



REAL ESTATE X FUND

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# ANNUAL REPORT 2023

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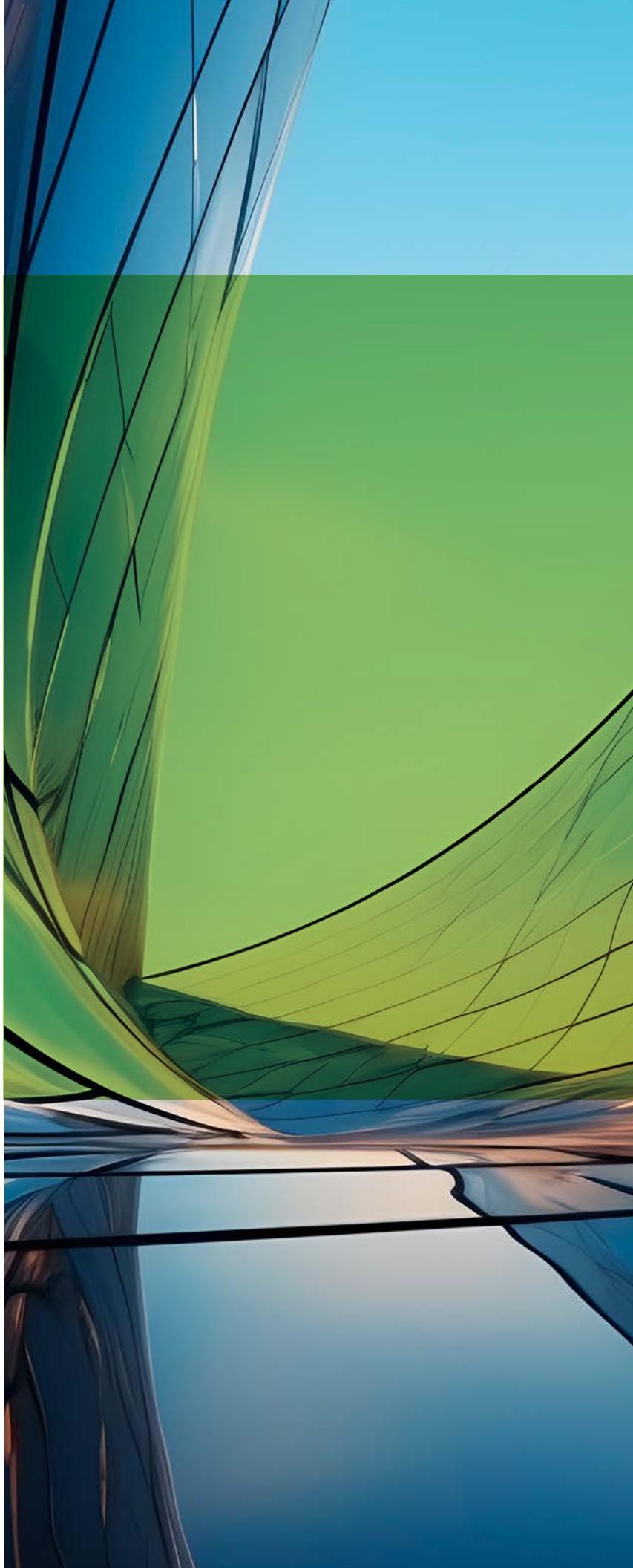
TOURISM PROPERTIES  
OFFICE/RETAIL BUSINESS  
INDUSTRIAL PROPERTIES  
DEVELOPMENT LAND

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# ABOUT X FUND

**Sagicor Real Estate X Fund Limited (“X Fund” or “the Group”), a St. Lucian International Business Company, is the largest publicly traded real estate investment company in Jamaica on the Jamaica Stock Exchange (“JSE”).**

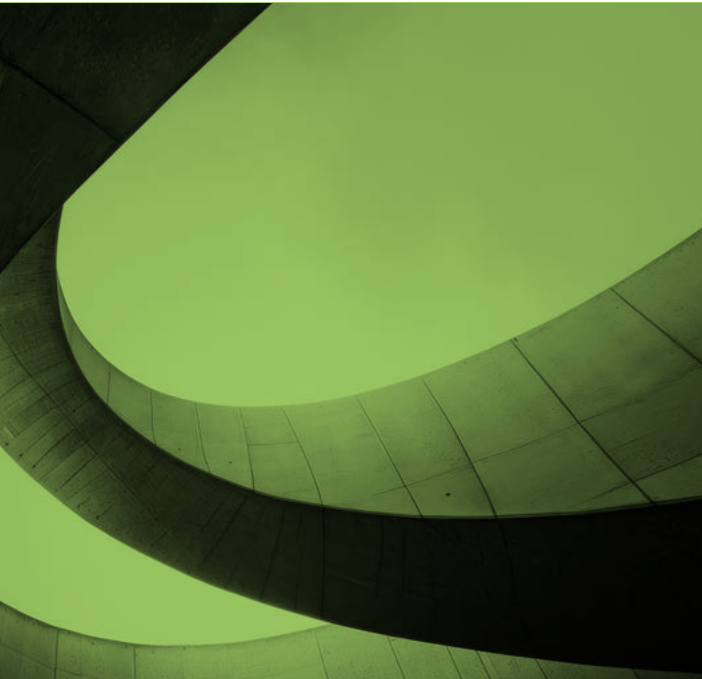
The Group maintains direct ownership of DoubleTree Orlando by Hilton at the Entrance to Universal Orlando (DTO) in Florida, through its wholly owned subsidiary X Fund Properties LLC. X Fund also maintains an investment in the Sigma Real Estate Portfolio, which provides exposure to commercial real estate located across Jamaica. Post 2021, the Group intends to re-position itself with investments in a broader range of real estate assets with good growth prospects in the medium term.



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2023



**Howard Mitchell**  
Chairman



**Brenda-Lee Martin**  
Chief Executive Officer

## STATEMENT OF THE CHAIRMAN & C.E.O.

**On behalf of the Board of Directors, we present the performance and activities of Sagicor Real Estate X Fund Limited (X Fund or the Group) for the year ended December 31, 2023.**

We are pleased to report improved performance for the financial year ended December 2023, versus the outcome for 2022. X Fund's net profit attributable to stockholders of \$648 million was 86% higher than prior period. This solid performance continues to be driven by our hotel operation in Orlando, where average occupancy was maintained above 90% and average daily rates increased by 3% over prior year. This year's performance was also positively impacted by exchange rate movements and fair value gains in the assets of the Group.

X Fund's assets totaled \$30.91 billion, which is 8% above a value of \$28.65b at the end of 2022, while stockholders' equity stood at \$20.83b, representing an increase of 9% from \$19.1 billion in 2022.



## OUTLOOK

The year 2023 was one of further recovery in global tourism compared to prior year. The global tourism industry attained 88% of its pre-pandemic level with an estimated 1.3 billion international arrivals worldwide. This was aided by a decrease in global annual inflation rate by 3.1% in 2023 and an increase in the employment rate by 3 bps, resulting in higher levels of disposable income.

The projection for 2024 is positive as the tourism industry is expected to fully recover to pre-pandemic levels with early indications pointing to a 2% growth over 2019. The IMF is projecting global economic growth to reach 3.1% in 2024. This is also expected to accelerate spending in travel and leisure for the year. Global tourism is expected to continue on an upward trajectory; however, keen attention should be paid to economic and geopolitical headwinds that can pose significant challenges to the sustained recovery of the tourism industry and confidence levels. Persistent inflation, high interest rates, volatile oil prices and disruption to trade can continue to impact transport and accommodation costs in 2024.

As we continue to carefully monitor the current economic environment and assess real estate investment opportunities across all sectors, we will keep you, our shareholders, informed of our key decisions and investments.

We remain committed to the wellbeing of our team, clients and stakeholders as we navigate the global economic climate and threats posed by systemic risks, and as we seek to minimize risks and ensure business continuity.

Total revenue generated for the period was \$8.1 billion, up approximately 13% from \$7.1 billion in 2022. X Fund holds in excess of J\$5 billion in liquid assets, which we expect to deploy over the next year into attractive real estate sectors and opportunities in keeping with the mandate of the Group.

Post year-end, there were two changes to our Board of Directors that we take this opportunity to highlight. Mr. Vinay Walia and Mr. Carlton Barclay both tendered their resignations as Board Chairman and Director respectively, effective February 29, 2024. With these departures, Mr. Howard Mitchell was appointed Director/Board Chairman and Mr. John Bailey, Director effective March 1, 2024. These two new appointees come with a wealth of industry and general business experience which we expect to benefit the Group as it seeks to expand its activities and embark on an aggressive growth strategy.

X Fund takes this opportunity to thank all our stakeholders for your confidence in us and investment in our company, as we endeavour to improve the quality of our portfolio and generate continued positive growth.

**Howard Mitchell**  
Chairman

**Brenda-Lee Martin**  
Chief Executive Officer

### NET PROFIT ATTRIBUTABLE TO SHAREHOLDERS

**\$648 M**

### Total Assets

**\$30.91 B**

### TOTAL REVENUE

**\$8.1 B**

# NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE ELEVENTH ANNUAL GENERAL MEETING of the Company will be held at McNamara Corporate Services Inc., Bella Rosa Road, Gros Islet, Saint Lucia on Tuesday, May 21, 2024 at 10:30 a.m. and accommodated virtually to consider, and if thought fit, pass the following Resolutions:

1. To receive the Audited Accounts and Reports of the Directors and Auditors for the year ended December 31, 2023.

**Resolution No. 1**

"THAT the Audited Accounts and the Reports of the Directors and Auditors for the year ended December 31, 2023 be and are hereby adopted."

2. To elect Directors:

**Resolution No. 2**

"That the election of directors be made en bloc."

**Resolution No.3**

- a. **Article 102** of the Company's Amended and Restated Articles of Association provide that one-third of the directors or if their number is not three or a multiple of three then the number nearest to one-third shall retire from office at each Annual General Meeting. The directors retiring under this Article are **Directors Stephen McNamara and Peter Pearson** who, being eligible, offer themselves for re-election.

"THAT **Messrs. Stephen McNamara and Peter Pearson**, who retire by rotation and being eligible offer themselves for re-election, be and are hereby re-elected as Directors of the Company en bloc."

- b. **Article 108** of the Company's Amended and Restated Articles of Association provides that the Directors shall have power at any time and from time to time to appoint any person to be a Director, either to fill a casual vacancy or as an addition to the existing Directors. Accordingly, **Messrs. Howard Mitchell and John Bailey** who were appointed by the Board of Directors since the last Annual General Meeting to fill casual vacancies, retire and being eligible, offer themselves for re-election.

"THAT **Messrs. Howard Mitchell and John Bailey** who retire having been appointed to fill casual vacancies since the last Annual General Meeting, and being eligible offer themselves for re-election, be and are hereby elected Directors of the Company."

3. To fix the remuneration of the Directors

**Resolution No. 4**

"THAT the amount of \$16,786,000.00 be included in the Audited Accounts of the Company for the year ended December 31, 2023 as remuneration for their services as Directors be and is hereby approved."

4. To appoint the Auditors and authorise the Directors to fix the remuneration of the Auditors.

**Resolution No. 5**

"THAT, PricewaterhouseCoopers East Caribbean, Chartered Accountants, having agreed to continue in office as Auditors for the Company to hold office be and are hereby 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."

Dated the 2nd day of February 2024

BY THE ORDER OF THE BOARD



MCSI Inc.  
Corporate Secretary

Note: A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of him. A proxy need not be a member. Proxy Forms must be lodged with the Company Secretary, MCSI Inc. at its registered offices at 20 Micoud Street, Castries, St. Lucia not less than 48 hours before the time of the meeting.

A Form of Proxy is enclosed for your convenience.

# DIRECTORS' REPORT

The Directors are pleased to submit their Report and the Audited Financial Statements for the year ended December 31, 2023. The Financial Statements reflect the results of Sagicor Real Estate X Fund Limited (X Fund).

	2023 J\$000's	2022 J\$000's
<b>Operating Results:</b>		
Group Profit before tax	934,689	731,016
Taxation	(286,671)	(265,107)
Net Profit	648,018	465,909
Attributable to Stockholders of the Company	648,018	465,909
<b>Stockholders' Equity:</b>		
Stockholders' equity brought forward	19,104,225	16,589,624
Share Capital, opening	12,642,512	12,642,512
Shares issued	-	-
<b>Share Capital, ending</b>	12,642,512	12,642,512
Accumulated deficit, opening	(194,758)	(660,667)
Net Profit	648,018	465,909
<b>Retained earnings, ending</b>	453,260	(194,758)
Currency translation, opening	1,892,918	2,067,643
Currency reserve	251,098	(174,725)
<b>Currency translation, ending</b>	2,144,016	1,892,918
Fair value reserves, opening	4,763,553	2,540,136
Unrealised gain on revaluation of owner-occupied properties	824,992	2,223,417
<b>Fair value reserves, closing</b>	5,588,545	4,763,553
Stockholder's equity carried forward	20,828,333	19,104,225
Non-Controlling Interest	-	-

## DIRECTORS

Article 102 provides that one-third of the directors shall retire from office at each Annual General Meeting. Directors Stephen McNamara and Peter Pearson retire under this Article and being eligible, offer themselves for re-election.

Article 108 provides that the directors may from time to time appoint any person to fill a casual vacancy or as an addition to the Board. Messrs. Howard Mitchell and John Bailey who were appointed by the Directors of the Board since the last Annual General Meeting as additions to the Board, will retire and being eligible offer themselves up for re-election as Directors of the Company.

## AUDITORS

The audit firm, PricewaterhouseCoopers East Caribbean, Chartered Accountants, having agreed to continue in office as Auditors for the Company, will do so and a resolution authorizing the Directors to fix the remuneration of the Auditors will be presented at the Annual General Meeting.



Chairman  
April 4, 2024

## BOARD OF DIRECTORS



### **Vinay Walia\*** Bachelor of Commerce, A.C.C.A.

Mr. Walia is the Managing Director of Guardsman Group and serves on the Board of Directors. He joined Guardsman Group as Financial Controller in 1998, before being promoted to Financial Director in 2000 and Co-Managing Director in 2012 and appointed Managing Director in 2016. His responsibilities include providing financial leadership to the Group and its subsidiaries, driving and supporting key strategic growth and profitability initiatives, as well as ensuring full compliance with government and industry regulations, and corporate policies. Prior to joining Guardsman Group, Mr. Walia had a reputable career in accounting and auditing, first with A.F. Ferguson & Co. (a representative of KPMG Peat Marwick in India), and later with KPMG Peat Marwick in Jamaica. He is a Chartered Certified Accountant (ACCA) and holds a Bachelor of Commerce degree with Honours from Delhi University.

*\*Subsequent event: Resigned as Director and Chairman of Sagicor Real Estate X Fund Limited – February 29, 2024.*



### **Stephen McNamara** Barrister-at-law

Stephen McNamara was called to the Bar at Lincoln's Inn, and in St Lucia in 1972. He is the senior partner of McNamara & Company, Attorneys-at-Law of St. Lucia. The barrister/solicitor specialises in the representation of foreign investors in St Lucia in the Tourism, Manufacturing and Banking sectors. He served as Chairman of the St Lucia Tourist Board for nine years. He was appointed Non-Executive Chairman of Sagicor Financial Corporation, the Group's holding company, on January 1, 2010, having formally served as Vice Chairman since June 2007, and is the Chairman of the Group's main operating subsidiary Sagicor Life Inc. and a number of other subsidiaries within the Group.

Mr. McNamara's St Lucia-based service includes the Board of St Lucia Electricity Services Ltd, where he was elected as the Chairman in December 2015, and served until his retirement at the end of 2017. He is also the President of the St Lucia Tennis Association.

Mr. McNamara was made a Commander of the Order of the British Empire (CBE) in the 2015 Queen's Birthday Honours for public service and services to the legal profession. In 2015 he was awarded an honorary doctorate from the University of the West Indies for his outstanding achievements and contribution to the region in the areas of business, sports, and general philanthropy for more than forty years.



### **Peter W. Pearson** B.Sc., FCCA, FCA, J.P.

Mr. Pearson is a graduate of Cornwall College and a graduate of the University of the West Indies from which he holds a B.Sc. (Management Studies). He is a Fellow of the Institute of Chartered Accountants and a Fellow of the Chartered Association of Certified Accountants. A former partner of PricewaterhouseCoopers, Jamaica, he oversaw the firm's Montego Bay office. He has significant experience in public accounting, tourism and hospitality, banking, government, among other industries. Mr. Pearson is a director and audit committee member of several companies, including four that are listed on the Jamaica Stock Exchange. He has been a Justice of the Peace since 1988.



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### **Bruce R.V. James** OD, B.Sc., MBA

Mr. James has over 15 years of executive experience in banking and has held many senior positions at Citibank N.A. Jamaica branch including Vice-President in charge of Corporate Banking and Relationship Management. His expertise includes risk management and analysis, marketing of credit products, relationship management and leadership. He is also an experienced governance professional having served as a director, for more than a decade, on boards in various industries including banking, investments, real estate, finance, charities and sports. He is the President and co-founder of the MVP Track and Field Club. He is a professional track and field analyst across various media, including television, online streaming, and radio. He is also an international motivational speaker and a participant in TEDx Jamaica. Mr. James is a national honours and awards recipient with the Order of Distinction in the rank of Officer awarded in October 2019. Academically, Mr. James earned his B.Sc. in Management and Master of Business Administration from Florida State University, where he was selected as the most outstanding MBA student of his graduating class. Mr. James was also awarded the Corporate Director Certificate from Harvard Business School Executive Education in 2022.



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### **Colin Steele** BBA, MBA, CPA

Mr. Steele is an entrepreneur and a housing developer who began his career as a Certified Public Accountant. He is experienced in lending, capital markets and investment banking. Mr. Steele has served as a director of several Government companies including the Port Authority of Jamaica and the University Hospital of the West Indies. He is currently a director of Sagicor Bank Jamaica Limited and Sagicor Investments Jamaica Limited. Mr. Steele has also served as Chairman of the Economic Policy Committee of the Private Sector Organization of Jamaica.





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**Carlton Barclay\*\*** ACCA, FCCA, MBA

Mr. Barclay has over 25 years of experience in the field of banking and finance and has served at the most senior levels in the industry including as Managing Director of Republic Bank (Cayman) Limited, General Manager of the National Building Society of Cayman, Deputy Manager for Jamaica National Building Society, and CEO of Community and Workers Coop Credit Union. He is a fellow of the Association of Chartered Certified Accountants (ACCA) and a Fellow of the Institute of Chartered Accountants of Jamaica (ICAJ). He holds an MBA from the Kellogg School of Management, Northwestern University. He is the former Chairman of the Caribbean Association of Banks Incorporated (CAB) and has served on the Strategic Planning and Advocacy Sub-Committees of CAB and the Current Affairs Committee of the Institute of Chartered Accountants of Jamaica (ICAJ). He is a former President of Kingston and St. Andrew Football Association (KSAFA) and a former Treasurer of the Jamaica Football Federation (JFF). Mr. Barclay has served on the boards of several entities including the National Road Maintenance Fund of Jamaica and is a member of the Rotary Club of St. Andrew North.

*\*\*Subsequent event: Resigned as Director of Sagicor Real Estate X Fund Limited - February 29, 2024*



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**John Bailey\*\*\*** BBA (Finance)

Mr. Bailey is a profound business leader. With over three decades of diverse experience, he has made a significant impact in industries such as finance, manufacturing, real estate development, tourism, and hospitality. An alumnus of the University of South Florida with a degree in Business Administration, majoring in Finance, Mr. Bailey has since become known for his exceptional negotiation skills and commitment to excellence. In recent years, Mr. Bailey expanded his horizons into real estate; developing luxury villas and commercial projects, like Harmony Hall and New Brunswick Village in Jamaica. With his extensive experience, expertise, and commitment to excellence, Mr. Bailey continues to be a prominent figure in the business community, actively contributing to the development of Jamaica and the Caribbean region.

*\*\*\*Subsequent event: Appointed as Director of Sagicor Real Estate X Fund Limited - March 1, 2024.*

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### Howard Mitchell\*\*\*\* C.D., J.P.

Mr. Howard Mitchell is a lawyer by profession and has maintained a successful Commercial Law Practice for over thirty-five (35) years with concentration in Mining Law and Taxation before retiring in 2010 and becoming a successful business owner. As a demonstration of his strong commitment to public service, he was Chairman of the National Housing Trust in Jamaica, the National Health Fund, and the Council of the Institute of Jamaica as well as several other statutory boards in the mining and agricultural sectors. Mr. Mitchell has also served as a Director of the Bank of Jamaica and negotiated a number of mining agreements on behalf of the Government of Jamaica. Mr. Mitchell is a past President of the Private Sector Organization of Jamaica (PSOJ) and a former Vice President of the Jamaica Manufacturers and Exporters Association.

