



# Positioned with PURPOSE and POTENTIAL

Annual Report 2025







## POSITIONED WITH PURPOSE AND POTENTIAL

Our 2025 theme, “**Positioned with Purpose and Potential,**” reflects PLIPDECO’s evolution into a disciplined, value-driven leader. Being **Positioned** acknowledges our unique role at the heart of national trade and industrial estate development, while **Purpose** signals our commitment to rigorous governance and responsible stewardship. Our **Potential** represents the roadmap to unlock future growth through modernisation, ensuring a vision of resilient, sustainable, and shared progress for every shareholder and stakeholder we serve.

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POSITIONED WITH PURPOSE AND POTENTIAL



## **OUR MISSION**

To develop, market and operate port, logistics and industrial estate infrastructure for optimal economic growth.

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## **VISION**

To be the leading integrated 'private tone' quasi-public company port and industrial estate operator recognised for innovation, technology, reliability and sustainable development, creating a legacy of excellence that connects global trade and generates economic prosperity

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## **CORE VALUES**

### **INTEGRITY**

We will act with honesty, without compromising the truth and be personally accountable for the highest standards of behaviour.

### **INNOVATION**

We will convert knowledge and ideas to new approaches that will revolutionise the way we work.

### **EQUITY**

We are committed to acting with equity when dealing with our employees and other stakeholders, so that we continue to maintain the trust and confidence of those with whom we do business.

### **SERVICE EXCELLENCE**

We will provide our customers with service and professionalism that surpasses their expectations.

### **HEALTH, SAFETY AND ENVIRONMENT**

We are committed to ensuring that the working environment is safe and that all individuals take responsibility for achieving this.

# Corporate Information

## Directors

Mr. Ramnarine Persad  
Mr. Sieunarine Babwah  
Ms. Karunaa Bisram Singh  
Mr. Trevor Joseph  
Ms. Vanessa Kussie  
Mr. Mulchan Lewis  
Mr. Ramchand Rajbal Maraj  
Ms. Sadia Mohammed  
Ms. Marsha Padia  
Mr. Rondell Parsotan  
Mr. Jonathan Poliah  
Ms. Indy Samaroo  
Mr. Jeffery Sookram

## Corporate Secretary

Mrs. Kelly Jackson-Baynes

## Registered Office

PLIPDECO House  
Orinoco Drive  
Point Lisas Industrial Estate  
Point Lisas, Couva  
Trinidad, West Indies  
Telephone: (868) 636-2201/2202  
Facsimile: (868) 636-4008  
Website: [www.plipdeco.com](http://www.plipdeco.com)

## Bankers

Republic Bank Limited  
Southern Main Road  
Couva  
Trinidad, West Indies

First Citizens Bank Limited  
Orinoco Drive  
Point Lisas Industrial Estate  
Point Lisas, Couva  
Trinidad, West Indies

## Auditors

PricewaterhouseCoopers (PwC)  
11-13 Victoria Avenue  
Port of Spain  
Trinidad, West Indies

## Registrar

Trinidad and Tobago Central  
Depository Limited  
10<sup>th</sup> Floor, Nicholas Towers  
63-65 Independence Square  
Port of Spain  
Trinidad, West Indies

# Notice of Annual Meeting of Shareholders

**NOTICE IS HEREBY GIVEN** that the Fifty-Ninth (59<sup>th</sup>) Annual Meeting of Shareholders of Point Lisas Industrial Port Development Corporation Limited (“the Corporation”) will be held on **Friday 17<sup>th</sup> July 2026** at **10:00 a.m.**, at a venue to be confirmed, for the following purposes:

## **ORDINARY BUSINESS**

1. To receive and consider the Report of the Directors and the Group’s Audited Financial Statements for the financial year ended 31<sup>st</sup> December 2025, together with the Report of the Auditors thereon, and to note the final dividend.
2. To elect Directors.
3. To appoint Auditors of the Corporation and to authorise the Directors to fix their remuneration and expenses for the ensuing year.
4. Any other business.

**FURTHER NOTICE:** Shareholders are advised that the venue of the Meeting will be confirmed and communicated by supplemental notice in accordance with the Corporation’s Articles of Incorporation and all applicable statutory and regulatory requirements.

