,317,507
Current assets			
Development in progress	19,581,673	16,434,222	18,045,732
Property acquisition deposits	196,075	-	125,000
Current portion of investments at amortised cost	1,283,389	2,566,611	1,610,698
Due from related parties	489,725	60,115	285,268
Other Assets	547,203	1,348,514	380,687
Investment Property held for sale	4,729,172	-	3,500,000
Cash and Cash Equivalents	1,092,487	1,607,050	1,733,911
	27,919,724	22,016,513	25,681,295
Total Assets	62,891,452	60,724,663	59,998,803
EQUITY			
Equity attributable to equity holders of the company			
Share Capital	27,337,093	27,672,553	27,404,643
Foreign exchange translation	22,758	69,850	95,955
Retained Earnings	9,498,482	9,695,020	8,540,788
Total Shareholders' Equity	36,858,333	37,437,423	36,041,386
LIABILITIES			
Non-current liabilities			
Corporate Bond Payable	4,472,817	4,528,621	4,549,721
Long Term Loans	13,171,511	8,959,453	10,072,042
	17,644,328	13,488,074	14,621,763
Current liabilities			
Due to related parties	-	901,488	-
Current portion of long term loans	5,246,545	5,523,887	4,981,331
Other Liabilities	3,142,246	3,373,791	4,354,323
	8,388,791	9,799,166	9,335,654
Total Liabilities	26,033,119	23,287,240	23,957,417
Total Equity and Liabilities	62,891,452	60,724,663	59,998,803



NORMAN REID, CHAIRMAN



DOUGLAS HALSALL, DIRECTOR

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
UN-AUDITED CONSOLIDATED STATEMENT OF INCOME & EXPENDITURE
 NINE MONTHS ENDED 30-SEPTEMBER-2023

	QTR ACTUAL FREI UNAUDITED QUARTER-ENDED 30-Sep-2023	PRIOR YR QTR FREI UNAUDITED QUARTER-ENDED 30-Sep-2022	YTD ACTUAL FREI UNAUDITED NINE-MONTH-ENDED 30-Sep-2023	PRIOR YR YTD FREI UNAUDITED NINE-MONTH-ENDED 30-Sep-2022	PRIOR YR ENDED FREI AUDITED TWELVE MONTHS ENDED 31-Dec-2022
	US\$	US\$	US\$	US\$	US\$
INCOME					
Rental Income	71,482	165,672	241,590	506,578	641,632
Realised and Unrealised Gain/(Loss) on investment properties	1,008,160	565,705	3,758,937	5,749,892	6,070,771
Property Income	1,079,642	731,377	4,000,527	6,256,470	6,712,403
Interest Income from financial assets at amortised cost	108,299	172,902	341,307	386,091	481,714
Dividend Income from financial assets at fair value through profit or loss	254,950	4,152	275,587	65,962	87,154
Realised and Unrealised Gain/(Loss) on financial instruments	5	374,439	733	3,078,961	2,624,200
Foreign Exchange Gain/(Loss)	(178,618)	60,259	(282,466)	96,595	26,789
Investment Income	184,636	611,752	335,161	3,627,609	3,219,858
Interest Expense	(210,978)	(155,095)	(578,987)	(418,781)	(589,432)
Net Investment Income	(26,342)	456,657	(243,826)	3,208,827	2,630,426
Other Income	69,608	65	109,016	(14,303)	15,777
Net Operating Income	1,122,908	1,188,100	3,865,717	9,450,994	9,358,606
EXPENSES					
Depreciation & amortization expense	955	23,963	3,815	76,511	7,556
Expected credit losses	3,743	5,706	44,286	222,720	185,418
Performance based fee	-	-	194,695	1,522,554	1,367,325
Administrative & General Expenses	787,429	639,681	2,661,514	2,540,391	3,617,560
Total Expenses	792,127	669,350	2,904,310	4,362,175	5,177,859
Operating Profit	330,781	518,750	961,407	5,088,818	4,180,747
Share of Profit from Investment in Associate	-	-	-	18,969	-
Profit before Taxation	30,781	518,750	961,407	5,107,787	4,180,747
Taxation	(930)	(2,732)	(3,712)	(16,591)	(130,494)
Net profit	329,851	516,018	957,695	5,091,196	4,050,253
Net Profit is attributable to:					
Shareholders of the parent	329,851	516,018	957,695	5,091,196	4,050,253
EARNINGS PER STOCK UNIT	0.001	0.002	0.003	0.014	0.010