His philanthropic activities include his membership on the Boards of the Mustard Seed Foundation, Issa Trust Foundation, and his former Chairmanship of St. Patrick's Foundation.

\*\*\*\*Subsequent event: Appointed as Director and Chairman of Sagicor Real Estate X Fund Limited - March 1, 2024.



## CHIEF EXECUTIVE OFFICER

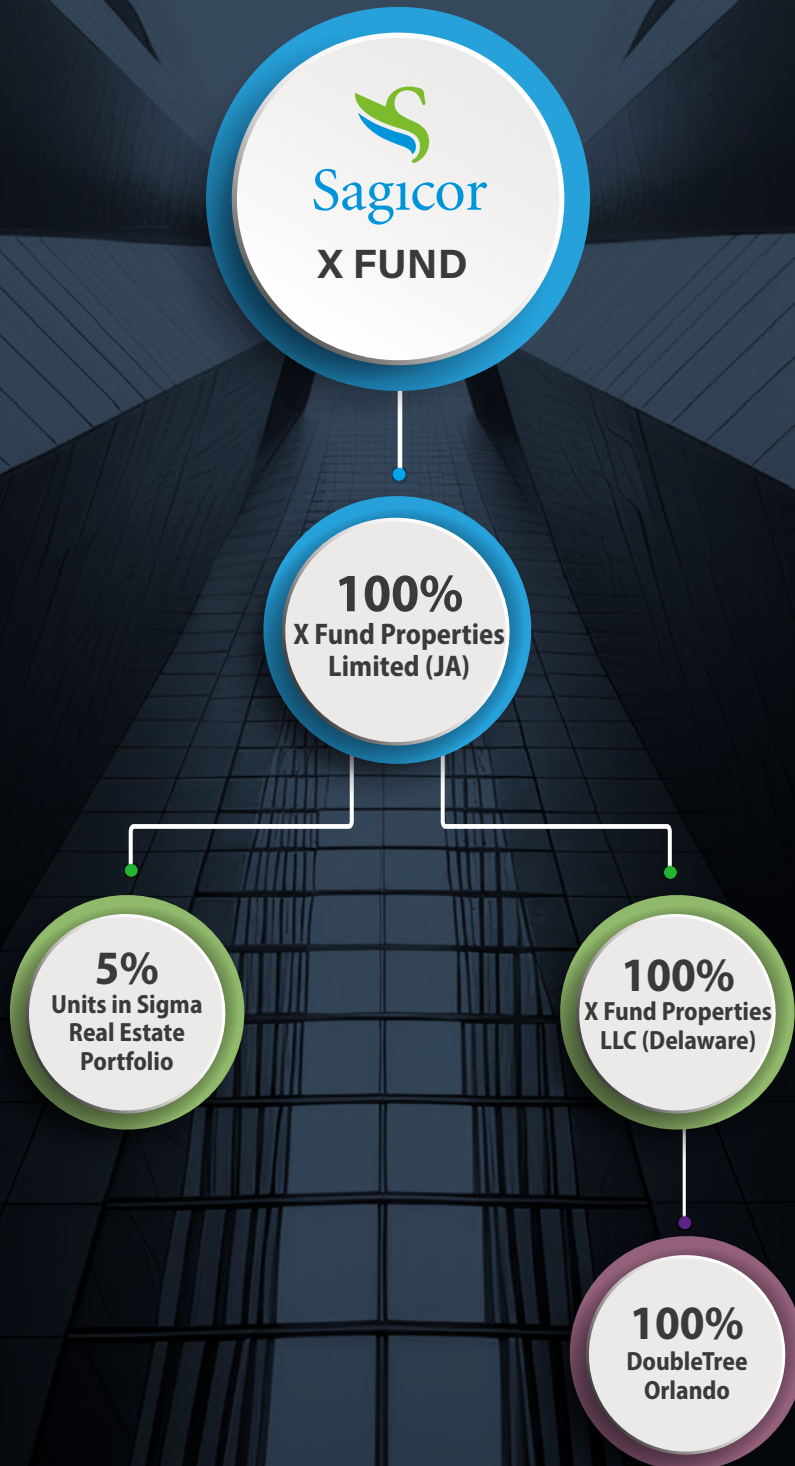
### Brenda-Lee Martin B.Sc., M.B.A. (Finance)

Ms. Brenda-Lee Martin was appointed Chief Executive Officer of Sagicor Real Estate X Fund Limited in 2018. She worked with Sagicor Group Jamaica Limited from December 1992 to September 2022 where she served in numerous capacities including Vice President – Asset Management from 2015 to September 2022. In that capacity, she had oversight of Sagicor's pension, mortgage and Sigma portfolios, as well as Sagicor Property Services Limited (SPS), the largest property managers of private real estate in Jamaica (on behalf of Sagicor and third-party property owners). SPS manages in excess of 6M sq. feet of real estate.

Ms. Martin holds a Bachelor of Science Degree from the University of the West Indies, Mona in Economics & Management, as well as a Master of Business Administration degree specializing in Finance from the University of Wales and Manchester Business School. She also holds an FLMI LOMA designation.



# CORPORATE STRUCTURE



# CORPORATE DATA

**DIRECTORS:**

**Vinay Walia**  
Chairman

**Stephen McNamara**

**Peter Pearson**

**Colin Steele**

**Bruce James**

**Carlton Barclay**

**EXECUTIVE:**

Brenda-Lee Martin  
Chief Executive Officer

**Corporate Secretary:**

McNamara Corporate Services Inc.  
20 Micoud Street,  
Castries, Saint Lucia

**Auditors:**

PricewaterhouseCoopers Eastern  
Caribbean  
Unit 111 Johnsons Centre  
No. 2 Bella Rosa Road  
P.O. Box BW 304  
Gros Islet, Saint Lucia

**Bankers:**

Sagicor Bank Jamaica Limited  
17 Dominica Drive  
Kingston 5

**Attorneys:**

Patterson Mair Hamilton  
Attorney-at-Law  
Temple Court  
85 Hope Road  
Kingston 6

**Registered Office:**

20 Micoud Street  
Castries  
St. Lucia

**Territories of Operation****St. Lucia**

Sagicor Real Estate X Fund Limited  
20 Micoud Street  
Castries  
St. Lucia

**Jamaica**

X Fund Properties Limited  
(wholly owned subsidiary)  
28 - 48 Barbados Avenue  
Kingston 5  
Jamaica

**USA**

X Fund Properties LLC  
(wholly owned subsidiary of X Fund  
Properties Limited)  
5780 Major Boulevard  
Orlando, Florida 32819  
USA



# RESORT PROPERTY DOUBLETREE BY HILTON

The DoubleTree by Hilton, strategically located at the entrance to Universal Orlando, consistently surpasses market performance benchmarks. This success is attributed to its synergistic partnership with Universal Studios Orlando, the comprehensive renovation undertaken in 2017/18, and the professional management by Aimbridge Hospitality. These factors have propelled the hotel to achieve another impressive occupancy year of 91.3%, significantly outpacing the Orlando market average of 69.0%.

Despite facing numerous challenges in 2023, including those stemming from the political climate in Florida, the hotel maintained its competitive edge, achieving an occupancy rate of 91.3% compared to the 69.0% average of its competitors. This achievement was facilitated through strategic pricing, brand, and third-party promotions on platforms such as Expedia and Booking.com.

Looking ahead to 2024, the hotel aims to further enhance revenue growth and surpass competitor projections, with a particular focus on increasing the Average Daily Rate (ADR) and achieving a modest rise in occupancy. A key strategy continues to involve the Group Sales and Catering team's efforts to expand the group mix by securing new and profitable business engagements. Our collaborative partnership with Aimbridge and the Hilton National Sales Office is pivotal to this strategy, aiming to forecast over 56,000 group room bookings in

2024. Florida's increasing transient travel market and heightened demand for group business highlights the state's economic vitality. The hotel has capitalized on this trend, successfully attracting weddings and social events, thereby anticipating an additional US\$2.2 million in sales compared to the previous year.

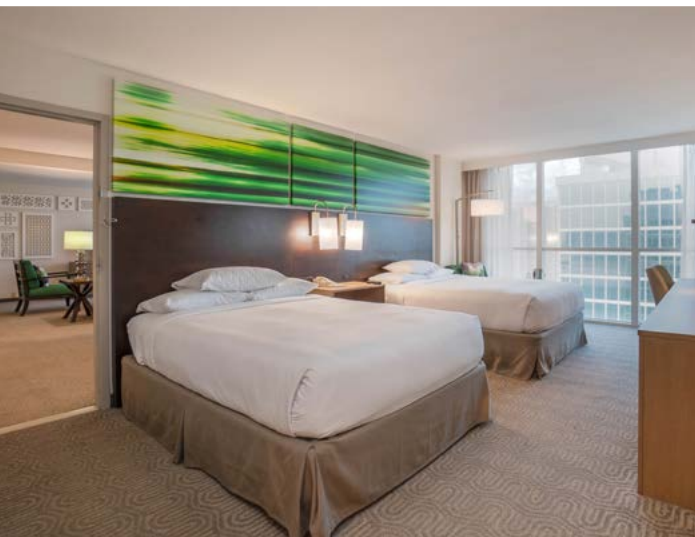
The hotel's strategic focus for 2024 is to continue optimizing ADR during peak group demand periods, while leveraging third-party partnerships to drive occupancy during lower demand periods. These efforts are complemented by a strong alliance with Universal Orlando Resorts to enhance brand visibility and business growth.



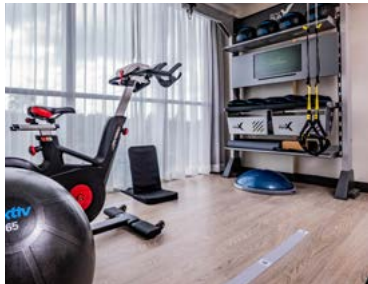
DOUBLETREE  
by Hilton™

AT THE ENTRANCE TO  
UNIVERSAL ORLANDO

The DoubleTree by Hilton remains a premier leisure destination in Orlando, owing to its prime location near key attractions. The Group Sales and Catering team is committed to maximizing market share across all segments, while initiatives to boost customer service awareness aim to elevate the hotel's standing in TripAdvisor ratings and Guest Satisfaction scores.







# MANAGEMENT'S DISCUSSION & ANALYSIS



During 2023 global economies wrestled with the continued fallout from post COVID-19 challenges. Economies have had to deal with persistently high interest rates. This was brought about by aggressive monetary policy actions taken by Central Banks to curb inflation as well as increasing geopolitical tensions with the continuation of the Russia-Ukraine conflict and the re-escalation of the Israel-Hamas conflict. The International Monetary Fund (IMF) projects a slowdown in global growth, with growth of 2.9% expected in 2024 compared to 3.0% in 2023 and 3.5% in 2022. This is on the back of tighter financial conditions resulting from higher interest rates and persistent inflation.

## GLOBAL ECONOMY

In December 2023, the United States recorded an inflation rate of 3.4% compared to the 6.4% recorded in December 2022. This was attributed to slower increases and decreases in the prices across all major categories relative to December 2022. In response to inflationary pressures, the US Federal Reserve increased rates from 4.3% in January 2023 up to 5.3% in August 2023. Thereafter, the US Federal Reserve held rates ranging from 5.25% - 5.50% and signalled that rate cuts are on the horizon for 2024. Inflation in the Eurozone followed a similar trend, declining from 9.2% in December 2022 to 2.9% as at December 2023.

Global stock markets overcame their gloomy outlooks to record broadly

positive returns. Investors went into 2023 worried about inflation, the possibility of a recession, and generally expected corporate earnings to decline due to higher borrowing costs. Instead, signs of cooling inflation and possible rate cuts by global central banks led many major indices to record double-digit gains, and bonds reversed heavy losses from previous years. The MSCI All-Country World Index, which tracks 2,919 large and mid-cap companies across 23 Developed Market and 24 Emerging Market countries, increased by 20.1% throughout the year. The S&P 500 recorded a 24.2% increase while the NASDAQ recorded a 43.4% increase. Europe's Stoxx 600 Index also increased by 12.7% while the Asia Dow Index increased by 11.0% during 2023.

## JAMAICA

During 2023, Jamaica's economy followed the global trend of resilient but slowed growth. According to the Statistical Institute of Jamaica, the Jamaican economy grew by 2.1% in the third quarter of 2023 compared to 5.9% in the same period in 2022. Growth was led by the Mining and Quarrying sector which grew by 103.1%. This reflected a 56.8% increase in total bauxite production which was the result of a 136.6% increase in Alumina production and a 42.4% increase in the alumina capacity utilization rate. The resumption of operations at Jamalco refinery contributed to this increase. Growth for the fiscal year is expected to be between 1.5% to 2.5%.

During 2023, Jamaica experienced declines in inflation. Inflation had decreased from 9.3% as at December 2022 to 6.9% as at December 2023. However, it was still higher than the Bank of Jamaica's (BOJ) target range of 4%-6%. On four occasions, inflation fell within the BOJ's target range. In April and May, inflation was recorded at 5.8% and 6.0%, respectively. Similarly, in September and October, inflation was recorded at 5.9% and 5.1%. Declines in inflation were attributed to a slowdown in the growth in prices of most major categories. Throughout the entire year, the BOJ's Monetary Policy Committee held its policy rate firm at 7%. The Treasury Bill (T-Bills) rates increased during the year with the average yields on 90-day and 180-day GOJ T-Bills for December 2023 increasing by 114.8 bps

### Total Revenue

 **8.07 billion**  
(7.12 billion in 2022)

### Total Assets

 **30.91 billion**  
(28.65 billion in 2022)

### Stockholders' Equity

 **20.83 billion**  
(19.10 billion in 2022)

### Market Capitalisation

 **18.50 billion**  
(19.45 billion in 2022)

An estimated 1.3 billion international tourists (overnight visitors) were recorded around the world in 2023, an increase of 34% over 2022. International tourism recovered to 88% of pre-pandemic levels in 2023, supported by strong pent-up demand.



Inflation Rate for  
12 Months ended  
December 2023

**6.9%**

Net International  
Reserves

**US\$ 4.75B**

JSE Main Index

**-8.5%**

JSE Junior Market Index

**-3.5%**

and 102.7 bps respectively, between December 2022 and December 2023.

Throughout 2022, the BOJ's weighted average selling rate depreciated by 1.9%, moving from J\$152.05 at the start of the year to J\$154.95 at the end of the year. This compares to an appreciation of 2.0% in the prior year. The BOJ has continued with its stance of maintaining stability in the foreign exchange market. To this end, the BOJ has provided liquidity assistance amounting to US\$936.8 million in 35 interventions through its B-FXITT program.

Jamaica's Net International Reserves (NIR) stood at US\$4.75 billion as at December 2023. This was a J\$782 million or 19.7% increase compared to December 2022. These reserves

represented 34.9 weeks of imports, 2.6 weeks more than in December 2022. Currency and deposits made up 65.0% of Total Foreign Assets while Securities made up 32.6% of Total Foreign Assets.

The Jamaican equities market recorded negative returns in 2023. The Jamaica Stock Exchange Main Market recorded a -8.5% return while the Junior Market recorded a -3.5% return. Total volumes traded also fell by 33.3%, from 5.58 billion shares in 2022 to 3.72 billion shares in 2023. This shift in momentum comes as investors lean towards fixed-income securities for higher returns in the high-interest rate environment

## KEY ECONOMIC STATISTICS:

- According to the Planning Institute of Jamaica, the Jamaican economy is estimated to have grown by 1.5% – 2.5% for 2023 relative to 3.8% growth in 2022.
- The 6-month Treasury Bill rate increased by 30 bps to 8.5%. The rate at December 2021 was 8.2%.
- Inflation ended the 12 months to December 2023 at 6.9%, 240 bps lower than 9.3%, the 12-month inflation rate for December 2022.
- The Jamaica Stock Exchange Main Index declined by 8.5% to close at 325,699 points. The market declined by 10.16% in 2022.
- The Jamaican dollar depreciated by 1.9 % against the US\$ during 2023, versus an appreciation of 2.0% in 2022. The weighted average daily selling price was \$154.95 as at December 31, 2023.
- The unemployment rate at October 2023 was 4.2%, relative to 6.6% in July 2022.
- Debt/GDP decreased to 82.1% in 2023 from 86.2% in 2022. It is projected to further fall to 72% by March 2024.
- The NIR was US\$4.8B at the end of December 2023 relative to US\$4.0B at the end of December 2022.

Growth in Jamaican Economy 2023

1.5% - 2.5%

J\$ Depreciation

-1.9%

Unemployment Rate at Oct. 2023

4.2%

Debt/GDP decreased to

82.1%

## TOURISM SECTOR REVIEW

### Global Environment

An estimated 1.3 billion international tourists (overnight visitors) were recorded around the world in 2023, an increase of 34% over 2022. International tourism recovered to 88% of pre-pandemic levels in 2023, supported by strong pent-up demand. The Middle East led recovery in relative terms as the only region to overcome pre-pandemic levels by double digits (22%) above 2019. Europe, the world's most visited region, reached 94% of 2019 levels, supported by intra-regional demand and travel from the United States. Africa recovered 96% of pre-pandemic visitors and the Americas reached 90%. Asia and the Pacific reached

65% of pre-pandemic levels following the reopening of several markets and destinations. Four subregions: North Africa, Central America (both +5%), Southern Mediterranean Europe and the Caribbean (both +1%) exceeded pre-pandemic levels in 2023.

According to the UNWTO Tourism Recovery Tracker, both international air capacity and passenger demand recovered about 90% of pre-pandemic levels through October 2023. Global occupancy rates in accommodation establishments reached 65% in November, slightly above 62% in November 2022. Total export revenues from tourism (including passenger

transport) are estimated at USD 1.6 trillion in 2023, almost 95% of the USD 1.7 trillion recorded in 2019. Preliminary estimates of tourism direct gross domestic product (TDGDP) point to USD 3.3 trillion in 2023, or 3% of global GDP, the same level as in 2019, driven by both domestic and international travel.

UNWTO Secretary-General Zurab Pololikashvili said: "The latest UNWTO data underscores tourism's resilience and rapid recovery, with pre-pandemic numbers expected by the end of 2024. The rebound is already having a significant impact on economies, jobs, growth and opportunities for communities everywhere."



Orlando hotels have benefited from a relatively rapid economic turnaround. The market grew in 2023, with revenue per available room (RevPAR) exceeding the 2022 performance.

In line with the spectacular growth trajectory of tourism, with 10 consecutive quarters of substantial growth since the COVID-19 pandemic, based on arrival figures to date, it is anticipated that the island will record an 11th quarter of significant expansion.

### Orlando, Florida Environment

Florida had an estimated 135 million tourists in 2023. This represents a slight fall-off of 1.7%, down from 137.4 million in 2022. Visitors to Florida last year fell short of 2022's record performance, as a post-pandemic rebound in international travellers was not enough to offset the decline in domestic tourism late in the year. Visitors from within the United States totalled 122.89 million in 2023, down from almost 127.8 million in 2022 but greater than the 117.2 million recorded in 2019. Despite the downturn in local visitors, overseas travellers were up 18.7% to record 8.31 million travellers in 2023, relative to 7 million in 2022. Of this amount, Canadians accounted for 3.82 million visitors in 2023, up from about 2.63 million in 2022. Florida reported an increase in people flying to the state, accounting for 37.3% of

domestic visits and this represents the largest share of air visitors since 2016.

Orlando hotels have benefited from a relatively rapid economic turnaround. The market grew in 2023, with revenue per available room (RevPAR) exceeding the 2022 performance. According to Greater Orlando Aviation Authority, on a twelve-month rolling basis, Orlando International Airport (OIA) recorded 571 million passengers through November 2023, an increase of 15% over November 2022. International traffic increased 29%, representing 97% of the 2019 comparable peak. In 2023, the Orange County Convention Center (OCCC) hosted the largest number of top-250 conventions in the country, followed by Chicago, New Orleans, and San Diego. For Orlando, with back-to-back double-digit visitor growth, local officials expect the visitor count to surpass 80 million by 2025.

## Jamaican Environment

### 2023 Projected Performance

It is expected that over 4,122,100 visitors arrived on the island for 2023, representing a 23.7% increase over 2022. Of this number, 2,875,549 are expected to be stopover visitors, which would represent a 16% increase over the number recorded last year. Also, it is projected that a total of 1,246,551 cruise passengers visited the island, a 46.1% increase over the tally for 2022.

This influx of visitors is expected to generate US\$4.2 billion in tourism earnings for 2023, a projected increase of 17.8% over total inflows for 2022. It is noteworthy that this would represent a 17.2% rise over the pre-pandemic year of 2019.