## **BY ORDER OF THE BOARD**

*Kelly Jackson-Baynes*

Corporate Secretary

Dated this 29<sup>th</sup> day of April 2026

## **NOTES**

1. A Shareholder may appoint a Proxy of his/her own choice. If such an appointment is made, delete the words “the Chairman of the Meeting” and insert the name and address of the person appointed proxy in the space provided.
2. If the appointer is a corporation, this Proxy Form must be under Common Seal or under the hand of an officer or attorney duly authorised in that behalf.
3. A Shareholder who is a body corporate may, in lieu of appointing a Proxy, authorise an individual by resolution of its directors or governing body to represent it at this Annual Meeting.
4. To be valid, the Proxy Form must be completed and deposited at the Registered Office of the Company at the address below not less than forty-eight (48) hours before the time fixed for holding the Annual Meeting or adjourned Meeting. Proxy forms can be accessed via the website [www.plipdeco.com/proxyform](http://www.plipdeco.com/proxyform)

POSITIONED WITH PURPOSE AND POTENTIAL

# Board of Directors



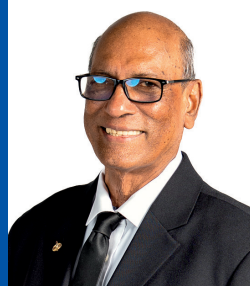
**Indy Samaroo**



**Sieunarine Babwah**



**Karunaa  
Bisramsingh**



**Trevor Joseph**



**Vanessa Kussie**



**Mulchan Lewis**



**Ramchand  
Rajbal Maraj**



**Sadia Mohammed**



**Marsha Padia**



**Rondell Parsotan**



**Jonathan Poliah**



**Ramnarine Persad**



**Jeffery Sookram**

POSITIONED WITH PURPOSE AND POTENTIAL

# Principal Officers



**Deoraj Mahase**  
President (Ag.)/  
Vice President,  
Technical Services



**Clint Duncan**  
Vice President,  
Port Operations  
(Ag.)



**Deera**  
Goorahoo-Ramdeo  
Vice President,  
Business Services  
(Ag.)



**Kelly**  
Jackson-Baynes  
Manager, Legal  
Services/  
Corporate Secretary



**Arlene Jeremy**  
Chief Internal  
Auditor

# Chairman's Message

*“There is much work to be done in revitalising one of the most iconic industrial sites in the region. In a matter of months and without disruption, we improved not just our profitability but our overall business governance demonstrating the inherent strength of business alignment and execution.”*

## OUR 2025 THEME

Our chosen theme for this year's annual report **“Positioned with Purpose and Potential”** is reflective of where we are now. There is much re-investment needed in our equipment and infrastructure to ensure that we can continue to service the needs of our region while ensuring the sustainability of our business. This, coupled with aggressive execution of expansion opportunities, that have been identified sets the tone for unlimited potential.

Against this backdrop, 2025 was not only a year of improved performance, but it was also a year of purposeful repositioning. Our Board of Directors worked diligently in guiding the organisation through the many agile responses needed. The introduction of new and very active Finance and Investment, Human Resource and Safety and Security Committees to complement our Risk and Audit Committee has ensured all areas of the business are led with improved governance.

Whilst identifying the vast potential available, I am pleased with the results for 2025 and the many corporate social activities that PLIPDECO has participated in at regional,



**Ramnarine Persad, Chairman**

national and community levels. Together, the Management and Board will define a future shaped by bold aspirations and unwavering execution.

## GOVERNANCE, ALIGNMENT AND STRATEGIC DIRECTION

From the Board's perspective, 2025 represented a year of transition, recalibration, and renewed focus. It required a clear and candid assessment of institutional capabilities, operational constraints, and the actions necessary to support stronger, more sustainable performance.

As both a listed company and a state enterprise, PLIPDECO operates within a dual governance framework, balancing the expectations of shareholders and capital markets with the accountability, transparency, and procedural discipline required of a public and state institution.

## POSITIONED WITH PURPOSE AND POTENTIAL

The Board approached this responsibility with purpose. We strengthened governance structures, enhanced oversight, and reinforced accountability. This included a more active committee framework, improved institutional processes, and a sharper emphasis on disciplined, data-based decision-making and risk analysis for creation of long-term value.

Encouragingly, 2025 also saw stronger alignment between the Board and Executive Management, improving prioritisation, accelerating decision-making, and enhancing execution. This alignment is foundational to sustained performance.

This Board is committed to delivering value to shareholders, customers, employees, and stakeholders and by extension, to the country and region.

### FINANCIAL HIGHLIGHTS AND PERFORMANCE DELIVERY

The Corporation concluded 2025 with its highest recorded operating profit in the past decade, reflective of our immediate focus on both efficiency and revenue generation.

For the year ended December 31, 2025, the Corporation generated revenue of \$440 million, representing an increase of \$46 million over 2024. This growth was primarily driven by increased throughput in containerised cargo operations, signalling strengthened core business activity.

Operating profit after finance cost excluding fair value gains, rose to \$69.1 million from \$61.0 million in the prior year, an increase of 13%. This improvement underscores the effectiveness of a more action-oriented approach in our operations.

Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA), also excluding fair value gains, increased to \$98.3 million from \$92.4 million in 2024.

The Company's overall profitability was affected by a one-off valuation gain recognised in 2024 arising from the re-assignment of a leased property that did not materialise in 2025.

Overall, these results reflect strengthened financial and operational performance and affirm the Corporation's ongoing commitment to continuous growth and performance.

### OUR PATHWAY TO POTENTIAL

PLIPDECO is committed to exponential growth, while ensuring our people, customers and communities remain always important to us. The identification of strategic priorities had to be done with Purpose in-mind.

We have identified that we will chart our way through the following:

Protecting What We Have – At the heart of our operations lies a Port with equipment and infrastructure that is in-need of major investment to ensure the continuity of uninterrupted operations. Aged equipment and failing land stability must be corrected with urgency. These investments would not only ensure long-term sustainability but improve our immediate efficiency, enhance our move to a 'Green Port' and the modernisation of our operations.

## **Chairman's Message** (continued)

Our Real Estate is also in need of major upkeep along our roads and waterways to ensure we are reflective of the industries that are present and the importance that they play in our economies while enhancing the safety and security of our operations, always inviting for investments from local and foreign tenants.

Where We Will Go - Expansion of both Port and Real Estate operations are inevitable. Our established ability to manage and operate both effectively lends itself to expanding what we can do. This ensures we always stay connected to our Purpose and continue our contribution to the national economy.

As we chart our way forward, we will continue investing in our people and technology, utilising AI and advanced equipment. We will invest in our partnerships and expand our regional and international customer base.

Technology and security will remain critical priorities. Digital transformation, cybersecurity, and operational continuity are now essential components of enterprise resilience.

We are unwavering in our commitment to protecting the ecological systems within which PLIPDECO operates, particularly the Gulf of Paria ecosystem, home to the Scarlet Ibis, a national symbol of environmental heritage. Safeguarding these natural assets is integral to responsible, future-oriented development.

As a national institution, PLIPDECO's role extends beyond financial performance. It includes contributing to community

development, fostering opportunity, and supporting national progress, particularly within the Point Lisas community through initiatives that promote education, awareness and sustainable development of our nation.

Ultimately, the objective is not growth for its own sake, but growth that unlocks value responsibly, strengthens existing foundations, and positions the Corporation to meet future demands.

We want our shareholders, our people, our investors, and our customers to move forward with us aligned in purpose.

Long-term Value-driven results, supported by generation of United States dollar cash flows, will aid in fulfilling our economic, cultural and social contributions to our country.

### **OUR BUSINESS MODEL**

The evolution of our businesses will have us distinctively measure and manage the performance of our both key operations – port and real estate. This will ensure that each operation generates adequate returns on investment and optimal performance. New strategic initiatives will also be governed in this way, always ensuring the return on investment and clear identification of risks and returns associated with each.

Collaborative engagements with other ports, National Energy Corporation, Customs and Excise and the Ministry of Works and Infrastructure will have us working together in serving our country and making it easier for everyone to easily access imports and export operations at all levels, ensuring every barrel and item of cargo gets attention.

## POSITIONED WITH PURPOSE AND POTENTIAL

### CAPITAL ALLOCATION AND SHAREHOLDER RETURNS

The Board remains committed to ensuring that shareholder value remains central to the Corporation's stewardship.

This commitment, however, must be exercised with discipline, balancing immediate returns with the reinvestment required to strengthen the asset base, modernise operations, and support long-term growth.

In this context, the Board approved a final dividend of 41 cents per share, amounting to \$16.4M, which will be paid to shareholders. This reflects both the Corporation's improved performance and a prudent, forward-looking approach to capital allocation.

Value creation must be viewed holistically. It encompasses not only dividends, but also capital appreciation, operational resilience, asset quality, and the Corporation's long-term capacity to compete and grow.

### PEOPLE, PARTNERSHIPS AND ACKNOWLEDGEMENTS

On behalf of the Board of Directors, I extend sincere appreciation to our people at PLIPDECO for their professionalism, commitment, and resilience throughout 2025. We also acknowledge the Corporation's trade unions, Ministry of Works and Infrastructure, Port Authority of Port of Spain and Customs and Excise, whose continued engagement contributes to our sustainable performance.

The dedication, adaptability, and professionalism demonstrated across the organisation were particularly noteworthy. In an environment where continuity depends on responsiveness and collaboration, these qualities remain among the Corporation's greatest strengths.

I also thank our shareholders for their continued confidence during this period of transition and repositioning.

Appreciation is further extended to our customers, tenants, business partners and stakeholders for their ongoing support and engagement.