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
UN-AUDITED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
NINE MONTHS ENDED 30-SEPTEMBER-2023

	UNAUDITED QUARTER-ENDED 30-Sep-2023	UNAUDITED QUARTER-ENDED 30-Sep-2022	UNAUDITED NINE MONTHS - ENDED 30-Sep-2023	UNAUDITED NINE MONTHS - ENDED 30-Sep-2022	AUDITED TWELVE MONTHS ENDED 31-Dec-22
	US\$	US\$	US\$	US\$	US\$
Net profit	329,851	516,018	957,695	5,091,196	4,050,253
OTHER COMPREHENSIVE INCOME					
Items that may be subsequently reclassified to profit or loss					
Currency translation gains	(238,171)	(494)	(73,197)	25,601	51,705
Total Comprehensive Income	91,680	515,524	884,498	5,116,797	4,101,958
Total comprehensive income attributable to:					
Shareholders of the parent	91,680	515,524	884,498	5,116,797	4,101,958
	91,680	515,524	884,498	5,116,797	4,101,958

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
UN-AUDITED CONSOLIDATED STATEMENT OF CASH FLOWS
NINE MONTHS ENDED 30-SEPTEMBER-2023

	30 September 2023 NINE-MONTHS-ENDED Unaudited	30 September 2022 NINE-MONTHS ENDED Unaudited	31 December 2022 TWELVE-MONTHS ENDED Audited
	US\$	US\$	US\$
CASH FLOWS FROM OPERATING ACTIVITIES:			
Net profit	957,695	5,091,196	4,050,253
Adjustment for:			
Depreciation and Amortisation	3,815	76,511	7,556
Net Credit Impaired losses	44,286	222,720	185,418
Foreign Exchange Gain/ (Loss)	282,466	(96,595)	(26,789)
Net gain from fair value adjustment on investment properties	(1,810,895)	(5,077,856)	(5,891,050)
Net gain from fair value adjustment on financial instruments	(728)	(3,087,355)	(2,725,107)
Interest Income from investment securities	(341,307)	(386,091)	(481,714)
Interest Expense	578,987	418,781	589,432
Taxation expense	-	(729)	(729)
Operating cash flow before movements in working capital	(285,681)	(2,839,420)	(4,292,731)
Changes in:			
Other receivables	(166,516)	(617,837)	349,989
Dividend Payable	-	-	135,681
Other liabilities	(1,212,077)	501,182	1,346,031
Deferred tax asset	-	-	113,623
Related company	(204,458)	1,067,269	(59,372)
Interest Received	66,180	373,223	612,293
Interest paid	(578,987)	(418,781)	(589,432)
Net cash used in operating activities	(2,381,539)	(1,934,364)	(2,383,917)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Disposal/ (Acquisition) of PPE	13,760	(50,339)	20,249
Investment in Associate	16,359	1,746,429	1,044,111
Investment Securities	(1,761,368)	(1,816,161)	(170,517)
Development in progress	(1,803,875)	(4,311,460)	(6,009,109)
Property Acquisition deposits	(71,075)	24,958	(100,042)
Investment Property	2,126,086	(1,863,343)	(688,129)
Cash used in investing activities	(1,480,113)	(6,269,916)	(5,903,438)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Loans payable	3,364,683	9,151,985	9,722,017
Corporate Bond Payable	(76,904)	78,533	99,632
Shares repurchased	(67,551)	(66,101)	(334,010)
Dividends Paid	-	-	(113,290)
Net cash provided by financing activities	3,220,228	9,164,417	9,374,350
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENT	(641,424)	960,137	1,086,994
Cash and cash equivalents at beginning of year	1,733,911	646,916	646,917
CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,092,487	1,607,053	1,733,911

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
UN-AUDITED CONSOLIDATED STATEMENT
OF CHANGES IN SHAREHOLDER EQUITY
NINE MONTHS ENDED 30-SEPTEMBER-2023