Tourist Arrivals

**+23.7%**

Jamaica's Tourism Earnings

**US\$4.2B**

Cruise Passengers

**+46.1%**

### Tourism Outlook 2024

Global tourism is expected to fully recover to pre-pandemic levels in 2024 following the strong rebound in 2023. Initial estimates point to 2% growth above 2019 levels in international tourist arrivals. As reported in 2023, robust source markets in Europe, the Americas and the Middle East, will continue to fuel tourism flows and spending around the world. Firstly, strong travel from the United States, backed by a strong US dollar, will continue to benefit destinations in the Americas and beyond. Secondly, Chinese outbound and inbound tourism is expected to accelerate in 2024, due to visa facilitation and improved air capacity. The Gulf Cooperation Council (GCC) countries will implement a unified travel visa that will promote travel to and around Middle East and Africa. Despite this, economic and geopolitical headwinds continue to pose significant challenges to the sustained recovery of international tourism and confidence



levels. The evolution of the Hamas-Israel conflict may disrupt travel in the Middle East and impact traveller confidence. Uncertainty derived from the Russian aggression against Ukraine as well as other mounting geopolitical tensions, continue to weigh on confidence. Persisting inflation, high interest rates,

labour shortages, volatile oil prices and disruptions to trade can continue to impact transport and accommodations costs in 2024. Against this backdrop, tourists are expected to increasingly seek value for money and travel closer to home.

## Real Estate and Construction Industry Review

For 2023, the Real Estate Board of Jamaica approved 92 residential and commercial projects encompassing 3,296 units with almost 50% located in St. Andrew. This is down from 2022's 98 approved developments designed to deliver 5,135 units, representing a decline of 36%. This decline was largely attributable to the build-up of new units for sale that contributed to a slowdown in construction. According to the Planning Institute of Jamaica (PIOJ), for the quarter ended December 2023, Real Value Added for the Construction industry was estimated to have grown by 1.4%. The industry's performance was reflected in an increased supply of cement and asphalt, and higher real sales from firms that operate within the Construction industry. This was offset by a decline in Building Construction and Other Construction segments. In the Building Construction segment, there was a 27.8% decline in Housing Starts by the National Housing Trust and a 2.4% decrease in the value of mortgages disbursed by that institution. The performance in the Other Construction segment was reflected in a reduced disbursement on civil engineering activities primarily from JPS, which disbursed \$4.8 billion, down from \$4.9 billion in the corresponding quarter of 2022. Expenditure during the quarter was for construction and installation activities related to the transmission and distribution of power.

## 2024 Economic Outlook

According to the Planning Institute of Jamaica (PIOJ), Jamaica's economic growth is anticipated for the remainder of fiscal year 2023/24. For the January to March 2024 quarter, growth is projected to be within the range of 1.5% to 2.5% resulting in a Fiscal year growth (that is, April 2023 to March 2024) in the range of 1.5% to 2.5%. Based on the International Monetary Fund's (IMF) World Economic Outlook, global growth is projected at 3.1% in 2024 and 3.2% in 2025, with the 2024 forecast 0.2% higher than previously projected in October 2023. This is based on greater-than-expected resilience in the United States and several large emerging markets and developing economies, as well as fiscal support in China. The forecast for 2024–25 is, however, below the historical (2000–19) average of 3.8%, with increased central bank policy rates to combat elevated inflation, a withdrawal of fiscal support amid high debt weighing on economic activity, and low underlying productivity growth. It is important to note however that inflation is falling faster than expected in most regions, amid unwinding supply-side issues and restrictive monetary policy. Global headline inflation is expected to fall to 5.8% in 2024 and to 4.4% in 2025, with the 2025 forecast revised down.







Construction Industry  
Growth

1.4%

Approved Residential and  
Commercial Projects

92

# SIGMA REAL ESTATE

The Sigma Real Estate Fund (SREF) is an exclusive real estate portfolio offered by Jamaica’s largest Unit Trust – Sagicor Sigma Global Funds. SREF provides a collective and diverse unitized real estate solution for accredited and institutional investors, offering exposure to real estate and real estate related assets across property types. These properties span commercial, warehousing, tourism and land and the ultimate objective of the Fund is to provide investors with real returns through property valuation improvements along with competitive and stable rental income. The 2023 performance of the SREF was 5.1%.

As at December 31, 2023, the Fund’s net asset value was \$26.5B and the invested asset allocation was as illustrated here:

The Sigma Real Estate portfolio consists of 14 investment properties which represent 93.4% of the total portfolio’s value, a breakout of the property type is detailed below.

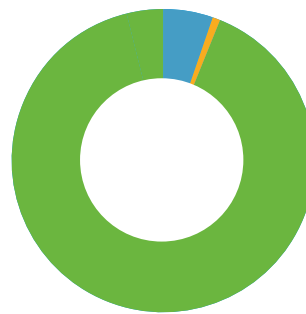
For 2023, the occupancy level at the commercial and warehousing properties averaged 95%, with a net income yield of 5%. Additionally, property values improved by 8%, on average.

Sagicor Property Services Limited, the largest property management company in Jamaica in terms of value and square footage managed, is responsible for the management and maintenance of these properties. Property assessments are conducted throughout the year for necessary renovation exercises with the intent to maintain marketable and attractive real estate offerings to existing and prospective tenants, while generating real returns for investors.

Net Asset Value  
**\$26.5B**

## Asset Allocation for Sigma Real Estate Fund

PERCENTAGE (%)



- 93.4%** INVESTMENT PROPERTIES
- 5.5%** EQUITY
- 1.1%** FIXED INCOME
- 0.0%** NET (OTHER ASSETS)

## Investment Property Breakout by Property Type

PERCENTAGE (%)



- 7.1%** TOURISM
- 21.4%** LAND
- 28.6%** WAREHOUSING
- 42.9%** COMMERCIAL



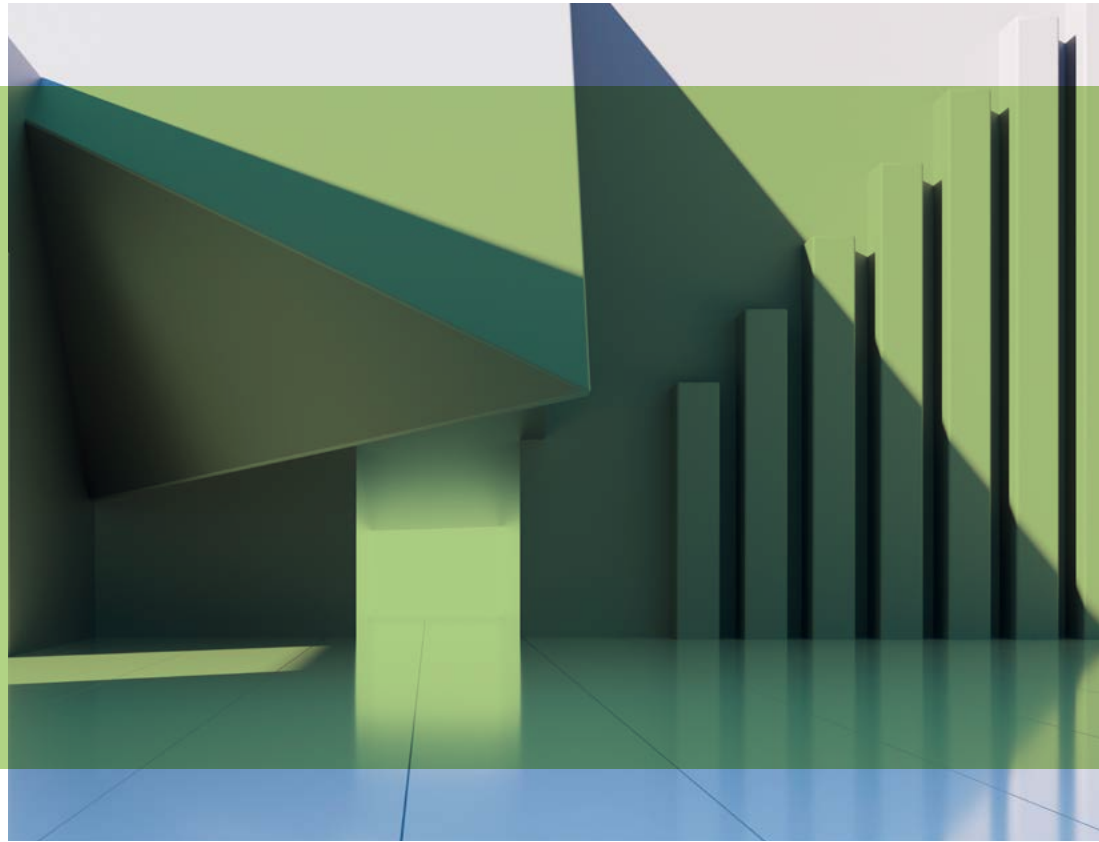


Sigma Real Estate continues to eye growth opportunities to enhance returns to investors. For 2024, the portfolio will continue to acquire additional commercial properties within the rapidly developing Jamaican environment, in feasible locations that are poised for increased population growth and commercial activity. These include:

1. The acquisition of commercial units at the recently developed New Brunswick Commercial and Residential Complex, located on Brunswick Avenue, St. Catherine:
2. The Portmore Promenade, a commercial village in Portmore, St. Catherine, which is due to commence development in the fourth quarter of 2024.

Sagikor Real Estate X Fund Limited, as an investor, is expected to benefit from the indirect management of the diverse array of investment properties facilitating ease in asset liquidation, effective risk management and strong performance.

# CORPORATE GOVERNANCE



Over the years, the X Fund Group in abiding by the principles and guidelines laid out in the Company's Corporate Governance Policy and in keeping with current trends, has managed to maintain a high standard of corporate governance. The Policy is influenced by applicable laws and regulations and internationally accepted corporate governance best practices. This Policy is available through our Registrar's website.



Scan to view Corporate Governance Policy

## Corporate Governance Framework

The framework within which we operate is aimed at engaging stakeholders to allow for input at all levels which is needed in these changing times. It also ensures that we make timely disclosures and share accurate information regarding our financials and performance, as well as the leadership and governance of the X Fund Group.

## Shareholder Rights and Responsibilities

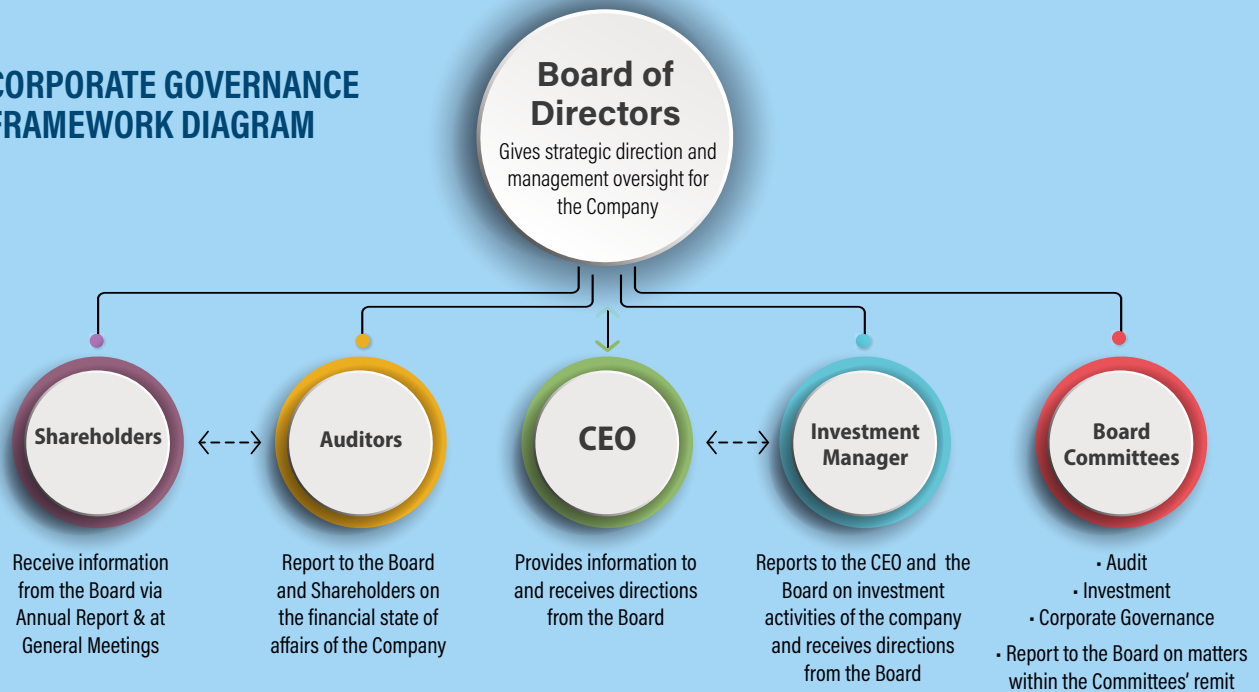
It is important to the Board that shareholders of the X Fund Group are provided with timely and accurate information on the Company's

performance through the Minutes of the Annual General Meetings, interim reports, Annual Reports and press releases on significant events occurring during the year. This facilitates full disclosure and transparency.

Each year at the Company's Annual General Meeting, shareholders are able to participate by asking questions and voting on various resolutions. Clear guidelines for voting are provided at these General Meetings.

Reports, press releases and other information can be found on the website of our Registrar at [www.sagicor.com/en-JM](http://www.sagicor.com/en-JM)

## CORPORATE GOVERNANCE FRAMEWORK DIAGRAM



### Board of Directors

For the year 2023, the Board comprised six (6) Non-Executive Directors. The Chairman of the Board was Mr. Vinay Walia. In selecting Board members, the varying strengths, expertise and experience of the candidates are taken into account. The X Fund directors each have extensive real estate experience as well as hold other directorships. It is the Board's belief that their collective experience can contribute to the effective strategic oversight of X Fund.

#### In 2023, the Board undertook:

- o guiding the strategic direction of X Fund (and its subsidiaries) which involved setting business objectives and the plans for achieving them

- o executing the approved business objectives through adequate management, leadership and resources
- o monitoring the performance of its hotel property and the Sigma Real Estate Portfolio with a view to achieving the strategic objectives and ensuring compliance with all applicable legal and regulatory regimes
- o ensuring due and proper accounting to all stakeholders of X Fund including the shareholders.

### Chairman

The Chairman is responsible for the effective leadership, operation and governance of the Board and its Committees, ensuring that all Directors contribute to the development and

implementation of the Company's strategic goals. He provides oversight on the management of the risks that the Company faces in the implementation of its strategy.

### Chief Executive Officer

The Chief Executive Officer, Ms. Brenda-Lee Martin, is responsible for the day-to-day management of the key objectives of X Fund and executes and implements the strategic initiatives directed by the Board.

### Director Independence

In accordance with the Corporate Governance Policy, the Board has maintained a structure which includes at least two (2) independent directors. Independent directors add to the objectivity and transparency of the Board. Independence is based on criteria

A key function of the Board as a fiduciary of the shareholders is to ensure consistent monitoring and review of its effectiveness as a Board, the effectiveness of its committees, and each Director. The Board works along with the Corporate Governance Committee to establish the evaluation criteria for the performance of each Director as well as the overall Board.

agreed by the Board and outlined in the Company's Corporate Governance Policy and in accordance with laws and regulations.

In 2023, all the Directors met the independence criteria.

## Evaluation

A key function of the Board as a fiduciary of the shareholders is to ensure consistent monitoring and review of its effectiveness as a Board, the effectiveness of its committees, and each Director. The Board works along with the Corporate Governance Committee to establish the evaluation criteria for the performance of each Director as well as the overall Board. The criteria are used to evaluate its performance annually and that of its individual directors. Directors are required to conduct a peer review and an annual self-assessment and declare any conflict of interest.

The evaluation of the Chief Executive Officer and the Company Secretary is also covered under this review process. Action plans and issues are monitored over the period under review and may include adjustments to the strategic planning process to allow for more time to deliberate on the strategies presented and the continued focus on the board's agenda to cover certain critical non-standard items.

## Director Nomination and Appointment

The Amended and Restated Articles of X Fund sets out the basis on which directors are appointed.

### Candidates are assessed against six (6) criteria:

- Board Core Competency
- Director Core Competency
- Knowledge and Expertise
- Representational Factors
- Time Commitments
- Director Independence

The Corporate Governance Committee, among other things, considers the prevailing needs of the Company in terms of its strategic imperatives, external business drivers and the existing talents around the Board table. The Committee is also mindful of the importance of maintaining an essential mix and balance of talents on the Board to deal with the Company's present and impending challenges. Once potential candidates are identified, the Corporate Governance Committee conducts the relevant interviews, does due diligence checks, and prepares a New Director profile providing information on the assessment criteria. If the Committee deems the independence qualifications and biographical information to be in order, and if the other tests stated above have been met, the Committee will make a recommendation to the Board for the admission of the candidate as director.

A director may hold office until he/she ceases to be a director. Annually, at least one third of the directors retire at the Company's Annual General Meeting and said directors are eligible for re-election. The directors retiring this year are Peter Pearson and Stephen McNamara and being eligible, offer themselves for re-election and are being recommended to the shareholders for re-appointment. Post year end, Messrs. John Bailey and Howard Mitchell were appointed, directors of the Company.

## Director Orientation and Training

All new directors inducted to the Board are introduced to the business through a formal orientation process. Current directors and the Secretariat provide an overview of the Company's operations and introduce to the new director/s the organization, its subsidiaries, organizational structure, services, constitution, Board procedures, matters reserved for the Board, major risks and the risk management strategy of the Group. From time to time, Board Directors receive training relating to the core business of the Company and its

subsidiaries, including the drivers of the business lines and their products. Directors are also kept abreast of trends in the business and regulatory environment and informed of trends in financial reporting. Directors are required to participate in annual mandatory AML/CFT (Anti Money Laundering & Counter Finance Terrorist Activity) training.

The Board and Committees are structured to ensure there is an appropriate mix of both knowledge, skill, and experience relevant to the business of X Fund. Its members have experience in positions with

a high degree of responsibility and possess the necessary competencies and knowledge in wide and diverse areas relevant to the business. These include areas of general management, corporate finance, mergers and acquisitions, strategic management, corporate governance, corporate law, asset management and property management. This breadth of knowledge and expertise provide for diversity of opinions and invaluable support to the Board's decision-making process, which underpins the need for independent and critical thinking in their ability to represent the interests of shareholders and other stakeholders.

The table below illustrates the skillset of the directors:

SKILLS & EXPERTISE	BOARD MEMBERS					
	Vinay Walia	Peter Pearson	Collin Steele	Bruce James	Carlton Barclay	Stephen McNamara
GENERAL MANAGEMENT	■	■	■	■	■	■
INTERNATIONAL BUSINESS	■	■	■	■	■	■
FINANCE	■	■	■	■	■	■
STRATEGIC MANAGEMENT	■	■	■	■	■	■
CORPORATE LAW	■	■	■	■	■	■
BANKING	■	■	■	■	■	■
CORPORATE FINANCE (Mergers & Acquisitions)	■	■	■	■	■	■
ASSET MANAGEMENT	■	■	■	■	■	■
PROPERTY	■	■	■	■	■	■

This breadth of knowledge and expertise provides for diversity of opinions and invaluable support to the Board's decision-making process, which underpins the need for independent and critical thinking in their ability to represent the interests of shareholders and other stakeholders.

The Board of X Fund has three (3) Committees – Audit, Investment and Corporate Governance – to ensure that there is an ongoing review of its corporate integrity and X Fund’s ability to achieve its strategic and operational objectives.

## Board Operations

The Board is scheduled to meet quarterly. In addition, ad hoc meetings are held to deal with urgent matters. The critical agenda items which were covered at Board Meetings in 2023 include:

- The approval of the year-end audited Financial Statements
- The review and approval of the quarterly unaudited financial statements and reports to the shareholders
- Discussion on major investments/ operations and strategic business initiatives including hotel portfolio
- Ratification/approval of decisions of the Board Committees

## Board Committees and Attendance Records

During the year, the Board and its committees held fourteen (14) meetings. All meetings were held virtually for the year. In addition to the Board Meetings held during the year, the Board regularly provided guidance to Management virtually.

The Board has delegated certain of its functions to various Board Committees to focus on complex and specialized issues facing X Fund and its subsidiaries. These Committees make recommendations and report regularly to the Board who retains ultimate responsibility for all decisions taken.

The Board Committees meet periodically (typically quarterly) to examine issues that fall within their respective mandates and report on their activities to the Board. The Committee Members are appointed by the Board of Directors and hold office until otherwise determined by the Board of Directors or until they cease to be directors. The CEO and Representatives of the Investment Manager attend meetings as invitees and participate in the meetings through presentation of reports, discussion documents and development of strategies.

Attendance at meetings of the Board and its committees as at December 31, 2023 is summarized below:

Directors	Board	Audit Committee	Investment Committee	Corporate Governance Committee
Number of meetings total - 14	5	4	4	1
Stephen McNamara	5			
Peter Pearson	5	4		1
Vinay Walia	5	4	4	1
Bruce James	5		3	
Carlton Barclay	5	4		
Colin Steele	5		4	





## Directors' Remuneration

The Board determines the level and structure of fees paid to directors; executive directors (where applicable) do not receive fees in respect of their office as directors of the Company. The level of fees is in line with other companies listed on the Jamaica Stock Exchange (JSE). Fees are paid quarterly based on an annual retainer. A total of \$16,786,000.00 was paid as directors' fees in 2023.

Board/Committee J\$	Annual Retainer	Audit Committee	Investment Committee	Corporate Governance Committee
Board Chairman*	2,546,775.00			
Board Director (ALL)	1,620,675.00			
Committee Chair		1,041,862.50	1,041,862.50	694,545.00*
Member of Committee		694,575.00	694,575.00	463,050.00

\* Where the Board Chairman or Committee Chair is an Executive Director, an annual retainer will not be paid in accordance with the Company's Corporate Governance policy.

## Board Sub Committees

The Board of X Fund has three (3) Committees namely, Audit, Investment and Corporate Governance. These Committees ensure that there is an ongoing review of X Fund's ability to achieve its strategic and operational objectives. Audit and Investment Committees meet quarterly in the absence of any pressing matter or emergency. The Corporate Governance Committee is scheduled to meet at least twice annually.

Good Corporate Governance is the foundation of a healthy organization as it sets the tone for how an organization behaves both towards its internal and external stakeholders.

The key responsibilities of each committee are outlined as follows:

COMMITTEE	MEMBERS	KEY RESPONSIBILITIES
<b>Audit Committee</b>	Peter Pearson (Chair) Vinay Walia Carlton Barclay	<ul style="list-style-type: none"> <li>▪ monitored the adequacy and effectiveness of the Company's systems of risk management and control, the Business Risk Assurance function and external auditors</li> <li>▪ reviewed the Company's annual and quarterly unaudited financial statements and related policies and assumptions and any accompanying reports or related policies and statements</li> <li>▪ monitored and reviewed the effectiveness of the Company's internal audit function and fraud management</li> <li>▪ monitored and reviewed the external auditor's independence, objectivity, and effectiveness</li> </ul>
<b>Corporate Governance Committee</b>	Peter Pearson (Chair) Vinay Walia	<ul style="list-style-type: none"> <li>▪ established and ensured adherence to procedures designed to identify potential conflicts of interest, prevent conflicts of interest, and resolve them, if they occur</li> <li>▪ reviewed the annual Board Evaluation and initiate and assess the outcome of the evaluations of the previous year or as the election and re-election procedures determine and at such other times as any member of the Board may request</li> </ul>
<b>Investment Committee</b>	Vinay Walia (Chair) Bruce James Colin Steele	<ul style="list-style-type: none"> <li>▪ ensured that the company adheres to prudent standards in making investment and lending decisions and in managing its investments</li> <li>▪ approved the annual strategy for the Company</li> </ul>

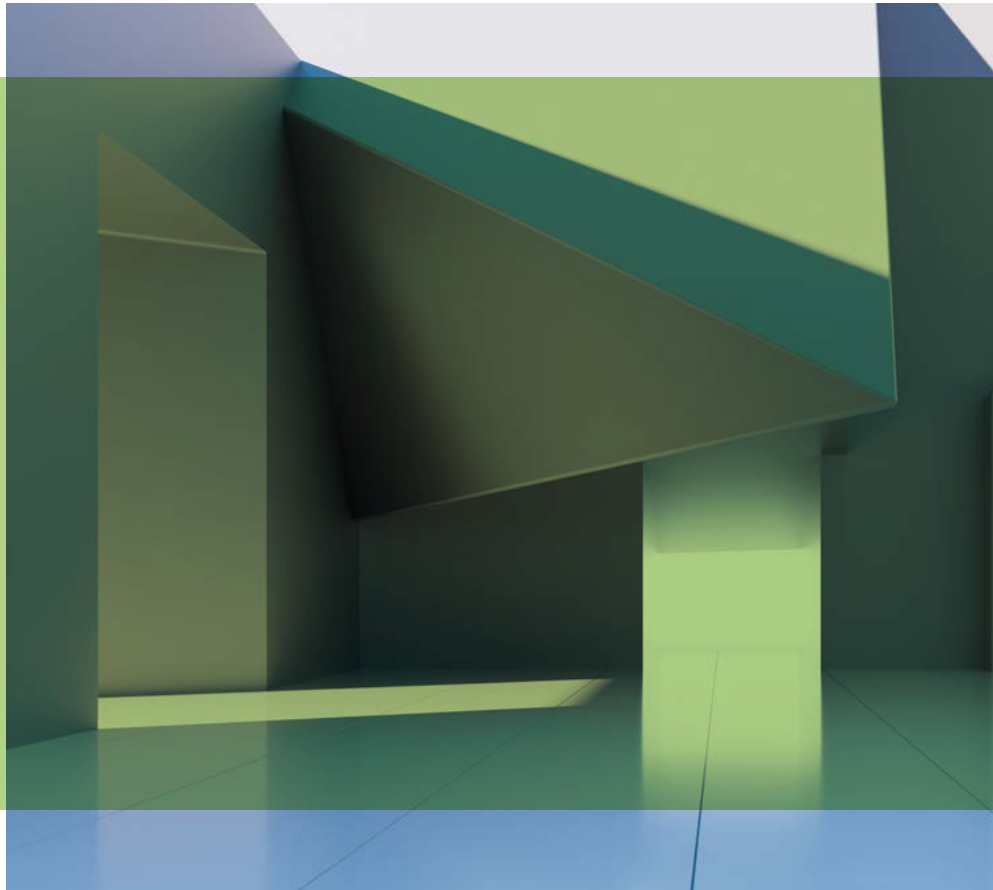
## Corporate Values

Corporate Governance is the task of a company's board to provide entrepreneurial leadership, guidance, and oversight to the Company for maximizing shareholder wealth within the bounds of law and community standards of ethical conduct. Good Corporate Governance is the foundation of a healthy organization as it sets the tone for how an organization behaves both towards its internal and external stakeholders. The direction and momentum assumed by the Governance process must be driven by a value system that permeates the enterprise to ensure business priority alignment between board and management. X Fund Group will continue to embrace good corporate governance practices to develop a culture which enhances its strategic initiatives.

## Conflict of Interest

The Directors are required to make annual declarations of any personal interest that he/she may have (whether directly or indirectly) which may have an impact on any matters being considered by the Board.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE STATEMENT



ESG reporting is the disclosure of information covering an organisation's operations as it relates to environmental, social and corporate governance.

**Please note the disclosure below:**

## Sagicor Real Estate X Fund

Sagicor Real Estate X Fund Limited (X Fund) has engaged Sagicor Property Services (SPS) to manage and operate its direct and indirect real estate assets domiciled in Jamaica. In 2024, SPS achieved ISO certification in the following areas:

- Quality Management (ISO 9001:2015), and
- Environmental Management (ISO 14001:2015)
- Attaining ISO certification underscores the managers commitment to ESG investing, with the principles of Environmental and Governance operating at global best standards. X Fund's shareholders will benefit from the management of existing properties and future developments which fall under the management of SPS.



ENVIRONMENTAL



SOCIAL



GOVERNANCE

## The DoubleTree by Hilton

**The DoubleTree by Hilton at the Entrance of Universal Orlando is deeply committed to environmental sustainability and social responsibility, recognizing the importance of ESG (Environmental, Social, and Governance) principles in today's world. Our efforts to reduce our carbon footprint and promote eco-friendly practices are at the forefront of our operations, ensuring that we not only provide a comfortable and welcoming environment for our guests but also contribute positively to the planet and our community. Here is an overview of the measures we have implemented and continue to enhance:**

### LED Lighting Conversion

A couple of years ago, we made a significant shift by replacing all traditional lighting with LED lights throughout the property. This change has dramatically reduced our energy consumption and carbon emissions, contributing to a more sustainable environment.

### Energy and Water Conservation

We collaborate closely with Burton Energy\* to monitor and effectively reduce our electrical usage, water consumption, and sewer water usage. This partnership enables us to implement strategic measures to conserve resources without compromising the comfort of our guests.

### Recycling and Reuse Programs

We work with Clean the World\*\* to recycle and reuse guest amenities, such as shampoo, conditioner, shower gel, and bars of soap. This initiative significantly reduces waste and supports hygiene-related charitable efforts worldwide.

### Cardboard and Plastic Bottle Recycling:

Our property has a robust recycling program for cardboard and plastic bottles. We diligently separate recyclable materials and place them in designated recycling storage containers located in our loading dock, minimizing our contribution to landfill waste.

### Eco-Friendly Guest Room Features

Currently, 75% of our hotel guest rooms are equipped with eco-friendly, digital thermostats. These thermostats not only allow guests to control the temperature via the Hilton Honors member app but also feature moisture monitoring capabilities. This technology activates the unit to reduce humidity, enhancing guest comfort while conserving energy.

The DoubleTree by Hilton at the Entrance of Universal Orlando is dedicated to continuous improvement in our ESG efforts. We are constantly exploring new technologies and practices that can further reduce our environmental impact and promote sustainability. Our commitment to ESG principles is woven into the fabric of our operations, reflecting our responsibility to our guests, our community, and the planet.

Through these measures, we emphasize the importance of sustainability and environmental stewardship, aiming to inspire others in the hospitality industry and beyond to join us in making a positive impact on the world.

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\* Burton Energy Group is a consulting firm that specializes in energy and sustainability management services for businesses across various sectors, including hospitality, retail, commercial real estate, and healthcare. The company's mission is to help clients reduce their energy consumption, water usage, and overall environmental footprint while also achieving cost savings and enhancing operational efficiency.

\*\* Clean the World is a social enterprise dedicated to improving global health through its innovative recycling and hygiene initiatives. Founded in 2009, the organization focuses on collecting and recycling soap and other hygiene products discarded by the hospitality industry, such as hotels and resorts. The recycled products are then distributed to communities in need, particularly in developing countries, to prevent hygiene-related illnesses, reduce waste, and promote sustainability.

# 2023

## FINANCIAL STATEMENTS

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## Independent auditors' report

To the Shareholders of Sagicor Real Estate X Fund Limited

### Report on the audit of the consolidated and stand-alone financial statements

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#### Our opinion

In our opinion, the consolidated financial statements and the stand-alone financial statements present fairly, in all material respects, the consolidated financial position of Sagicor Real Estate X Fund Limited (the Company) and its subsidiaries (together 'the Group') and the stand-alone financial position of the Company as at 31 December 2023, and their consolidated and stand-alone financial performance and their consolidated and stand-alone cash flows for the year then ended in accordance with IFRS Accounting Standards.

#### What we have audited

Sagicor Real Estate X Fund Limited's consolidated and stand-alone financial statements comprise:

- the consolidated statement of financial position as at 31 December 2023;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in stockholders' equity for the year then ended;
- the consolidated statement of cash flows for the year then ended;
- the company statement of financial position as at 31 December 2023;
- the company statement of comprehensive income for the year then ended;
- the company statement of changes in stockholders' equity for the year then ended;
- the company statement of cash flows for the year then ended; and
- the notes to the financial statements, comprising material accounting policy information and other explanatory information.

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#### 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 *Auditors' responsibilities for the audit of the consolidated and stand-alone financial statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Gros Islet, St. Lucia, West Indies  
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### **Independence**

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code.

### **Our audit approach**

#### **Audit scope**

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated and stand-alone financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including, among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

#### **How we tailored our group audit scope**

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Group scoping was tailored based on the significance of each entity within the Group. All entities were considered individually financially significant with full scope audits being performed.

#### **Key audit matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated and stand-alone financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and stand-alone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters, as it pertains to the stand-alone financial statements, in our report.

#### **Key audit matter**

#### **How our audit addressed the key audit matter**

*Valuation of owner-managed hotel property (Group)*

*Refer to notes 2 (l), 3 (b) and 15 to the financial statements for disclosures of related accounting policies, judgements and estimates.*

Owner-managed hotel property represents \$17.4 billion or 56.3% of total assets for the Group as at the end of the reporting period.

Our approach to addressing the matter, with the assistance of our valuation expert, involved the following procedures, amongst others:



The determination of the fair value of the hotel property requires significant judgement and is inherently subjective due to, among other factors, the individual nature of the property, the location of the property and the expected future revenues from room as well as food and beverage sales.

Management, with the assistance of independent valuation experts, used the income capitalisation approach, which consists of a discounted cash flow forecast to value the owner-managed hotel property. The income capitalisation approach considers the following key assumptions:

- capitalisation rate;
- discount rate; and
- estimation of revenue from room revenue and food and beverage sales.

We focused on this area because changes in key assumptions may have a significant impact on the carrying value of owner-managed hotel property.

- Evaluated the competence and objectivity of management's experts in order to determine whether they were appropriately qualified and whether there was any affiliation to the Group.
- Obtained an understanding of the valuation methods used by management along with significant developments within the industry. This included evaluating the appropriateness of the valuation methodology used and its suitability for determining market value in accordance with the financial reporting framework.
- Compared management's discount and capitalisation rates to those of comparable companies taking into account entity and industry risk factors as well as historical financial information.
- Evaluated the estimation of revenue from future room and food and beverage sales by analysing the local market for transient accommodations, examining existing and proposed competition, and developing a forecast of income and expense that reflects current and anticipated income trends and cost components through a stabilized year of operation.

Based on the procedures performed, management's assumptions and judgements relating to the valuation of owner-managed hotel property were not unreasonable.

### Other information

Management is responsible for the other information. The other information comprises the Annual Report (but does not include the consolidated and stand-alone financial statements and our auditors' report thereon), which is expected to be made available to us after the date of this auditors' report.

Our opinion on the consolidated and stand-alone 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 and stand-alone 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 and stand-alone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.





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### Responsibilities of management and those charged with governance for the consolidated and stand-alone financial statements

Management is responsible for the preparation and fair presentation of the consolidated and stand-alone financial statements in accordance with IFRS Accounting Standards and for such internal control as management determines is necessary to enable the preparation of consolidated and stand-alone financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Group and Company's financial reporting process.

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### Auditors' responsibilities for the audit of the consolidated and stand-alone financial statements

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and stand-alone 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 and Company'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 or Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated and stand-alone 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 auditors' report. However, future events or conditions may cause the Group or Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and stand-alone financial statements, including the disclosures, and whether the consolidated and stand-alone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- 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 those charged with governance 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.

We also provide those charged with governance 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, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated and stand-alone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' 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 leader on the audit resulting in this independent auditors' report is Charissa Andrews.

*PricewaterhouseCoopers*

Castries, St. Lucia  
29 February 2024

## Consolidated Statement of Comprehensive Income

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Note	2023 \$'000	2022 \$'000
<b>Revenues:</b>			
Net investment income	8	428,932	280,390
Net capital gains/(losses) on financial assets and liabilities	8	232,769	(238,263)
Hotel revenue	8	7,374,050	7,071,966
Other income		32,490	4,561
Total revenue		<u>8,068,241</u>	<u>7,118,654</u>
<b>Expenses:</b>			
Direct expenses	9(a)	(2,555,114)	(2,485,385)
Administration and other operating expenses	9(b)	(4,263,440)	(3,580,378)
Operating expenses		<u>(6,818,554)</u>	<u>(6,065,763)</u>
<b>Operating profit</b>		1,249,687	1,052,891
Finance costs	11	(314,998)	(321,875)
<b>Profit before taxation</b>		934,689	731,016
Taxation	12	(286,671)	(265,107)
<b>Net profit</b>		648,018	465,909
<b>Other comprehensive income -</b>			
<i>Items that may be subsequently reclassified to profit or loss -</i>			
Re-translation of foreign operation		251,098	(174,725)
<i>Items that will not be subsequently reclassified to profit or loss -</i>			
Revaluation of land and buildings		824,992	2,223,417
<b>Other comprehensive income for the year, net of taxes</b>		<u>1,076,090</u>	<u>2,048,692</u>
<b>Total comprehensive income for the year</b>		<u>1,724,108</u>	<u>2,514,601</u>
<b>Earnings per share for profit attributable to the ordinary equity holders of the Company:</b>			
Basic and fully diluted	13	<u>\$0.29</u>	<u>\$0.21</u>

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.


## Consolidated Statement of Financial Position


31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

Non-Current Assets	Note	2023 \$'000	2022 \$'000
Property, plant and equipment	15	17,410,319	16,773,390
Investment in Sagicor Sigma Global Funds - Sigma Real Estate Portfolio	16	1,283,694	1,295,131
Financial investments	17	3,439,700	3,203,377
		<u>22,133,713</u>	<u>21,271,898</u>
<b>Current Assets</b>			
Inventories	18	51,170	45,607
Receivables	19	587,207	841,809
Financial investments	17	2,848,619	-
Securities purchased under agreements to resell	20	3,134,410	2,971,544
Cash resources	21	2,155,592	3,523,560
		<u>8,776,998</u>	<u>7,382,520</u>
<b>Current Liabilities</b>			
Payables	22(a)	506,804	529,330
Contract liabilities	22(b)	232,566	145,388
Borrowings	24	252,469	66,467
Taxation payable		194,504	29,207
		<u>1,186,343</u>	<u>770,392</u>
<b>Net Current Assets</b>		<u>7,590,655</u>	<u>6,612,128</u>
		<u>29,724,368</u>	<u>27,884,026</u>
<b>Stockholders' Equity</b>			
Share capital	26	12,642,512	12,642,512
Currency translation reserve	28(b)	2,144,016	1,892,918
Fair value and other reserves	28(a)	5,588,545	4,763,553
Retained earnings/(Accumulated deficit)	29	453,260	(194,758)
<b>Total Equity</b>		<u>20,828,333</u>	<u>19,104,225</u>
<b>Non-Current Liabilities</b>			
Borrowings	24	6,588,938	6,809,066
Deferred income taxes	25	2,307,097	1,970,735
<b>Total Liabilities</b>		<u>8,896,035</u>	<u>8,779,801</u>
<b>Total Equity and Liabilities</b>		<u>29,724,368</u>	<u>27,884,026</u>

Approved for issue by the Board of Directors on 29 February 2024 and signed on its behalf by:

  
 \_\_\_\_\_  
 Vinay Walia Chairman

  
 \_\_\_\_\_  
 Bruce James Director

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Consolidated Statement of Changes in Stockholders' Equity

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Share Capital	Currency Translation Reserve	Fair Value and Other Reserves	Retained Earnings	Non- controlling Interests	Total
	Note 26	Note 28	Note 28			
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Balance at 1 January 2022	12,642,512	2,067,643	2,540,136	(660,667)	5,767,623	22,357,247
Net profit for the year	-	-	-	465,909	-	465,909
Unrealised gain on revaluation of property, plant and equipment	-	-	2,223,417	-	-	2,223,417
Re-translation of foreign operations	-	(174,725)	-	-	-	(174,725)
Change in reserves of associated company	-	-	-	-	(5,767,623)	(5,767,623)
Total comprehensive income	-	(174,725)	2,223,417	465,909	(5,767,623)	(3,253,022)
<b>Balance at 31 December 2022</b>	12,642,512	1,892,918	4,763,553	(194,758)	-	19,104,225
Net profit for the year	-	-	-	648,018	-	648,018
Unrealised gain on revaluation of property, plant and equipment	-	-	824,992	-	-	824,992
Re-translation of foreign operations	-	251,098	-	-	-	251,098
Total comprehensive income	-	251,098	824,992	648,018	-	1,724,108
<b>Balance at 31 December 2023</b>	12,642,512	2,144,016	5,588,545	453,260	-	20,828,333

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Consolidated Statement of Cash Flows

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Note	2023 \$'000	2022 \$'000
<b>Cash Flows from Operating Activities</b>			
Net cash provided by operating activities	31	1,783,423	2,380,772
<b>Cash Flows from Investing Activities</b>			
Purchase of property, plant and equipment	15	(161,918)	(138,672)
Purchase of investments		(868,266)	(3,579,650)
Proceeds from sale of investments		31,276	61,515
Net cash outflow on wind up Jamziv	14	-	(15)
Restricted cash		(343,620)	(167,097)
Interest received		303,509	322,955
Net cash used in investing activities		<u>(1,039,019)</u>	<u>(3,500,964)</u>
<b>Cash Flows from Financing Activities</b>			
Loan repayment		(158,977)	(151,979)
Interest paid		(337,928)	(345,800)
Net cash used in financing activities		<u>(496,905)</u>	<u>(497,779)</u>
Increase/(decrease) in cash and cash equivalents		247,499	(1,617,971)
Effect of exchange gains on cash and cash equivalents		111,525	(83,883)
Cash and cash equivalents at beginning of year		<u>5,374,680</u>	<u>7,076,534</u>
<b>Cash and Cash Equivalents at year end</b>	21	<u><u>5,733,704</u></u>	<u><u>5,374,680</u></u>

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Company Statement of Comprehensive Income