	Share capital	Foreign exchange translation	Retained earnings	Total
	US\$	US\$	US\$	US\$
Period ended September 30, 2023				
Balance at 31 December 2022	27,404,643	95,955	8,540,787	36,041,385
Total Comprehensive Income for the period	-	(73,197)	957,695	884,498
Repurchase of issued shares	(67,550)	-	-	(67,550)
Balance at 30 September 2023	27,337,093	22,758	9,498,482	36,858,333
Period ended 30 September 2022				
Balance at 31 December 2021	27,738,654	44,250	4,603,825	32,386,729
Total Comprehensive Income for the period	-	25,600	5,091,195	5,116,795
Repurchase of issued shares	(66,101)	-	-	(66,101)
Balance at 30 September 2022	27,672,553	69,850	9,695,020	37,437,423

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

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 registered office of the company is located at Bourbon House, Bourbon Street, Castries, Saint Lucia.

On 7 June 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 investments. The company's primary aim is to provide its shareholders with a tax-efficient vehicle, offering an enhanced level of income, above average dividend yield and preservation of capital through the diversification of assets.

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

Subsidiaries	Principal Activities	Incorporated in	Proportion of Capital
First Rock USA, LLC	Property Investment	USA	100%
First Rock Capital LATAM, Sociedad Anónima	Property Investment	Costa Rica	100%
First Rock Capital Cayman Ltd.	Property Investment	Cayman	100%
FCH Jamaica Developers Ltd	Real Estate Development	Jamaica	100%
FCH Jamaica Assets Ltd	Property Investment	Jamaica	100%
St. Thomas Luxury	Property Investment	Jamaica	100%
Ocean Eyes Ltd	Property Investment	Jamaica	75%
Associate			
Caribbean Health Systems	Operation of Medical Health Facilities	St. Lucia	25%

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies

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

(a) Basis of preparation

Interim financial reporting

The condensed consolidated interim financial statements for the nine months ended September 30, 2023 have been prepared in accordance with IAS 34, 'Interim Financial Reporting'. The condensed consolidated interim financial statements should be read in conjunction with the annual financial statements for the year ended December 31, 2022, which have been prepared in accordance with International Financial Reporting Standards (IFRS).

The condensed consolidated interim 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.

(b) 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. Condensed consolidated interim financial statements are prepared using uniform accounting policies for like transactions.

Inter-company transactions, balances and unrealized gains or losses on transactions between Group companies are eliminated, except where there are indications of impairment.

(c) Revenue recognition

(i) Interest income

Interest income on financial assets at amortized is recognized in the income statement for all interest-bearing instruments on an accrual basis using the effective yield method based on the actual purchase price.

(ii) Dividend income

Dividends are received from financial assets measured at fair value through profit or loss (FVPL). Dividends are recognized in the condensed consolidated interim income statement when the right to receive payment is established.

(iii) Rental income

Revenue comprises the invoiced value of rental and maintenance charges. Rental income from operating leases is recognized on a straight-line basis over the lease term. The Group currently does not provide incentives to its tenants.

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

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies (Continued)

(c) Revenue recognition (Continued)

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 recognized 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.

(d) Foreign currency translation

(i) Functional and presentation currency

Items included in the condensed consolidated interim 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 condensed consolidated interim financial statements are presented in US dollars, which is the company's functional currency. The company 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 company'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 unrealized foreign exchange differences on unsettled foreign currency monetary assets and liabilities are recognized 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 condensed consolidated interim 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 condensed consolidated interim 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.

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies (Continued)

(e) 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 consolidated 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 Group 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.

Fair value is based on active market prices, 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. The fair value of investment property reflects, among other things, rental income from current leases and other assumptions market participants would make when pricing the property under current market conditions. Fair value may also be determined using recent comparable sales, with appropriate adjustments for size, location, condition etc, as appropriate. Subsequent expenditure is capitalized 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 recognized in profit or loss. Investment properties are derecognized when they have been disposed of. 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.

2. Significant Accounting Policies (Continued)

(f) 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

The Group's financial assets comprise loans receivable, and investments at FVPL and at amortized cost, trade and other receivables, due from related parties and cash and cash equivalents balances.

Financial liabilities

The Group's financial liabilities comprise loans, preference shares, trade payables and other liabilities and due to related parties. They are initially measured at fair value and are subsequently measured at amortized cost using the effective interest method.