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Note	2023 \$'000	2022 \$'000
<b>Revenues</b>			
Net investment income	8	11,473	7,647
Net capital gains/(losses) on financial assets and liabilities	8	12,681	(11,901)
		<u>24,154</u>	<u>(4,254)</u>
Administration and other operating expenses	9	(346,717)	(120,885)
<b>Operating loss</b>		<u>(322,563)</u>	<u>(125,139)</u>
Loss on wind up of Jamziv	14	-	(6,859,755)
<b>Loss before taxation</b>		<u>(322,563)</u>	<u>(6,984,894)</u>
<b>Taxation</b>	12	-	-
<b>Net loss, being total comprehensive loss for the year</b>		<u><u>(322,563)</u></u>	<u><u>(6,984,894)</u></u>

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Company Statement of Financial Position


31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Note	2023 \$'000	2022 \$'000
<b>Non-Current Assets</b>			
Investment in subsidiaries	14	9,518,204	9,518,204
Deferred income taxes	25	744	744
		<u>9,518,948</u>	<u>9,518,948</u>
<b>Current Assets</b>			
Receivables	19	-	6,207
Securities purchased under agreement to resell	20	290,715	580,893
Cash resources	21	1,185	5,784
		291,900	592,884
<b>Current Liabilities</b>			
Payables	22	58,484	36,905
<b>Net Current Assets</b>			
		<u>233,416</u>	<u>555,979</u>
		<u>9,752,364</u>	<u>10,074,927</u>
<b>Stockholders' Equity</b>			
Share capital	26	12,642,512	12,642,512
Accumulated Deficit	29	(2,890,148)	(2,567,585)
Total Equity		<u>9,752,364</u>	<u>10,074,927</u>
<b>Total Equity and Liability</b>			
		<u>9,752,364</u>	<u>10,074,927</u>

Approved for issue by the Board of Directors on 29 February 2024 and signed on its behalf by:

  
 \_\_\_\_\_  
 Vinay Walia Chairman

  
 \_\_\_\_\_  
 Bruce James Director



## Company Statement of Changes in Stockholders' Equity

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Share Capital \$'000	Retained Earnings/ (Accumulated Deficit \$'000	Total \$'000
<b>Balance at 1 January 2022</b>	12,642,512	4,417,309	17,059,821
Net loss, being total comprehensive loss for the year	-	(6,984,894)	(6,984,894)
<b>Balance at 31 December 2022</b>	<u>12,642,512</u>	<u>(2,567,585)</u>	<u>10,074,927</u>
Net loss, being total comprehensive loss for the year	-	(322,563)	(322,563)
<b>Balance at 31 December 2023</b>	<u>12,642,512</u>	<u>(2,890,148)</u>	<u>9,752,364</u>

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Company Statement of Cash Flows

Year ended 31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

	Note	2023 \$'000	2022 \$'000
<b>Cash Flows from Operating Activities</b>			
Net loss for the year		(322,563)	(6,984,894)
Items not affecting cash:			
Interest income	8	(11,473)	(7,647)
Loss on wind up of Jamziv	14	-	6,859,755
Effect of exchange (gains)/losses on foreign currency balances		(11,913)	7,372
		<u>(345,949)</u>	<u>(125,414)</u>
Change in operating assets and liabilities:			
Receivables		6,209	(3,845)
Payables		23,391	19,720
Related parties		(1,813)	(7,866)
Net cash provided by/(used in) operating activities		<u>(318,162)</u>	<u>(117,405)</u>
<b>Cash Flows from Investing Activities</b>			
Interest received		<u>11,459</u>	<u>7,657</u>
Net cash provided by investing activities		<u>11,459</u>	<u>7,657</u>
Decrease in cash and cash equivalents		(306,703)	(109,748)
Effect of exchange gains/(losses) on cash and cash equivalents		11,912	(7,372)
Cash and cash equivalents at beginning of year		<u>586,629</u>	<u>703,749</u>
<b>Cash and Cash Equivalents at year end</b>	21	<u><u>291,838</u></u>	<u><u>586,629</u></u>

The accompanying notes on pages 49 to 102 form an integral part of these financial statements.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 1. Identification and Principal Activities

- (a) Sagicor Real Estate X Fund Limited (The Company”), was incorporated on May 31, 2011 with the name Sagicor X Funds SPC Ltd, as an international business company under the International Business Companies Act, Cap. 12.14 of the Revised Laws of Saint Lucia. On February 28, 2013, the Company changed its name to Sagicor Real Estate X Fund Limited (“X Fund”).

The Company is 65.12% owned by the Sagicor Pooled Investments Funds Limited, which is administered by Sagicor Life Jamaica Limited (SLJL). Effective, October 1, 2018 the Company became a subsidiary of Sagicor Group Jamaica Limited (SGJL) as SGJL owned 29.2% and had significant representation on the Board of Directors. During the prior year, SGJL sold its 29.2% interest in X Fund thus resulting in the company no longer being a subsidiary of SGJL.

The Company’s main business activity is to invest in hotel and commercial real estate activities.

On 29 February 2024, the Board of Directors approved the consolidated financial statements and authorised them for issue. The Board of Directors has the power to amend the financial statements after issue.

- (b) On December 1, 2014 X Fund Properties Limited was formed and is a wholly owned subsidiary of X Fund. X Fund Properties Limited is incorporated and domiciled in Jamaica and has coterminous year with its parent Company.
- (c) On July 31, 2015, X Fund Properties Limited established a wholly owned subsidiary, X Fund Properties LLC. X Fund Properties LLC is incorporated and domiciled in Delaware, USA and has coterminous year with its parent company. Its main business activity is the operation of the DoubleTree Hotel in Orlando, Florida (the DoubleTree).
- (d) On April 25, 2018, Jamziv Mobay Jamaica Portfolio Limited (“Jamziv”) was incorporated in Jamaica as a holding company. On July 1, 2018, X Fund acquired 51.86% of Jamziv, in addition to the 8.95% that X Fund Properties Limited purchased on June 2, 2018. Together the X Fund Group owned 60.81% of Jamziv.

On June 13, 2022, the Group completed wind up of Jamziv Mobay Jamaica Portfolio Limited (“Jamziv”). Note 14.

- (e) The Company’s subsidiaries which together with the Company are referred to as “the Group”, are as follows:

Subsidiaries	Incorporation in	Principal Activities	Holdings held by Company %
X Fund Properties Limited	Jamaica	Hospitality and real estate investment	100
X Fund Properties LLC	USA	Hospitality	100

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 1. Identification and Principal Activities (Continued)

(f) *Management agreements*

(i) Ambridge Hospitality LLC

The Group entered into a property management agreement with Ambridge Hospitality LLC to manage the hotel property DoubleTree Orlando. The property management agreement has an initial term of five years and may be extended or shortened in accordance with the property management agreement. The management agreement may be terminated prior to the expiration of the initial term upon the sale of the hotel to a bona fide third-party purchaser, an event of default as defined in the property management agreement, or if a predetermined performance standard is not satisfied. Ambridge Hospitality LLC is entitled to receive a base management fee equal to 2.18% of total operating revenues, as defined. For the year ended 31 December 2023 the Group recognised property management fees of \$158,934,000 (2022 - \$152,149,000). The Group reimburses Ambridge for expenses incurred relating to hotel operations. For the year ended 31 December 2023, the Group incurred reimbursable expenses of \$533,494,000 (2022 - \$296,332,000).

(ii) Sagicor Property Services Limited

Effective September 2022, the Group entered into a management services agreement with Sagicor Property Services Limited to provide investment advice, property management, and consultancy services. Sagicor Property Services Limited is entitled to receive annual fee of 1.25% of net average assets to 31 December 2023 and 1.5% thereafter. Sagicor Property Services is also to receive an incentive based on the Group's performance as defined. The agreement is in full force until terminated by either party, providing the required notice period or if the predetermined conditions are not met. For the year ended 31 December 2023 the Group recorded management service cost of \$298,438,000 (2022 - \$43,141,000).

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of 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 preparation

These consolidated financial statements have been prepared in accordance with and comply with IFRS Accounting Standards (IFRS) and have been prepared under the historical cost convention as modified by the revaluation of certain fixed and financial assets, investment properties and financial liabilities.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

#### ***Standards, interpretations and amendments to published standards effective in the current year***

Certain new standards, interpretations and amendments to existing standards have been published that became effective during the current financial year. The Group has assessed the relevance of all such new interpretations and amendments, and has adopted the following, which are relevant to its operations.

**Amendment to IAS 12, Deferred tax related to assets and liabilities arising from a single transaction, (effective for annual periods beginning on or after 1 January 2023).** This amendment requires companies to recognise deferred tax on transactions that, on initial recognition give rise to equal amounts of taxable and deductible temporary differences. There was no impact to the Group on adoption of this amendment.

**Narrow scope amendments to IAS 1, Practice statement 2 and IAS 8, (effective for annual periods beginning on or after 1 January 2023).** The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish between changes in accounting estimates and changes in accounting policies. The Group has reviewed all its accounting policies and determined that those disclosed are material. There was no impact to the Group on adoption of these amendments.

**Amendment to IAS 12 - International tax reform, (effective for annual periods beginning on or after 1 January 2023).** These amendments give companies temporary relief from accounting for deferred taxes arising from the Minimum Tax Implementation Handbook international tax reform. The amendments also introduce targeted disclosure requirements for affected companies.

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

At the date of authorisation of these financial statements, certain new standards, amendments and interpretations to existing standards have been issued which are mandatory for the Group's accounting periods beginning on or after 1 January 2024 and were not effective at the statement of financial position date. The Group having assessed the relevance of all such new standards, interpretations and amendments, has determined that the following may be relevant to its operations:

**Amendment to IAS 1 – Non-current liabilities with covenants, (effective for annual periods beginning on or after 1 January 2024).** These amendments clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions. The Group is currently assessing the impact of these amendments.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (b) Basis of consolidation

##### (i) *Subsidiaries*

Subsidiaries are entities over which the Group has control. The Group has control over an entity when the Group is exposed to the variable returns from its ownership interest in the entity and when the Group can effect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group, and subsidiaries are de-consolidated from the date on which control ceases.

All material intra-group balances, transactions and gains are eliminated on consolidation. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

The Group uses the acquisition method of accounting when control over entities and insurance businesses is obtained by the Group. The cost of an acquisition is measured as the fair value of the identifiable assets given, the equity instruments issued and the liabilities incurred or assumed at the date of exchange. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date irrespective of the extent of any minority interest. Acquisition-related costs are expensed as incurred.

The excess of the cost of the acquisition, the non-controlling interest recognised and the fair value of any previously held equity interest in the acquiree, over the fair value of the net identifiable assets acquired is recorded as goodwill. If there is no excess and there is a shortfall, the Group reassesses the net identifiable assets acquired. If after reassessment, a shortfall remains, the acquisition is deemed to be a bargain purchase and the shortfall is recognised in income as a gain on acquisition. Any non-controlling interest balances represent the equity in a subsidiary not attributable to X Fund's interests.

On an acquisition by acquisition basis, the Group recognises at the date of acquisition the components of any minority interest in the acquiree either at fair value or at the proportionate share of the acquiree's net identifiable assets. The latter option is only available if the minority interest component is entitled to a proportionate share of net identifiable assets of the acquiree in the event of liquidation.

Non-controlling interest balances are subsequently re-measured by the minority's proportionate share of changes in equity after the date of acquisition. Investments in subsidiaries are stated in the Company's financial statements at cost less impairment.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (c) Segment reporting

Management has determined the operating segments based on the reports reviewed by the Board of Directors that are used to make strategic decisions.

#### (d) 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 Jamaican dollars, which is the Group's presentation currency.

##### (ii) *Transactions and balances*

Foreign currency transactions that require settlement, in a foreign currency are translated into the functional currency using the exchange rates prevailing at the dates of the transactions.

Monetary items denominated in foreign currency are translated with the closing rate as at the reporting date. Non-monetary items measured at historical cost denominated in a foreign currency are translated with the exchange rate as at the date of initial recognition; non-monetary items in a foreign currency that are measured at fair value are translated using the exchange rates at the date when the fair value was determined. These rates represent the weighted average rates at which the Group trades in foreign currency.

Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income, except when deferred in equity as gains or losses from qualifying cash flow hedging instruments.

All foreign exchange gains and losses recognised in the statement of comprehensive income are presented net in the statement of comprehensive income within the corresponding item. Foreign exchange gains and losses on other comprehensive income items are presented in other comprehensive income within the corresponding item.

##### (iii) *Group companies*

The results and financial position of all the Group's 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 at the dates of the transactions; and
- All resulting exchange differences are recognised as a separate component of stockholders' equity in the currency translation reserve.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (d) Foreign currency translation (continued)

##### (iii) Group companies (continued)

On consolidation, exchange differences arising from the translation of the net investment in foreign entities and borrowings are taken to stockholders' equity. When a foreign operation is sold, such exchange differences are recognised in the statement of comprehensive income as part of the gain or loss on sale.

#### (e) Revenue recognition

Revenues from service contracts with customers consist primarily of hotel revenue from guests reservations, management fees and rental income. These service contracts generally impose single performance obligations, each consisting of a series of similar related services to the guests. The Group's performance obligations within these service arrangements are generally satisfied over time as the guests receive and consume contracted benefits.

Revenue from service contracts with customers is recognised when (or as) the Group satisfies the performance obligation of the contract. For obligations satisfied over time, revenue is recognised daily over the reservation period. For performance obligations satisfied at a point in time, revenue is recognised at that point in time.

##### (i) Interest income

Interest income on financial assets at amortised costs and fair value through profit or loss is recognised in the income statement for all interest bearing instruments on an accrual basis using the effective interest method.

##### (ii) Gain or loss on sale of investment

Gain or loss on the disposal or maturity of investment, is determined by comparing sale proceeds with the carrying amount of the investment. This amount is recognised in the income statement.

##### (iii) Unrealised gains

Unrealised gains or losses on appreciation or depreciation of value in Sigma Real Estate Portfolio and investment securities are recognised in income statement.

#### (f) Taxation

Taxation expense in the statement of comprehensive income comprises current and deferred tax charges. Current and deferred tax is charged or credited to profit in the statement of comprehensive income, except where they relate to items charged or credited to other comprehensive income or equity, in which case, they are also dealt with in other comprehensive income or equity.

Current tax charges are based on taxable profits for the year, which differ from the profit before tax reported because it excludes items that are taxable or deductible in other years, and items that are never taxable or deductible. The Group's liability for current tax is calculated at tax rates that have been enacted at year end.

Deferred tax is the tax expected to be paid or recovered on differences between the carrying amounts of assets and liabilities and the corresponding tax bases. 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 financial statements. Currently enacted tax rates are used in the determination of deferred income tax. Deferred 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.



## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (f) Taxation (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 taxes 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.

#### (g) Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise balances with less than 90 days maturity from the date of acquisition including cash on hand and deposits held at Group less bank overdrafts and restricted cash.

#### (h) Securities purchased under agreement to resell

The purchase of securities under resale agreements are treated as collateralised financing transactions and are recorded at the amount at which the securities were acquired. The related interest income was recorded on the accrual basis.

#### (i) Financial assets

##### (i) *Classification of financial assets*

IFRS 9 introduces a principles-based approach to the classification of financial assets. Debt instruments, including hybrid contracts, are measured at fair value through profit or loss ("FVTPL"), fair value through other comprehensive income ("FVOCI") or amortised cost based on the nature of the cash flows of these assets and the Group's business model. Equity instruments are measured at FVTPL, unless they are not held for trading purposes, in which case an irrevocable election can be made on initial recognition to measure them at FVOCI with no subsequent reclassification to profit or loss.

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

##### Financial assets measured at amortised cost

Financial assets that are held to collect the contractual cash flows and that contain contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gains or loss arising on de-recognition is recognised directly in profit or loss and presented in net capital gains and financial assets and liabilities.

##### Financial assets measured at fair value through profit and loss

Financial assets that do not meet the criteria for amortised cost are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at FVTPL is recognised in profit or loss and presented net with net capital gains and financial assets and liabilities in the period it arises. Interest income and interest earned on assets measured at fair value through profit and loss Interest income is earned based on the effective interest rate based on the carrying amount before allowances. Interest earned on assets measured at fair value through profit and loss is recognised based on the effective interest rate. For assets that are credit-impaired when purchased or originated, the carrying amount after allowances for ECL is the basis for applying the effective interest rate.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (i) Financial assets (continued)

##### (i) Classification of financial assets (continued)

###### 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, grouping 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.
- The historical and future expectations of asset sales within a portfolio.

###### Solely repayments 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 is classified and measured at FVTPL.

##### (i) Impairment of financial assets measured at amortised cost

IFRS 9 introduces an impairment model that requires the recognition of expected credit losses ("ECL") on financial assets measured at amortised cost which were previously provided for under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

At initial recognition, allowance (or provision in the case of some loan commitments and financial guarantees) is required for ECL resulting from default events that are possible within the next 12 months (or less, where the remaining life is less than 12 months) ('12-month ECL').

In the event of a significant increase in credit risk (SICR) an allowance (or provision) is required for ECL resulting from all possible default events over the expected life of the financial instrument ('lifetime ECL'). Financial assets where 12-month ECL is recognised are considered to be 'stage 1'; financial assets which are considered to have experienced a significant increase in credit risk are in 'stage 2'; and financial assets for which there is objective evidence of impairment so are considered to be in default or otherwise credit-impaired are in 'stage 3'. Purchased or originated credit-impaired financial assets ("POCI") are treated differently as set out below.

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 are considered in determining whether there has been a significant increase in the credit risk of the borrower.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (i) Financial assets (continued)

##### (ii) *Purchased or originated credit-impaired assets*

Financial assets that are purchased or originated at a deep discount that reflects the incurred credit losses are considered to be POCI. This population includes the recognition of a new financial instrument following a renegotiation where concessions have been granted for economic or contractual reasons relating to the borrower's financial difficulty that otherwise would not have been considered. The amount of change-in-lifetime ECL is recognised in profit or loss until the POCI is derecognised, even if the lifetime ECL is less than the amount of ECL included in the estimated cash flows on initial recognition.

##### (iii) *Definition of default*

The Group determines that a financial instrument is 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 unlikely to pay such as that a concession has been granted to the borrower for economic or legal reasons relating to the borrower's financial condition; and
- the financial asset is otherwise considered to be in default.

If such unlikeliness to pay is not identified at an earlier stage, it is deemed to occur when an exposure is 90 days past due.

##### (iv) *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. 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) *The general approach to recognising and measuring ECL*

The measurement of ECL reflects:

- An unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- The time value of money;
- Reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

##### Measurement

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

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (i) Financial assets (continued)

##### (v) *The general approach to recognising and measuring ECL (continued)*

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, which have not been previously used in regulatory modelling 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 large 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, sensitivities are considered in relation to key portfolios which are particularly sensitive to a few factors 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 expected credit loss 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 expected credit losses for each stage and the assessment of significant increases in credit risk 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.

The measurement of expected credit losses for each stage and the assessment of significant increases in credit risk must consider information about past events and current conditions as well as reasonable and supportable forecasts of future events and economic conditions.

For defaulted financial assets, based on management's assessment of the borrower, a specific provision of expected life-time losses 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.

##### *Forward looking information*

The estimation and application of forward-looking information will 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.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (i) Financial assets (continued)

##### (v) *The general approach to recognising and measuring ECL (continued)*

Each macroeconomic scenario used in the expected credit loss calculation will have forecasts of the relevant macroeconomic variables – including, but not limited to, unemployment rates and gross domestic product, for a three year period, subsequently reverting to long-run averages. Our estimation of expected credit losses in Stage 1 and Stage 2 will be a discounted probability-weighted estimate that considers a minimum of three future macroeconomic scenarios. Our base case scenario will be based on macroeconomic forecasts where available. Upside and downside scenarios will be set relative to our base case scenario based on reasonably possible alternative macroeconomic conditions.

##### *Forward looking information*

Scenario design, including the identification of additional downside scenarios will occur on at least an annual basis and more frequently if conditions warrant. Scenarios will be probability-weighted according to our best estimate of their relative likelihood based on historical frequency and current trends and conditions. Probability weights will be updated on a quarterly basis.

#### (j) Inventories

Inventories are stated at the lower of average cost and net realisable value. Cost is determined using the average cost method. In the case of the Group, cost represents invoiced cost plus direct inventory-related expenses. Net realisable value is the estimate of the selling price in the ordinary course of business, less the costs of completion and selling expenses.

#### (k) Trade receivables

Trade receivables are amounts due from customers for services performed in the ordinary course of business. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method. Details about the Group's impairment policies and the calculation of the loss allowance are provided in Note 2 (i).

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (I) Property, plant and equipment

Property, plant and equipment, including owner-managed properties, are recorded at cost less accumulated depreciation. Cost represents the purchase price of the asset and other costs incurred to bring the asset into existing use. Subsequent to their initial recognition, property, plant and equipment are carried at revalued amounts. Revaluations are performed by independent qualified valuers annually.

Increases in the carrying values arising from the revaluations are credited to fair value reserve. Decreases in the carrying values arising from revaluations are first offset against increases from earlier revaluations in respect of the same assets and are thereafter charged to the statement of comprehensive income. All other decreases in carrying values are charged to the statement of comprehensive income. Any subsequent increases are credited to the statement of comprehensive income up to the respective amounts previously charged.

Revaluation surplus realised through the depreciation or disposal of revalued assets are retained in the fair value reserve and will not be available for offsetting against future revaluation losses. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date.

Depreciation is calculated mainly on the straight line basis at such rates as will write off the carrying value of the assets over the period of their expected useful lives which are estimated as follows:

Buildings	25 - 40 years
Furniture, fixtures and equipment	7-10 years
Computer equipment	3-5 years
Motor vehicles	5 years

Land is not depreciated. No depreciation is provided for construction in progress until they are completed and ready for use.

Property, plant and equipment are reviewed for possible impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amounts by which the carrying amount of a cash generating unit exceeds the higher of its fair value less costs to sell and its value in use, which is the estimated net present value of future cash flows to be derived from the cash generating unit.

Repairs and maintenance expenses are charged in arriving at profit or loss during the financial period in which they are incurred. The cost of major renovations is included in the carrying amount of the asset when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Company. Major renovations are depreciated over the remaining useful life of the related asset.

Gains and losses on disposals of property, plant and equipment are determined by reference to their carrying amount and are taken into account in determining profit.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

**(m) Impairment of non-financial assets**

Property, plant and equipment and other assets, excluding goodwill, are reviewed for impairment losses 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 carrying amount of the asset exceeds its recoverable amount, which is the higher of an asset's net selling price and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows.

**(n) Intangible assets**

Acquired computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortised on the basis of the expected useful life of five years. Intangible assets with indefinite useful lives are assessed for impairment annually, or more frequently if events changed in circumstances indicate a potential impairment.

**(o) Payables**

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Contract liabilities are recognised when guests prepay for reservation.

**(p) Leases**

As lessor

When assets are leased out under a finance lease, the present value of the lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as unearned finance income. Lease income is recognised over the term of the lease in a manner which reflects a constant periodic rate of return on the net investment in the lease.

Assets leased out under operating leases are included in property, plant and equipment in the statement of financial position. They are depreciated over their expected useful lives on a basis consistent with similar owned assets. Rental income is recognised on a straight-line basis over the lease term.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 2. Summary of Significant Accounting Policies (Continued)

#### (q) Financial Liabilities

##### (i) *Classification of financial liabilities*

Financial liabilities are measured at initial recognition at fair value and are classified as and subsequently measured either at amortised cost, or at fair value through income (FVTPL). Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

##### (ii) *Loans and debt obligations*

Bank overdrafts are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the statement of comprehensive income over the period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividends on these preference shares are recognised in the statement of comprehensive income as finance cost.

#### (r) Share capital

Common shares which are non-redeemable, and for which the declaration of dividends is discretionary are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax from the proceeds. Shares are classified as equity when there is no obligation to transfer cash or other assets.

#### (s) Dividends

Dividends on ordinary shares are recognised in stockholders' equity in the period in which they are approved by the Group's Board of Directors.

#### (t) Fair Value and Other Reserves

Carried in the fair value reserve and other reserves are the increase/decrease in the carrying value arising from the revaluations of property plant and equipment; and the Group's share of change in reserve of associated company.



## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 3. Critical Accounting Estimates and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

**(a) Critical judgements in applying the Group's accounting policies**

In the process of applying the Group's accounting policy management has made no significant judgements regarding the amounts recognised in the financial statements.

**(b) Key sources of estimation uncertainty**

The Group makes estimates and assumptions that affect the reported assets and liabilities within the next financial year. The resulting accounting estimates will, by definition, seldom equal the related actual results. Areas of key sources of estimation uncertainty include the following:

**Income taxes**

The Group is subject to income taxes. Significant judgement is required in determining the provision for income taxes. 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 income tax and deferred tax provisions in the period in which such determination is made.

**Valuation of owner managed hotel property**

Freehold land and building are carried in the statement of financial position at fair value. The changes in fair value for owner managed hotels are recognised in fair value reserve through other comprehensive income. The Group uses independent qualified property appraisers to value its land and buildings annually. Those fair values were derived using the income capitalization approach. This approach takes in consideration various assumptions and factors that require estimation and judgement. Assumptions are made about key factors in particular capitalisation rate, discount rate and revenue from room revenue and food and beverage sales. A change in any of these assumptions and factors could have a significant impact on the carrying value of the owner managed hotel property.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. 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.

The Group's risk management policies are designed to identify and analyse these risks, to set appropriate risk limits and controls, and to monitor the risks and adherence to limits by means of reliable and up-to-date information systems. The Group regularly reviews its risk management policies and systems to reflect changes in markets, products and emerging best practice.

The Board of Directors is ultimately responsible for the establishment and oversight of the Group's risk management framework. The Board provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, and investment of excess liquidity.

#### (a) Credit risk

The Group takes on exposure to credit risk, which is the risk that its customers or counterparties will cause a financial loss for the Group by failing to discharge their contractual obligations. Credit risk is a very important risk for the Group's business; management therefore carefully manages its exposure to credit risk. Credit exposures arise principally from the Group's receivables from customers and investment activities. 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 geographical and industry segments.

#### Credit review process

The Sagicor Property Services investment manager, Sagicor Life Jamaica Limited, manages the Group's exposure to credit risk relating to investment by reviewing the ongoing financial status of each counterparty and makes recommendation to the investment committee. The investment manager's finance department has responsibility for conducting credit reviews for customers through regular analysis of the ability of financial institutions and other counterparties to meet repayment obligations.

#### (i) Investments

The Group limits its exposure to credit risk by investing mainly in liquid securities, with counterparties that have high credit quality. All transactions in listed securities are settled/paid for upon delivery using approved brokers. The risk of default is considered minimal, as delivery of securities sold is only made once the broker has received payment. Payment is made on a purchase once the securities have been received by the broker. The trade will fail if either party fails to meet its obligation.

#### Receivables

The Group exposure to credit risk is influenced mainly by the individual characteristics of each customer. The investment manager's finance department assesses the credit worthiness of customers prior to the Group offering them a credit facility. Customers credit risk are monitored according to their credit characteristics such as whether it is an individual or company, geographic location, industry, aging profile, and previous financial difficulties.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (a) Credit risk (continued)

##### *Maximum exposure to credit risk*

The Group and Company's maximum exposure to credit risk at the year-end were as follows:

	The Group		The Company	
	2023	2022	2023	2022
	\$000	\$000	\$000	\$000
Trade receivables	164,922	288,073	-	-
Due from related parties	-	6,308	-	-
Financial investments	6,288,319	3,203,377	-	-
Securities purchased under agreement to resell	3,134,410	2,971,544	290,715	580,893
Cash and cash equivalent (excluding cash on hand)	2,148,085	3,516,211	1,185	5,784
	<u>11,735,736</u>	<u>9,985,513</u>	<u>291,900</u>	<u>586,677</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (a) Credit risk (continued)

##### Impairment of financial assets

The Group has financial assets that are subject to the expected credit loss model:

- i. Trade receivables for the provision of services, and
- ii. Other receivables

While cash at bank is also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

##### i. Trade receivables

The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, the Group first considers whether any individual customer accounts require specific provisions. Loss rates are then assigned to these accounts based on an internal risk rating system considering various qualitative and quantitative factors. All other non-specific trade receivables are then grouped based on shared credit risk characteristics and the days past due.

The expected loss rates are based on the payment profiles of sales over a period of 12 months before 31 December 2023 and 31 December 2022 respectively and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomics factors affecting the ability of the customers to settle the receivables. The Group has identified the inflation and foreign exchange rate of the country in which it sells services to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

On that basis, the loss allowance as at 31 December 2023 and 31 December 2022 was determined as follows for trade receivables:

##### The Group

		More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
<b>31 December 2023</b>	<b>Current</b>				
	0.00%	0.00%	0.00%	26.12%	3.22%
Gross carrying amount \$'000	134,659	14,040	724	20,978	170,401
Loss allowance provision \$'000	-	-	-	5,479	5,479

##### The Group

		More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
<b>31 December 2022</b>	<b>Current</b>				
	0.00%	0.00%	0.00%	16.26%	0.39%
Gross carrying amount \$'000	231,429	46,276	4,627	6,856	289,188
Loss allowance provision \$'000	-	-	-	1,115	1,115

The creation and release of provision for impaired receivables have been included in administration expenses in statement of comprehensive income. Amounts charged to the allowance account are generally written off when there is no expectation of recovering additional cash.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (a) Credit risk (continued)

##### Impairment of financial assets

The Group establishes an allowance for impairment that represents its estimate of incurred losses in respect of receivables. The Group addresses impairment assessment in two areas: individually assessed allowances and collectively assessed allowances. The Group's average credit period on the sale of service is 30 days. The Group has provided fully for all trade receivables that are over 90 days past due based on historical experience which dictates that amounts past due beyond 90 days are generally not recoverable.

Receivables for which an impairment provision was recognised were written off against the provision when there was no expectation of recovering additional cash.

##### Analysis of trade receivables

The following table summarises the Group's credit exposure for trade receivables at their carrying amounts, as categorised by customer sector:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Travel agents	101,284	133,608
Other	69,117	155,580
	<u>170,401</u>	<u>289,188</u>
Less: Impairment loss	(5,479)	(1,115)
	<u><u>164,922</u></u>	<u><u>288,073</u></u>

The closing loss allowance provision for trade receivables as at 31 December 2023 and 2022 reconciles to the opening loss allowance for that provision as follows:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Opening loss allowance at 1 January	1,115	5,472
Impairment losses:		
Increase/(decrease) in loss allowance	4,364	(4,357)
At 31 December	<u><u>5,479</u></u>	<u><u>1,115</u></u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (a) Credit risk (continued)

##### Impairment of financial assets (continued)

##### **Net impairment losses/reversals on financial assets recognised in profit or loss**

During the year, the following losses were recognised in the statement of comprehensive income in administration expenses in relation to impaired financial assets:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Movement in loss allowance for trade receivables	4,364	(4,357)
	<u>4,364</u>	<u>(4,357)</u>

#### (b) Liquidity risk

Liquidity risk is the risk that the Group may be 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 grouping through an adequate amount of committed credit facilities and the ability to close out market positions. The Group's liquidity management process includes monitoring future cash flows and liquidity on a daily basis.

##### **Liquidity risk management process**

The Group's liquidity management process, as carried out and monitored by the Finance Department, includes:

- (i) Monitoring future cash flows and liquidity on a daily basis. This incorporates an assessment of expected cash flows and the availability of high grade collateral which could be used to secure financing required.
- (ii) Maintaining a portfolio of highly marketable and diverse assets that can easily be liquidated as protection against any unforeseen interruption to cash flow;
- (iii) Optimising cash returns on investment;

The maturities of assets and liabilities and the ability to replace, at an acceptable cost, interest-bearing liabilities as they mature, are important factors in assessing the liquidity of the Group and its exposure to changes in interest rates and exchange rates.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (b) Liquidity risk (continued)

##### *Undiscounted cash flows of financial liabilities*

The maturity profile of the Group and the Company's financial liabilities at year end based on contractual undiscounted payments was as follows:

	The Group			
	1 to 12 Months	1 to 5 Years	Over 5 Years	Total
31 December 2023	\$000	\$000	\$000	\$000
Payables	449,398	-	-	449,398
Borrowings	499,941	6,847,376	-	7,347,317
	949,339	6,847,376	-	7,796,715

	The Company			
	1 to 12 Months	1 to 5 Years	Over 5 Years	Total
31 December 2023	\$000	\$000	\$000	\$000
Payables	58,484	-	-	58,484
	58,484	-	-	58,484

	The Group			
	1 to 12 Months	1 to 5 Years	Over 5 Years	Total
31 December 2022	\$000	\$000	\$000	\$000
Payables	442,703	-	-	442,703
Borrowings	489,652	7,209,505	-	7,699,157
	932,355	7,209,505	-	8,141,860

	The Company			
	1 to 12 Months	1 to 5 Years	Over 5 Years	Total
31 December 2022	\$000	\$000	\$000	\$000
Payables	36,905	-	-	36,905
	36,905	-	-	36,905

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(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) 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 and interest rates. 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 value of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is exposed to foreign exchange risk arising mainly from the US dollar currency exposure. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities.

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 maximising foreign currency earnings and holding foreign currency balances. Payments of foreign liabilities are also made timely.

#### Concentration of currency risk

The table below summarises the Group and Company exposure to foreign currency exchange rate risk at 31 December.

	<b>The Group</b>		
	<b>2023</b>		
	<b>J\$ J\$'000</b>	<b>US\$ J\$'000</b>	<b>Total J\$'000</b>
<b>Financial Assets</b>			
Financial investments excluding units in Sigma Global Funds	544,892	8,877,837	9,422,729
Investment in Sagicor Sigma Global Funds – Sigma Real Estate Portfolio	1,283,694	-	1,283,694
Cash resources	6,182	2,141,903	2,148,085
Receivables	-	164,922	164,922
<b>Total financial assets</b>	<b>1,834,768</b>	<b>11,184,662</b>	<b>13,019,430</b>
<b>Financial Liabilities</b>			
Payables	104,891	344,507	449,398
Borrowings	-	6,790,762	6,790,762
<b>Total financial liabilities</b>	<b>104,891</b>	<b>7,135,269</b>	<b>7,240,160</b>
<b>Net financial position</b>	<b>1,729,877</b>	<b>4,049,393</b>	<b>5,779,270</b>



## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (i) Currency risk (continued)

##### Concentration of currency risk (continued)

	The Company		
	2023		
	J\$ J\$'000	US\$ J\$'000	Total J\$'000
<b>Financial Assets</b>			
Financial assets at fair value through profit and loss and securities purchased under agreement to resell	651	290,064	290,715
Cash resources	-	1,185	1,185
Total financial assets	651	291,249	291,900
<b>Financial Liabilities</b>			
Payables	58,484	-	58,484
Total financial liabilities	58,484	-	58,484
<b>Net financial position</b>	<b>(57,833)</b>	<b>291,249</b>	<b>233,416</b>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (i) Currency risk (continued)

##### Concentration of currency risk (continued)

	<b>The Group</b>		
	<b>2022</b>		
	<b>J\$ J\$'000</b>	<b>US\$ J\$'000</b>	<b>Total J\$'000</b>
<b>Financial Assets</b>			
Financial assets at fair value through profit and loss and securities purchased under agreement to resell	421,567	5,753,354	6,174,921
Investment in Sagicor Sigma Global			
Funds – Sigma Real Estate Portfolio	1,295,131	-	1,295,131
Cash resources	5,909	3,510,302	3,516,211
Receivables	6,308	288,073	294,381
<b>Total financial assets</b>	<b>1,728,915</b>	<b>9,551,729</b>	<b>11,280,644</b>
<b>Financial Liabilities</b>			
Payables	82,196	360,507	442,703
Borrowings	-	6,803,010	6,803,010
<b>Total financial liabilities</b>	<b>82,196</b>	<b>7,163,517</b>	<b>7,245,713</b>
<b>Net financial position</b>	<b>1,646,719</b>	<b>2,388,212</b>	<b>4,034,931</b>
	<b>The Company</b>		
	<b>2022</b>		
	<b>J\$ J\$'000</b>	<b>US\$ J\$'000</b>	<b>Total J\$'000</b>
<b>Financial Assets</b>			
Financial assets at fair value through profit and loss and securities purchased under agreement to resell	651	580,242	580,893
Cash resources	-	5,784	5,784
<b>Total financial assets</b>	<b>651</b>	<b>586,026</b>	<b>586,677</b>
<b>Financial Liabilities</b>			
Payables	36,905	-	36,905
<b>Total financial liabilities</b>	<b>36,905</b>	<b>-</b>	<b>36,905</b>
<b>Net financial position</b>	<b>(36,254)</b>	<b>586,026</b>	<b>549,772</b>

##### **Foreign currency sensitivity**

The following table indicates the currencies to which the Group and Company had significant exposure on its monetary assets and liabilities and its forecast cash flows. The change in currency rate below represents management's assessment of the possible change in foreign exchange rates. The sensitivity analysis represents outstanding foreign currency denominated monetary items and adjusts their translation at the year end for changes in foreign currency rates. The sensitivity of the profit was as a result of foreign exchange gains/losses on translation of US dollar denominated receivables, trade payables, borrowings, Group balances, investment securities and cash and cash equivalent balances.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (i) Currency risk (continued)

##### Concentration of currency risk (continued)

<b>The Group</b>				
	Change in Currency Rate	Effect on Pre-tax Profit	Change in Currency Rate	Effect on Pre- tax Profit
Currency:	2023	2023	2022	2022
	%	\$'000	%	\$'000
USD	1	(60,349)	1	(57,676)
Revaluation	4	241,395	4	230,695
Devaluation				

<b>The Company</b>				
	Change in Currency Rate	Effect on Pre-tax Profit	Change in Currency Rate	Effect on Pre- tax Profit
Currency:	2023	2023	2022	2022
	%	\$'000	%	\$'000
USD	1	(2,912)	1	(5,860)
Revaluation	4	11,650	4	23,440
Devaluation				

##### (ii) Interest rate risk

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to 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.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (ii) Interest rate risk (continued)

Interest rate risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates. The Group and Company's exposure to interest rate risk are as follows:

	The Group				Total \$000
	1 to 12 Months \$000	2 to 5 Years \$000	Over 5 Years \$000	Non-Interest Bearing \$000	
<b>31 December 2023</b>					
<b>Assets</b>					
Financial investments excluding units in Sigma Global Funds	6,007,430	3,006,328	302,567	106,404	9,422,729
Investment in Sagicor Sigma Global Funds –Sigma Real Estate Portfolio	-	-	-	1,283,694	1,283,694
Receivables	-	-	-	164,922	164,922
Cash resources	2,148,085	-	-	-	2,148,085
<b>Non-financial assets:</b>					
Cash resources	-	-	-	7,507	7,507
Other assets	-	-	-	422,285	422,285
Property, plant and equipment	-	-	-	17,410,319	17,410,319
Inventories	-	-	-	51,170	51,170
<b>Total assets</b>	<b>8,155,515</b>	<b>3,006,328</b>	<b>302,567</b>	<b>19,446,301</b>	<b>30,910,711</b>
<b>Liabilities</b>					
Payables	-	-	-	449,398	449,398
Borrowings	167,935	6,596,448	-	26,379	6,790,762
<b>Non-financial liabilities:</b>					
Borrowings	-	-	-	50,645	50,645
Contract liabilities	-	-	-	232,566	232,566
Other Liabilities	-	-	-	57,406	57,406
Taxation payable	-	-	-	194,504	194,504
Deferred income taxes	-	-	-	2,307,097	2,307,097
	167,935	6,596,448	-	3,317,995	10,082,378
<b>Total interest repricing gap</b>	<b>7,987,580</b>	<b>(3,590,120)</b>	<b>302,567</b>	<b>16,128,306</b>	<b>20,828,333</b>
<b>Cumulative repricing gap</b>	<b>7,987,580</b>	<b>4,397,460</b>	<b>4,700,027</b>	<b>20,828,333</b>	

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31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (ii) Interest rate risk (continued)

	The Company				Total
	1 to 12 Months	2 to 5 Years	Over 5 Years	Non-Interest Bearing	
31 December 2023	\$000	\$000	\$000	\$000	\$000
<b>Assets</b>					
Financial investments excluding units in Sigma Global Funds	290,653	-	-	62	290,715
Cash resources	1,185	-	-	-	1,185
<b>Non-financial assets:</b>					
Deferred income taxes	-	-	-	744	744
Investment in subsidiaries	-	-	-	9,518,204	9,518,204
<b>Total assets</b>	<b>291,838</b>	<b>-</b>	<b>-</b>	<b>9,519,010</b>	<b>9,810,848</b>
<b>Liabilities</b>					
Payables	-	-	-	58,484	58,484
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>58,484</b>	<b>58,484</b>
<b>Total interest repricing gap</b>	<b>291,838</b>	<b>-</b>	<b>-</b>	<b>9,460,526</b>	<b>9,752,364</b>
<b>Cumulative repricing gap</b>	<b>291,838</b>	<b>291,838</b>	<b>291,838</b>	<b>9,752,364</b>	

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (ii) Interest rate risk (continued)

31 December 2022	The Group				Total \$000
	1 to 12 Months \$000	2 to 5 Years \$000	Over 5 Years \$000	Non-Interest Bearing \$000	
<b>Assets</b>					
Financial investments excluding units in Sigma Global Funds Investment in Sagicor Sigma Global Funds –Sigma Real Estate Portfolio	2,970,811	27,547	3,121,936	54,627	6,174,921
Receivables	-	-	-	294,381	294,381
Cash resources	3,516,211	-	-	-	3,516,211
<b>Non-financial assets:</b>					
Cash resources	-	-	-	7,349	7,349
Other assets	-	-	-	547,428	547,428
Property, plant and equipment	-	-	-	16,773,390	16,773,390
Inventories	-	-	-	45,607	45,607
<b>Total assets</b>	<b>6,487,022</b>	<b>27,547</b>	<b>3,121,936</b>	<b>19,017,913</b>	<b>28,654,418</b>
<b>Liabilities</b>					
Payables	-	-	-	442,703	442,703
Borrowings	26,809	6,750,999	-	25,202	6,803,010
<b>Non-financial liabilities:</b>					
Borrowings	-	-	-	72,523	72,523
Contract liabilities	-	-	-	145,388	145,388
Other Liabilities	-	-	-	86,627	86,627
Taxation payable	-	-	-	29,207	29,207
Deferred income taxes	-	-	-	1,970,735	1,970,735
	26,809	6,750,999	-	2,772,385	9,550,193
<b>Total interest repricing gap</b>	<b>6,460,213</b>	<b>(6,723,452)</b>	<b>3,121,936</b>	<b>16,245,528</b>	<b>19,104,225</b>
<b>Cumulative repricing gap</b>	<b>6,460,213</b>	<b>(263,239)</b>	<b>2,858,697</b>	<b>19,104,225</b>	

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 4. Financial Risk Management (Continued)

#### (c) Market risk (continued)

##### (ii) Interest rate risk (continued)

	The Company				Total
	1 to 12 Months	2 to 5 Years	Over 5 Years	Non-Interest Bearing	
31 December 2022	\$000	\$000	\$000	\$000	\$000
<b>Assets</b>					
Financial investments excluding units in Sigma Global Funds	580,845	-	-	48	580,893
Cash resources	5,784	-	-	-	5,784
<b>Non-financial assets:</b>					
Other assets	-	-	-	6,207	6,207
Deferred income taxes	-	-	-	744	744
Investment in subsidiaries	-	-	-	9,518,204	9,518,204
<b>Total assets</b>	<b>586,629</b>	<b>-</b>	<b>-</b>	<b>9,525,203</b>	<b>10,111,832</b>
<b>Liabilities</b>					
Payables	-	-	-	36,905	36,905
Total liabilities	-	-	-	36,905	36,905
<b>Total interest repricing gap</b>	<b>586,629</b>	<b>-</b>	<b>-</b>	<b>9,488,298</b>	<b>10,074,927</b>
<b>Cumulative repricing gap</b>	<b>586,629</b>	<b>586,629</b>	<b>586,629</b>	<b>10,074,927</b>	

##### **Interest rate sensitivity**

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 earns interest on its investments in debt securities and pays interest on its borrowings (Notes 17,20,21 & 24). Accordingly, the Group does not have significant exposure to interest rate risk.