Classification

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

- those to be measured subsequently at FVPL; and
- those to be measured at amortized cost.

For assets measured at fair value through profit or loss, gains and losses will be recorded in profit or loss. For investments in equity instruments that are not held for trading, the Group has made an irrevocable election at the time of initial recognition to account for them at FVPL. The Group reclassifies debt investments when and only when its business model for managing those assets changes.

Recognition and derecognition

Regular way purchases and sales of financial assets are recognized on the trade date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Measurement

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

Debt instruments

The Group classifies its debt instruments at amortized cost. These are assets that are held for collection of contractual cash flows where those cash flows represent SPPI and are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in profit or loss. Impairment losses are presented separately and form part of profit or loss.

Equity instruments

The Group subsequently measures all equity investments at fair value. These fair value gains and losses are recognized in net change in fair value of financial instruments at fair value through profit or loss. Any gain or loss arising on derecognition is recognized directly in profit or loss.

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies (Continued)

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

Impairment

The Group assesses on a forward-looking basis the ECL associated with its debt instruments and loans receivable carried at amortized cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables, the Group applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables. The ECL in relation to trade receivables is immaterial.

Debt investments and 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. The impairment charge for debt investments was assessed and is recorded in profit or loss.

(g) Trade and other receivables

Trade receivables are recognized initially at fair value and subsequently are measured at amortized cost using the effective interest method, less impairment provision. The Group holds the trade receivables with the objective to collect the contractual cash flows.

(h) Cash and cash equivalents

Cash and cash equivalents include cash at bank. Cash and cash equivalents are carried at cost which is assumed to approximate fair value due to the short-term nature of these items.

(i) 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 recognized 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 derecognized. All other repairs and maintenance costs are charged to the income statement during the financial period in which they are incurred.

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	10%
Right of Use Asset	Life of lease
Leasehold improvements	Life of lease
Furniture, fixtures & equipment	10%

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.

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies (Continued)

(i) Property, plant and equipment (continued)

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognized in the income statement.

(j) 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.

(k) Management fees

A management fee of one point eight per cent (1.8%) of the total asset value of the Group based on the Group's audited financials will be 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.

(l) Operating expenses

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

(m) Income taxes and deferred taxes

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

The current income tax charge is calculated based on the tax laws enacted or substantively enacted at the date of the condensed consolidated interim 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 condensed consolidated interim financial statements. However, deferred income tax is not

FIRSTROCK REAL ESTATE INVESTMENTS GROUP

Notes to the Financial Statements

30-SEPTEMBER-2023

2. Significant Accounting Policies (Continued)

(n) Income taxes and deferred taxes (continued)

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 condensed consolidated interim statement of financial position and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

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

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.

3. Earnings per Share

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

Net profit attributable to shareholders (USD\$)	957,695
Weighted average number of ordinary shares in issue	280,925,318
Basic earnings per share (USD per share)	<u>0.003</u>

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

4. Dividends

No dividends were declared or paid during the period.

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
Notes to the Financial Statements

30-SEPTEMBER-2023

AGGREGATE TOP TEN SHAREHOLDERS AS AT SEPTEMBER 30, 2023

Shareholder	Unit Holdings	% Holdings
David Chin and Joyce Chin	19,350,000	6.77
JCSD Trustee Services Limited - Sigma Equity	15,400,000	5.38
NMIA Airports Limited	14,259,000	4.99
Airport Authority of Jamaica	14,259,000	4.99
Sagicor Pooled Equity Fund	10,846,000	3.79
MF&G Asset Management Limited - Jamaica Investment Fund	10,400,000	3.64
National Insurance Fund	10,000,000	3.50
TJBK Investments Limited	10,000,000	3.50
Ryan Kwesi Reid	5,370,000	1.88
Barita Investments Limited-Long A/C (Trading)	4,916,549	1.72
AGGREGATE ISSUED SHARE CAPITAL	286,025,318	

FIRSTROCK REAL ESTATE INVESTMENTS GROUP
Notes to the Financial Statements

30-SEPTEMBER-2023

FIRST ROCK REAL ESTATE INVESTMENTS LIMITED (COMBINED HOLDINGS)
DIRECTORS OWNERSHIP AS AT SEPTEMBER 30, 2023

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

*Joint ownership with director