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### 5. Capital Management

The Group's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns for stockholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The Board of Directors monitors the return on capital and ensure that the Group is not in breach of its loan covenants.

### 6. Fair Value of Financial Instruments

The Group's objectives when managing capital are to safeguard its ability to continue as a going concern in order to provide returns for stockholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The Board of Directors monitors the return on capital.

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. Market price is used to determine fair value where an active market (such as a recognised stock exchange) exists as it is the best evidence of the fair value of a financial instrument. However, market prices are not available for a significant number of the financial assets and liabilities held and issued by the Group. Therefore, for financial instruments where no market price is available, the fair values presented have been estimated using present value or other estimation and valuation techniques based on market conditions existing at the statement of financial position dates.

The values derived from applying these techniques are significantly affected by the underlying assumptions used concerning both the amounts and timing of future cash flows and the discount rates. The following methods and assumptions have been used:

- (i) Investments in unit trusts are based on prices quoted by the Fund managers.
- (ii) The fair values of financial investments are measured by reference to quoted market prices or dealer quotes when available.
- (iii) The fair value of current assets and liabilities approximate their carrying value due to the short term nature of these instruments.

The following table provides an analysis of financial instruments that are measured in the statement of financial position at fair value at 31 December 2023, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

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



## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 6. Fair Value of Financial Instruments (Continued)

	The Group			
	2023			
	Level 1	Level 2	Level 3	Total
	\$'000	\$'000	\$'000	\$'000
<b>Financial Assets</b>				
Investments in Sagicor Sigma Global Funds – Sigma Real Estate Portfolio (Note 16)	-	-	1,283,694	1,283,694
Financial Instruments (Note 17)	2,848,619	3,439,700	-	6,288,319
	2,848,619	3,439,700	1,283,694	7,572,013
<b>Non-Financial Assets</b>				
Property Plant and Equipment (Note 15)	-	-	17,410,319	17,410,319
	2,848,619	3,439,700	18,694,013	24,982,332
	The Group			
	2022			
	Level 1	Level 2	Level 3	Total
	\$'000	\$'000	\$'000	\$'000
<b>Financial Assets</b>				
Investments in Sagicor Sigma Global Funds – Sigma Real Estate Portfolio (Note 16)	-	-	1,295,131	1,295,131
Financial instruments (Note 17)	-	3,203,377	-	3,203,377
	-	3,203,377	1,295,131	4,498,508
<b>Non- Financial Assets</b>				
Property Plant and Equipment (Note 15)	-	-	16,773,390	16,773,390
	-	3,203,377	18,068,521	21,271,898

There were no transfers between levels during the year.

The following table summarizes the quantitative information about the significant unobservable inputs used to measure the Group's Level 3 financial instruments:

Description	Fair value at		Unobservable inputs	Range of unobservable inputs		Relationship of unobservable inputs to fair value
	2023 \$'000	2022 \$'000		2023	2022	
<b>The Group:</b>						
Investment in Sigma Real Estate Portfolio	1,283,694	1,295,131	Computed unit prices	10%	10%	If the estimated fair values were higher/lower by 10% the value would increase/decrease by \$128,369(2022 -\$129,513)
Property, plant and equipment	17,410,319	16,773,390	Income capitalisation	5%	5%	Increase in comparable sale process will have a direct correlation to fair value.

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(expressed in Jamaican dollars unless otherwise indicated)

### 7. Segmental Financial Information

The Group is managed on a matrix basis, reflecting both line of business and geography. Accordingly, segment information is presented in two formats. The Group is organised into two primary business segments:

- Hotel operations – direct ownership and operation of hotels.
- Indirect hotel operations and commercial – indirect investment in real estate via the Sagicor Sigma Global Funds and Jamziv. The wind up of Jamziv was completed in 2022.
- Other – comprises of other investment assets and other liabilities.

There was no transaction between the operating segments during 2023 or 2022.

	The Group				
	2023				
	Hotel Operations	Indirect Hotel and Commercial Operations	Other	Eliminations	Group
	\$'000	\$'000	\$'000	\$'000	\$'000
External revenues	7,374,050	-	428,932	-	7,802,982
Net capital (losses)/gains on financial assets and liabilities	-	(11,437)	276,696	-	265,259
Total revenue	7,374,050	(11,437)	705,628	-	8,068,241
Operating expenses	(5,492,661)	-	(398,196)	-	(5,890,857)
Depreciation	(927,697)	-	-	-	(927,697)
Finance costs	(349,771)	-	34,773	-	(314,998)
Profit/(Loss) before taxation	603,921	(11,437)	342,205	-	934,689
Taxation	(220,828)	2,859	(68,702)	-	(286,671)
Net profit/(loss)	383,093	(8,578)	273,503	-	648,018
Segment assets	22,875,639	1,283,694	6,753,639	(2,261)	30,910,711
Segment liabilities	9,812,501	-	272,138	(2,261)	10,082,378

The Group's geographic information:

	Caribbean	United States of America	Total
	2023		
	\$'000	\$'000	\$'000
Revenue	694,191	7,374,050	8,068,241
Total assets	8,035,072	22,875,639	30,910,711

Geographically, the segments are Caribbean and United States of America.

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31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 7. Segmental Financial Information (Continued)

	The Group				
	2022				
	Hotel Operations \$'000	Indirect Hotel and Commercial Operations \$'000	Other \$'000	Eliminations \$'000	Group \$'000
External revenues	7,071,966	-	280,390	-	7,352,356
Net capital gains/(losses) on financial assets and liabilities	-	76,985	(310,687)	-	(233,702)
Total revenue	7,071,966	76,985	(30,297)	-	7,118,654
Operating expenses	(5,049,187)	-	(141,398)	-	(5,190,585)
Depreciation	(875,178)	-	-	-	(875,178)
Finance costs	(356,486)	-	34,611	-	(321,875)
Profit/(Loss) before taxation	791,115	76,985	(137,084)	-	731,016
Taxation	(224,132)	(19,246)	(21,729)	-	(265,107)
Net profit/(loss)	566,983	57,739	(158,813)	-	465,909
Segment assets	20,819,762	1,295,131	6,541,277	(1,752)	28,654,418
Segment liabilities	9,289,453	-	262,492	(1,752)	9,550,193

The Group's geographic information:

	Caribbean	United States of America	Total
	2022		
	\$'000	\$'000	\$'000
Revenue	46,688	7,071,966	7,118,654
Total assets	7,834,656	20,819,762	28,654,418

Geographically, the segments are Caribbean and United States of America

## Notes to the Financial Statements

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(expressed in Jamaican dollars unless otherwise indicated)

### 8. Revenue

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
<b>Net Investment Income</b>				
<b>Interest Income on securities at amortised cost:</b>				
Securities purchased under Agreement to resell	130,044	52,846	11,469	7,643
Bank deposits	34	43	4	4
	<u>130,078</u>	<u>52,889</u>	<u>11,473</u>	<u>7,647</u>
<b>Interest Income on securities at fair value through profit or loss:</b>				
Debt securities	298,854	227,501	-	-
	<u>428,932</u>	<u>280,390</u>	<u>11,473</u>	<u>7,647</u>
<b>Net capital gains on financial assets and liabilities:</b>				
Unrealized capital (losses)/gains on units in Sagicor Sigma Global Funds – Sigma Real Estate	(11,437)	76,985	-	-
Net capital gains/(losses) on other investment securities	120,818	(205,445)	-	-
Net foreign exchange gains/(losses)	123,388	(109,803)	12,681	(11,901)
	<u>232,769</u>	<u>(238,263)</u>	<u>12,681</u>	<u>(11,901)</u>
<b>Hotel Revenue:</b>				
Service contract revenue				
Rooms	4,896,282	4,842,345	-	-
Food and beverage	1,863,119	1,616,560	-	-
Rental income	43,338	40,127	-	-
Other departments	500,988	457,592	-	-
Other	70,323	115,342	-	-
	<u>7,374,050</u>	<u>7,071,966</u>	<u>-</u>	<u>-</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 9. Expenses by Nature

Total direct, administration and other operating expenses recognised were:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>(a) Direct Expenses -</b>		
Rooms	354,209	397,597
Food and beverage	717,363	615,543
Other operated departments	120,724	112,165
Staff costs (Included in Note 10)	1,362,818	1,360,080
	<u>2,555,114</u>	<u>2,485,385</u>

### (b) Administration and other operating expenses-

	<b>The Group</b>		<b>The Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Advertising and promotion	480,157	419,094	-	-
Audit fees	61,046	66,759	11,582	8,086
Fees - non-audit service	1,599	1,599	-	-
Bank charges	13,795	2,175	14	36
Commission expense (travel agents and others)	182,586	176,841	-	-
Credit card commissions	151,460	130,820	-	-
Depreciation	927,697	875,178	-	-
Directors' fees	16,786	13,853	16,786	13,853
Guest transportation	7,996	8,241	-	-
Insurance	284,558	153,885	11,540	9,140
License and permits	2,852	4,347	-	-
Management fees to operator of hotel properties	158,934	152,149	-	-
Other taxes	223,523	197,295	-	-
Professional and legal fees	321,591	93,256	302,593	85,864
Rent	5,939	5,938	-	-
Repairs and maintenance	172,788	168,027	-	-
Security	1,528	926	-	-
Staff costs (Included in Note 10)	633,140	536,552	-	-
Trade name fees	260,243	258,426	-	-
Utilities	265,145	243,302	-	-
Other	90,077	71,715	4,202	3,906
	<u>4,263,440</u>	<u>3,580,378</u>	<u>346,717</u>	<u>120,885</u>
Total operating expenses	<u>6,818,554</u>	<u>6,065,763</u>	<u>346,717</u>	<u>120,885</u>

There were no other fees paid to the auditor (or related network firms) for non-assurance services during the period.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 10. Staff Costs – Direct and Indirect

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Salaries	1,586,360	1,556,454
Payroll taxes – employer's portion	104,610	82,475
Pension	14,841	10,054
Allowances and benefits	230,188	195,372
Other	59,959	52,277
	<u>1,995,958</u>	<u>1,896,632</u>

The average number of persons employed by Group and the Company was as follows:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
Full time	173	147
Part time	54	52
	<u>227</u>	<u>199</u>

### 11. Finance Costs

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Interest expense -		
Amortisation of upfront fees on loan	11,212	11,195
Mortgage and other notes	303,786	310,680
	<u>314,998</u>	<u>321,875</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 12. Taxation

The taxation charge is computed on the profit or loss for the period, adjusted for tax purposes, and comprises income tax at predominantly 1%, 25% and 21% for 2023 and 2022:

	The Group		The Company	
	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000
Current year tax expense	210,773	58,885	-	-
Deferred income tax (Note 25)	75,898	206,222	-	-
	<u>286,671</u>	<u>265,107</u>	<u>-</u>	<u>-</u>

Reconciliation of applicable tax charge to effective tax charge:

	The Group		The Company	
	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000
Profit/(loss) before taxation	<u>934,689</u>	<u>731,016</u>	<u>(322,563)</u>	<u>(125,139)</u>
Tax calculated at 1%	(3,226)	(1,251)	(3,226)	(1,251)
Tax calculated at 25%	144,921	16,454	-	-
Tax calculated at 21%	142,289	166,134	-	-
Adjusted for the effects of:				
Income not subject to tax	(55,666)	(20,645)	-	-
Expenses not deductible for taxation purposes	68,937	107,850	3,468	1,208
Net effect of other charges and Allowances	<u>(10,584)</u>	<u>(3,435)</u>	<u>(242)</u>	<u>43</u>
Taxation expense	<u>286,671</u>	<u>265,107</u>	<u>-</u>	<u>-</u>

Tax losses available to the Company at 31 December 2023 for set-off against future taxable profits amount to approximately \$350,483,000 (2022 - \$504,027,000) and may be carried forward for six years. Additionally, one of the Group's subsidiaries, X Fund Properties LLC, had tax losses in prior year of \$115,887,000 which was used to set-off against current year profits.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 13. Earnings per Share

Basic earnings per share is calculated by dividing the net profit attributable to ordinary stockholders by the weighted average number of ordinary shares in issue during the period.

	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Total basic and diluted earnings per share attributable to the ordinary equity holders of the Company	<u>\$0.29</u>	<u>\$0.21</u>
Profit attributable to the ordinary equity holders of the Company used in calculating basic earnings per share	<u>648,018</u>	<u>465,909</u>
Weighted average number of ordinary shares used as the denominator in calculating basic and diluted earnings per share	<u>2,243,005</u>	<u>2,243,005</u>

### 14. Investment in Subsidiaries

	<b>The Company</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Shares in:		
X Fund Properties Limited	<u>9,518,204</u>	<u>9,518,204</u>
	<u>9,518,204</u>	<u>9,518,204</u>

The Company evaluated the recoverability of the investment as at 31 December 2023 and 2022 and concluded that no impairment is considered necessary.



## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 14. Investment in Subsidiaries (Continued)

The wind up of Jamziv was completed in June 2022.

Jamviz Mobay Jamaica Portfolio Limited ("Jamziv") was wound up as at 13 June 2022. The details of the entity's net assets at liquidation date were as follows:

	<b>2022</b> <b>\$'000</b>
Assets	
Financial Investment	14,715,931
Cash resources	<u>15</u>
Net assets	<u><u>14,715,946</u></u>

The financial investment at liquidation was held with:

	<b>2022</b> <b>\$'000</b>
X Fund	7,630,863
X Fund Properties Limited	1,317,445
Non-controlling interest	<u>5,767,623</u>
	<u><u>14,715,931</u></u>

On liquidation the Group cancelled the promissory notes with all related parties resulting in no loss on liquidation.

The Company's loss on liquidation was calculated as follows:

	<b>2022</b> <b>\$'000</b>
Cancellation of promissory note	7,630,863
Less: Write-off of the Company's investment in subsidiary	<u>(14,490,618)</u>
Loss on liquidation	<u><u>(6,859,755)</u></u>

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31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 15. Property, Plant and Equipment

	The Group				Total
	Land & Buildings	Computer Equipment	Furniture, Fixtures & equipment	Capital Work in Progress	
	\$'000	\$'000	\$'000	\$'000	\$'000
Cost or Valuation					
At 1 January 2022	15,278,960	62,344	3,714,414	35,413	19,091,131
Additions	23,829	-	30,046	84,797	138,672
Revaluation gain	2,817,459	-	-	-	2,817,459
Translation adjustment	(398,525)	-	(71,800)	(1,926)	(472,251)
At 31 December 2022	17,721,723	62,344	3,672,660	118,284	21,575,011
Additions	20,232	-	37,044	104,642	161,918
Revaluation gain	1,044,293	-	-	-	1,044,293
Translation adjustment	222,524	-	75,118	3,030	300,672
At 31 December 2023	19,008,772	62,344	3,784,822	225,956	23,081,894
Accumulated Depreciation-					
At 1 January 2022	1,697,688	62,344	2,365,463	1,099	4,126,594
Charges for the year	373,641	-	501,537	-	875,178
Translation adjustment	(146,835)	-	(53,316)	-	(200,151)
At 31 December 2022	1,924,494	62,344	2,813,684	1,099	4,801,621
Charges for the year	436,913	-	490,784	-	927,697
Translation adjustment	(116,495)	-	58,752	-	(57,743)
At 31 December 2023	2,244,912	62,344	3,363,220	1,099	5,671,575
<b>Net Book Value -</b>					
31 December 2023	16,763,860	-	421,602	224,857	17,410,319
31 December 2022	15,797,229	-	858,976	117,185	16,773,390

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 15. Property, Plant and Equipment (Continued)

In accordance with the Group's policy, owner-managed hotels were independently revalued during the year by professional real estate valuers. The excess of the revaluation over the carrying value of these property, plant and equipment during the year, amounted to \$1,044,293,000 (2022 – \$2,817,459,000) and has been credited to fair value reserves. If the revalued assets of the Group were stated on a historical cost basis, the amounts would be as follows:

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Cost	15,199,625	15,040,371
Accumulated depreciation	(5,292,727)	(4,537,028)
Net book value	<u>9,906,898</u>	<u>10,503,343</u>
Carrying value of revalued assets	<u>17,410,319</u>	<u>16,773,390</u>

### 16. Investment in Sagicor Sigma Global Funds – Sigma Real Estate Portfolio

The units in the fund and values thereof are:

	<b>The Group</b>	
	<b>Sigma Real Estate Portfolio</b>	<b>Sigma Real Estate Portfolio</b>
	<b>2023</b>	<b>2022</b>
	<b>Units</b>	<b>Units</b>
<b>UNITS</b>		
Opening balance	564,710,496	401,919,798
Subscriptions	-	162,790,698
Closing balance	<u>564,710,496</u>	<u>564,710,496</u>

	<b>The Group</b>	
	<b>Sigma Real Estate Portfolio</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>VALUE</b>		
Opening balance	1,295,131	868,146
Subscriptions	-	350,000
Changes in market value of investments	(11,437)	76,985
Closing balance	<u>1,283,694</u>	<u>1,295,131</u>
Value Per Unit	<u>2.27</u>	<u>2.29</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 17. Financial Investments

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Financial assets at FVTPL -</b>		
Government of Jamaica Bonds	328,275	322,736
Corporate bonds	3,006,328	2,826,747
Interest receivable	105,097	53,894
	<u>3,439,700</u>	<u>3,203,377</u>
<b>Financial assets - Amoristed Cost</b>		
Sovereign debt	946,429	-
Short term deposits	1,902,190	-
	<u>2,848,619</u>	<u>-</u>
	<u>6,288,319</u>	<u>3,203,377</u>

Included in prior year in the above is pledged debt securities comprising Government of Jamaica 2024 bond with nominal value of \$25,000,000 which was pledged with Jamaica Public Service as free of payment for Jewel Grande Montego Bay resorts and Spa. This security was released during the current year.

### 18. Inventories

	<b>The Group</b>	
	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Beverage	11,709	9,861
Food	39,461	35,746
	<u>51,170</u>	<u>45,607</u>

### 19. Receivables

	<b>The Group</b>		<b>The Company</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Trade receivables	170,401	289,188	-	-
Less: loss allowance	(5,479)	(1,115)	-	-
	164,922	288,073	-	-
Deposits	32,705	32,014	-	-
Prepayments	202,012	144,103	-	6,207
Due from related parties (Note 23)	-	6,308	-	-
Withholding and other taxes	95,250	250,465	-	-
Income tax recoverable	63,975	81,700	-	-
Other receivables	28,343	39,146	-	-
	<u>587,207</u>	<u>841,809</u>	<u>-</u>	<u>6,207</u>

## Notes to the Financial Statements

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### 20. Securities Purchased under Agreements to Resell

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Securities purchased under agreements to resell	3,133,103	2,970,811	290,653	580,845
Interest receivable	1,307	733	62	48
	<u>3,134,410</u>	<u>2,971,544</u>	<u>290,715</u>	<u>580,893</u>

The effective weighted average interest rates on securities purchased under agreements to resell are as follows:

	The Group		The Company	
	2023 %	2022 %	2023 %	2022 %
Jamaican dollar	7.0%	7.8	7.0%	7.5
United States dollar	3.8%	3.0	2.5%	3.0

### 21. Cash and Cash Equivalents

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Cash in hand	7,507	7,349	-	-
Cash at bank	2,148,085	3,516,211	1,185	5,784
Cash resources	2,155,592	3,523,560	1,185	5,784
Securities purchased under agreements to resell (with contractual maturity of 90 days)	3,133,103	2,939,537	290,653	580,845
Short term deposit	1,902,190	-	-	-
Restricted cash	(1,457,181)	(1,088,417)	-	-
Cash and cash equivalents	<u>5,733,704</u>	<u>5,374,680</u>	<u>291,838</u>	<u>586,629</u>

Restricted cash represents cash held by a subsidiary for renovation of the Doubletree Universal Hotel under the Franchise Agreement with Hilton Worldwide for the said property.

## Notes to the Financial Statements

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(expressed in Jamaican dollars unless otherwise indicated)

### 21. Cash and Cash Equivalents (Continued)

#### Net Debt Reconciliation

The table below shows a reconciliation of liabilities to cash flows arising from financing activities. The amounts represent loans, excluding bank overdraft.

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
At the beginning of the year	6,875,533	7,184,608	-	7,630,863
Interest payable	(25,203)	(26,200)	-	-
	6,850,330	7,158,408	-	7,630,863
Drawdown, net of repayments	(158,977)	(151,979)	-	(7,630,863)
Interest payable	26,380	25,203	-	-
Amortisation of upfront fees	11,213	11,195	-	-
Amortisation of loan balance	(34,773)	(34,611)	-	-
Foreign currency translation	147,234	(132,683)	-	-
			-	-
At the end of the year	6,841,407	6,875,533		

### 22. Payables and Contract Liabilities

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
(a) Payables				
Trade	90,697	102,373	-	-
Accruals	348,048	328,182	54,493	32,291
Related parties (Note 23)	-	7,221	2,261	4,614
Withholding and other taxes	57,406	86,627	-	-
Other	10,653	4,927	1,730	-
	506,804	529,330	58,484	36,905
(b) Contract liabilities				
	232,566	145,388	-	-
	739,370	674,718	58,484	36,905

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### 23. Related Party Transactions and Balances

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial or operational decisions.

Related companies include ultimate parent company, parent company, fellow subsidiaries and associated company. Related parties include directors, key management and companies for which the Company and its parent company are provided with management services.

#### (a) Related party transactions

The following transactions were carried out with related parties:

(i) Revenue and interest income -

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Interest income -				
Affiliated company- Sagicor				
Investment Jamaica Limited	-	52,846	-	7,643
Affiliated company- Sagicor				
Bank Jamaica Limited	-	43	-	4
	<u>-</u>	<u>52,889</u>	<u>-</u>	<u>7,647</u>
Unrealized capital losses/gains on				
units in Sagicor Sigma Global				
Funds – Sigma Real Estate				
Portfolio	-	76,985	-	-
	<u>-</u>	<u>76,985</u>	<u>-</u>	<u>-</u>

## Notes to the Financial Statements

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(expressed in Jamaican dollars unless otherwise indicated)

### 23. Related Party Transactions and Balances (Continued)

#### (a) Related party transactions (continued)

The following transactions were carried out with related parties:

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
<i>(ii) Administration expenses, Management fees and interest expense</i>				
Administration and other operating expenses -				
Insurance expense -				
Sagicor Re Insurance Ltd.	-	3,526	-	2,290
	-	3,526	-	2,290
Management Fees -				
Sagicor Property Services Limited	-	43,141	-	43,141
Professional Fees -				
Sagicor Group Jamaica Limited	-	35,033	-	35,033
	-	81,700	-	80,464

#### (b) Key management compensation

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Salaries	149,276	141,731	-	-
Payroll taxes – employer's portion	33,295	8,680	-	-
Other	35,789	25,256	-	-
	218,360	175,667	-	-
Directors' emoluments –				
Fees	16,786	13,853	16,786	13,853



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(expressed in Jamaican dollars unless otherwise indicated)

### 23. Related Party Transactions and Balances (Continued)

#### (c) Year-end balances arising from operations

Year-end balances arising from transactions in the normal course of business are as follows

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
(i) Sagicor Sigma Global Funds – Sigma Real Estate Portfolio	-	1,295,131	-	-
(ii) Cash and cash equivalents - Sagicor Bank Jamaica Limited	-	19,924	-	5,784
(iii) Securities purchased under agreement to resell - Affiliated company - Sagicor Investment Jamaica Limited	-	2,971,544	-	580,693
(iv) Receivable from related parties - Sagicor Group Jamaica Limited	-	6,308	-	-
(v) Payable to related parties - Sagicor Bank Jamaica Limited Sagicor Life Jamaica Limited X Fund Properties Limited	-	-	-	-
	-	7,221	-	2,862
	-	-	-	1,752
	-	7,221	-	4,614

The sale of SGJL shares in X Fund in prior year and subsequent change in Board of Directors of X Fund resulted in the Group no longer being a related party to SGJL and its subsidiaries.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 24. Borrowings

	The Group		The Company	
	2023 \$'000	2022 \$'000	2023 \$'000	2022 \$'000
Wells Fargo/Goldman Sachs Loan (i)	6,771,986	6,773,602	-	-
Hilton Franchise Holding LLC (ii)	69,421	101,931	-	-
	6,841,407	6,875,533	-	-
Less current portion of borrowings	(252,469)	(66,467)	-	-
Total long-term borrowings	6,588,938	6,809,066	-	-

i) Wells Fargo/Goldman Sachs

The mortgage note attracts interest at 4.9% per annum and matures October 2025. The mortgage note is secured by the investment in hotel property. The mortgage note accrues interest from the issue date of the loan with interest due monthly, in arrears, and requires principal and interest payments through maturity upon which the outstanding principal is due and payable. The Group may prepay the mortgage note prior to the maturity date only in conjunction with the sale of a property or as a result of casualty or condemnation.

The mortgage note contains a debt service coverage ratio test and, upon failing to meet the debt service coverage ratio, substantially all the cash flows from the hotel must be directed to accounts controlled by the lender. The Group was compliant at year end.

ii) This note is interest free with annual forgiveness of debt over ten years, if certain conditions are met. The loan commenced in November 2015.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 25. Deferred Income Taxes

Deferred income taxes are calculated in full on temporary differences under the liability method using a principal tax rate for years 2023 and 2022 of 1% for Sagicor Real Estate X Fund Limited, 25% for X Fund Properties Limited and 21% for X Fund Properties LLC.

	The Group		The Company	
	2023	2022	2023	2022
	\$000	\$000	\$000	\$000
Deferred income taxes	<u>(2,307,097)</u>	<u>(1,970,735)</u>	<u>744</u>	<u>744</u>

The movement on the deferred income tax account is as follows:

	The Group		The Company	
	2023	2022	2023	2022
	\$000	\$000	\$000	\$000
Balance at start of year	(1,970,735)	(1,197,169)	744	744
Charged to the statement of comprehensive income – (Note 12)	(75,898)	(206,222)	-	-
Revaluation of properties	(219,301)	(594,042)	-	-
Effect of exchange rate translation	(41,163)	26,698	-	-
Balance at end of year	<u>(2,307,097)</u>	<u>(1,970,735)</u>	<u>744</u>	<u>744</u>

On consolidation, exchange differences arising from the translation of the net investment in foreign entities is taken to stockholders' equity.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 25. Deferred Income Taxes (Continued)

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

	The Group		The Company	
	2023	2022	2023	2022
	\$000	\$000	\$000	\$000
Deferred tax assets -				
Tax losses unused	966	116,853	966	966
Unrealised foreign currency losses/(gains)	991	9,860	(112)	(112)
Accrued vacation	18,177	14,655	-	-
Provisions	1,389	283	-	-
Deferred tax liabilities -				
Property plant and equipment	(2,235,530)	(2,024,946)	-	-
Interest receivable	(22,151)	(13,642)	-	-
Unrealised revaluation gains on investments	(70,939)	(73,798)	(110)	(110)
Net deferred tax (liabilities)/assets	<u>(2,307,097)</u>	<u>(1,970,735)</u>	<u>744</u>	<u>744</u>

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

	The Group		The Company	
	2023	2022	2023	2022
	\$'000	\$'000	\$'000	\$'000
Deferred tax assets to be recovered after more than 12 months	966	116,853	744	744
Deferred tax liabilities to be recovered after more than 12 months	<u>(2,308,063)</u>	<u>(2,087,588)</u>	<u>-</u>	<u>-</u>

### 26. Share Capital

	2023	2022
	\$'000	\$'000
Authorised:		
5,000,000,000 ordinary shares	5,000,000	5,000,000
1 special rights redeemable preference share	1	1
	<u>5,000,001</u>	<u>5,000,001</u>
Issued and fully paid -		
2,243,005,125 (2022 - 2,243,005,125 ordinary shares of J\$1.00 par value)	12,642,412	12,642,412
1 special rights redeemable preference share	100	100
	<u>12,642,512</u>	<u>12,642,512</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 27. Dividend

No dividend payments during the year.

### 28. Fair Value and Other Reserves

#### (a) Fair Value

These comprise:

	The Group	
	2023 \$'000	2022 \$'000
Balance as at start of the year	4,763,553	2,540,136
Fair value gains on property plant and equipment	824,992	2,223,417
Balance at end of the year	<u>5,588,545</u>	<u>4,763,553</u>

Fair value gains for the Group are shown net of deferred taxes with respect to revaluation adjustments to property, plant and equipment.

#### (b) Currency Translation Reserve

	The Group	
	2023 \$'000	2022 \$'000
Balance as at start of the year	1,892,918	2,067,643
Re-translation of foreign operations	251,098	(174,725)
Balance at end of the year	<u>2,144,016</u>	<u>1,892,918</u>

On consolidation, exchange differences arising from the translation of the net investment in foreign entities is taken to stockholders' equity.

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 29. Net Profit/(Loss) and Retained Earnings

	2023 \$'000	2022 \$'000
(i) Net (loss)/profit dealt with in the financial statements of:		
The Company	(322,563)	(6,984,894)
Wind up of Jamziv	-	6,859,755
The subsidiaries	970,581	591,048
	<u>648,018</u>	<u>465,909</u>
(ii) (Accumulated deficit)/Retained earnings reflected in the financial statements of:		
The Company	(2,890,148)	(2,567,586)
The subsidiaries	3,343,408	2,372,828
	<u>453,260</u>	<u>(194,758)</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 30. Financial Instruments

	The Group		The Company	
	2023	2022	2023	2022
<b>(a) Financial assets</b>				
Financial assets at fair value through profit and Loss	3,439,700	3,203,377	-	-
Financial assets at amortised cost -				
Sovereign debt	946,429	-	-	-
Short term deposit	1,902,190	-	-	-
Receivables	164,922	288,073	-	-
Related parties	6,192	6,308	-	-
Securities purchased under agreements to resell	3,134,410	2,971,544	290,715	580,893
Cash resources	2,148,085	3,516,211	1,185	5,784
	<u>8,302,228</u>	<u>6,782,136</u>	<u>291,900</u>	<u>586,677</u>
	<u>11,741,928</u>	<u>9,985,513</u>	<u>291,900</u>	<u>586,677</u>
<b>(b) Financial liabilities</b>				
Financial liabilities at amortised cost -				
Payables	448,857	435,482	55,684	32,291
Borrowings	6,790,762	6,803,010	-	-
Related parties	541	7,221	2,800	4,614
	<u>7,240,160</u>	<u>7,245,713</u>	<u>58,484</u>	<u>36,905</u>

The Group's and Company's financial instruments resulted in the following income, expenses and gains and losses recognised in the statement of comprehensive income:

	The Group		The Company	
	2023	2022	2023	2022
Fair value through profit or loss:				
Interest income	298,854	227,501	-	-
Net capital (losses)/gains on units in Sagicor Sigma	(11,437)	76,985	-	-
Global Funds – Sigma Real Estate Portfolio				
Net capital gains/(losses) on other investment securities	120,818	(205,445)	-	-
Net foreign exchange gain/(loss)	123,388	(109,803)	12,681	(11,901)
	<u>531,623</u>	<u>(10,762)</u>	<u>12,681</u>	<u>(11,901)</u>
Amortised cost:				
Interest income	130,078	52,889	11,473	7,647
Finance costs	(314,998)	(321,875)	-	-
	<u>(184,920)</u>	<u>(268,986)</u>	<u>11,473</u>	<u>7,647</u>

## Notes to the Financial Statements

31 December 2023

(expressed in Jamaican dollars unless otherwise indicated)

### 31. Consolidated Cash Flows from Operating Activities

Cash Flows from Operating Activities	Note	2023 \$'000	2022 \$'000
Net profit		648,018	465,909
Adjustments for:			
Depreciation	15	927,697	875,178
Interest income	8	(428,932)	(280,390)
Fair value losses/(gains) on units held in Sagicor Sigma Global Funds – Sigma Real Estate Portfolio	8	11,437	(76,985)
Fair value (gains)/losses on other financial investments	8	(120,818)	205,445
Effect of exchange (gains)/losses on foreign currency balances		(120,846)	86,706
Taxation expense	12	286,671	265,107
Amortisation of franchise fees		2,417	2,413
Finance costs	11	314,998	321,875
		<u>1,520,642</u>	<u>1,865,258</u>
Changes in operating activities:			
Inventories		(4,556)	(15,732)
Receivables		241,922	435,887
Payables		54,582	115,207
Cash provided by operating activities		<u>291,948</u>	<u>535,362</u>
Income tax paid		<u>(29,167)</u>	<u>(19,848)</u>
Net cash provided by operating activities		<u><u>1,783,423</u></u>	<u><u>2,380,772</u></u>

### 32. Commitments and Contingencies

The Group entered into a Franchise Agreement with Hilton on September 10, 2015. This agreement will expire September 30, 2025. Under this agreement the Group is obligated to pay royalty fees to Hilton of between 4% and 5% of gross room revenue, and fees for marketing, reservations, and other related activities of 4% of gross room revenue. Franchise costs incurred under this agreement were \$927,140,000 (2022 – \$788,602,000). These amounts are included in rooms and administration and other operating expenses.

The Group is also required to make capital improvements to satisfy the franchisor's brand standards. In addition, under certain loan covenants the Group is obligated to fund a restricted account for the ongoing replacement of furniture, fixtures and equipment at the hotel. During the year the amount reserved totalled \$396,554,000 (2022- \$183,680,000).



# DISCLOSURE OF SHAREHOLDINGS

As at 31 December 2023

TOP TEN SHAREHOLDERS		
SHAREHOLDERS	NO OF SHARES	PERCENTAGE
1 Sagicor Pooled Equity Fund	641,905,121	28.62%
2 Sagicor Pooled Mortgage & Real Estate Fund	635,556,368	28.34%
3 Sagicor Pooled Diversified Investment Fund	183,254,021	8.17%
4 JCSD Trustee Services Ltd - Sigma Real Estate	181,499,136	8.09%
5 JCSD Trustee Services Ltd - Sigma Equity	170,197,230	7.59%
6 JCSD Trustee Services Ltd - Sigma Diversified Investor	100,711,256	4.49%
7 Sagicor JPS Employees Pension Plan	70,000,000	3.12%
8 JCSD Trustee Services Ltd - Sigma Global Venture	46,052,287	2.05%
9 First Ja/Nat'l Hsng Trust Pension Fund	30,000,000	1.34%
10 Heart Trust / NTA Pension Scheme	28,000,000	1.25%
<b>Total</b>	<b>2,087,175,419</b>	<b>93.05%</b>
<b>Other</b>	<b>155,829,706</b>	<b>6.95%</b>
<b>Total Issued Shares</b>	<b>2,243,005,125</b>	<b>100.00%</b>

SHAREHOLDINGS OF DIRECTORS	
LIST OF DIRECTORS	SHAREHOLDINGS IN X FUND
1 Vinay Walia	Nil
2 Stephen McNamara	Nil
3 Bruce James	Nil
4 Colin Steele	Nil
5 Carlton Barclay	Nil
6 Peter Pearson	15,000
- connected - Yvonne Pearson	

SHAREHOLDINGS OF EXECUTIVE MANAGEMENT	
SHAREHOLDER	SHAREHOLDINGS IN X FUND
1 Brenda-Lee Martin	29,981
- connected-Deborah Martin	





# FORM OF PROXY

REAL ESTATE X FUND

I, ..... of .....

being a member of Sagicor Real Estate X Fund Limited hereby appoint

..... of .....

or failing him ..... of .....  
 as my proxy to vote for me on my behalf at the Annual General Meeting of the Corporation at McNamara Corporate Services Inc., Bella Rosa Road, Rodney Bay, Gros Islet, Saint Lucia and accommodated virtually on Tuesday, May 21, 2024 at 10:30 a.m. and at any adjournment thereof. The Proxy will vote on the undermentioned resolutions as indicated:

	For	Against
<b>Resolution No. 1</b> THAT the Audited Accounts and the Reports of the Directors and Auditors for the year ended December 31, 2023 be and are hereby adopted.		
<b>Resolution No. 2</b> THAT the election of directors be made en bloc.		
<b>Resolution No. 3</b> a. <b>Article 102</b> of the Company's Articles of Association provides that one-third of the directors or if their number is not three or a multiple of three then the number nearest to one-third shall retire from office at each Annual General Meeting. The directors retiring under this Article are <b>Directors Stephen McNamara and Peter Pearson</b> who, being eligible, offer themselves for re-election.  <b>"THAT Messrs. Stephen McNamara and Peter Pearson</b> who retire by rotation and being eligible offer themselves for re-election, be and are hereby re-elected as Directors of the Company en bloc."  b. <b>Article 108</b> of the Company's Articles of Association provides that the Directors shall have power at any time and from time to time to appoint any person to be a Director, either to fill a casual vacancy or as an addition to the existing Directors. Accordingly, <b>Messrs. Howard Mitchell and John Bailey</b> who were appointed by the Board of Directors since the last Annual General Meeting to fill casual vacancies, retire and being eligible, offer themselves for re-election.  <b>"THAT Messrs. Howard Mitchell and John Bailey</b> who retire having been appointed to fill casual vacancies since the last Annual General Meeting, and being eligible offer themselves for re-election, be and are hereby elected Directors of the Company."		
<b>Resolution No. 4</b> THAT the amount of \$16,786,000 included in the Audited Accounts of the Company for the year ended December 31, 2023 as remuneration for their services as Directors be and is hereby approved.		
<b>Resolution No. 5</b> <b>"THAT, PricewaterhouseCoopers East Caribbean, Chartered Accountants, having agreed to continue in office as Auditors for the Company to hold office be and are hereby 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;"</b>		

>> Continued on Overleaf



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REAL ESTATE X FUND

**NOTE:** If this form is returned without any indication as to how the person appointed proxy shall vote, he will exercise his discretion as to how he votes or whether he abstains from voting.

As witness my hand this ..... day of .....2024

Signature: .....

.....

**NOTE:** (1) If the appointer is a Corporation, this form must be under the Common Seal or under the hand of an officer or attorney duly authorised.

(2) To be valid, this proxy must be lodged with the Secretary of the Corporation, 20 Micoud Street, Castries, St. Lucia not less than 48 hours before the time appointed for holding the meeting.

A proxy need not be a member of the Company.





## REAL ESTATE X FUND

### REGISTERED OFFICE:

20 Micoud Street  
Castries  
St. Lucia

### Territories of Operation

#### **Jamaica**

X Fund Properties Limited  
(wholly owned subsidiary)  
28-48 Barbados Avenue  
Kingston 5  
Jamaica

#### **United States**

X Fund Properties LLC  
(wholly owned subsidiary of X Fund  
Properties Limited)  
5780 Major Boulevard  
Orlando, Florida 32819  
USA