Sustained performance is never the result of any single effort. It is built on alignment, trust, capability, and shared purpose.

PLIPDECO moves forward with a stronger foundation, clearer strategic focus, and a continued commitment to responsible growth and long-term value creation.



**Ramnarine Persad**  
Chairman

# President's Overview

*“Throughput alone does not define performance—what matters is the consistency, quality, and reliability of that activity over time.”*

## OVERVIEW: A YEAR OF MEASURED PROGRESS

The year 2025 was characterised by steady, deliberate progress across the Corporation. A single transformational event did not define it, but it was achieved by a disciplined focus on strengthening operations, improving execution, and positioning the business for sustained performance.

In an operating environment shaped by shifting trade patterns, rising service expectations, and continued operational pressures, the Corporation remained focused on three core priorities: improving efficiency, delivering consistently for customers, and reinforcing the foundations required for sustainable growth. This approach yielded tangible results, both operationally and financially.

## OPERATIONAL PERFORMANCE AND THROUGHPUT GROWTH

Operationally, the Corporation continued to strengthen its role as a critical logistics and industrial hub within Trinidad and Tobago and the wider Caribbean region. Cargo handling



**Deoraj Mahase, President (Ag.)**

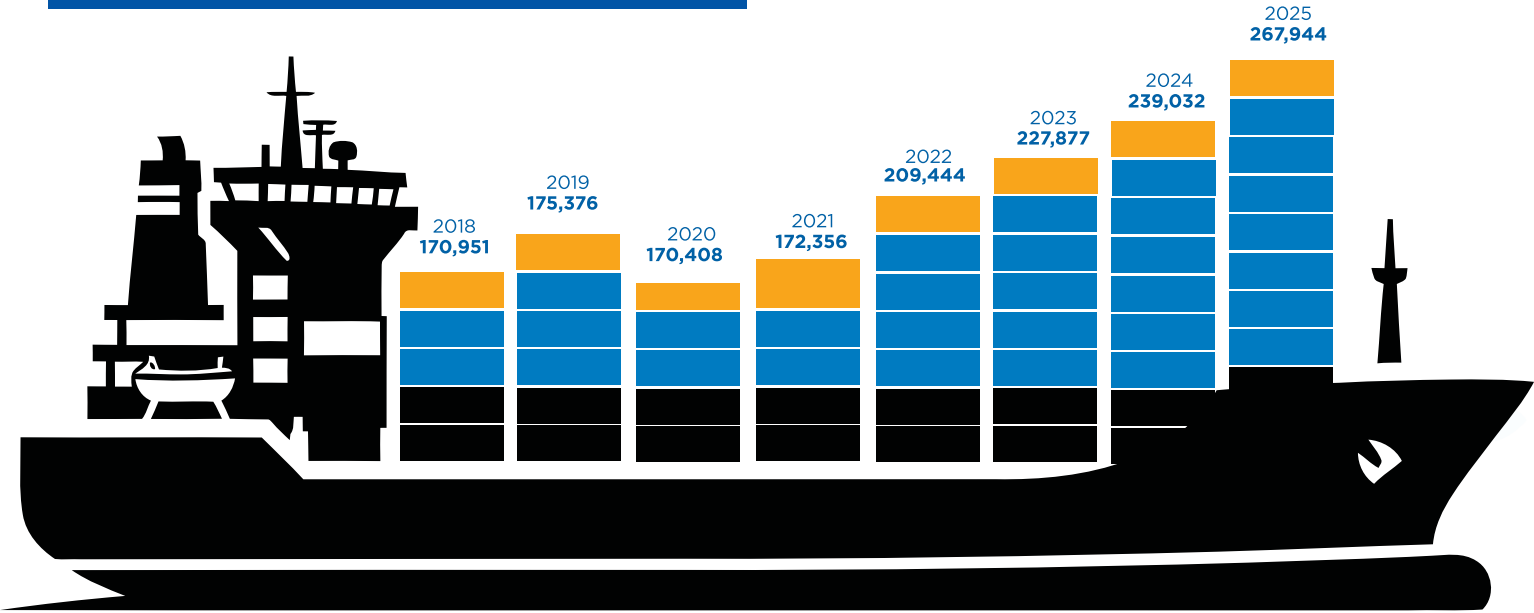
efficiency, vessel turnaround times, and service reliability remained strong, reinforcing PLIPDECO's reputation as a responsive and dependable port.

Throughput growth continues to reflect this trajectory. Container volumes increased from approximately 172,000 TEUs in 2021 to 268,000 TEUs in 2025, which is more than a 55 percent increase over the period, leading to enhanced customer confidence and effective capacity utilisation.

However, performance is not defined by volume alone. The Corporation's focus remains on the quality and consistency of

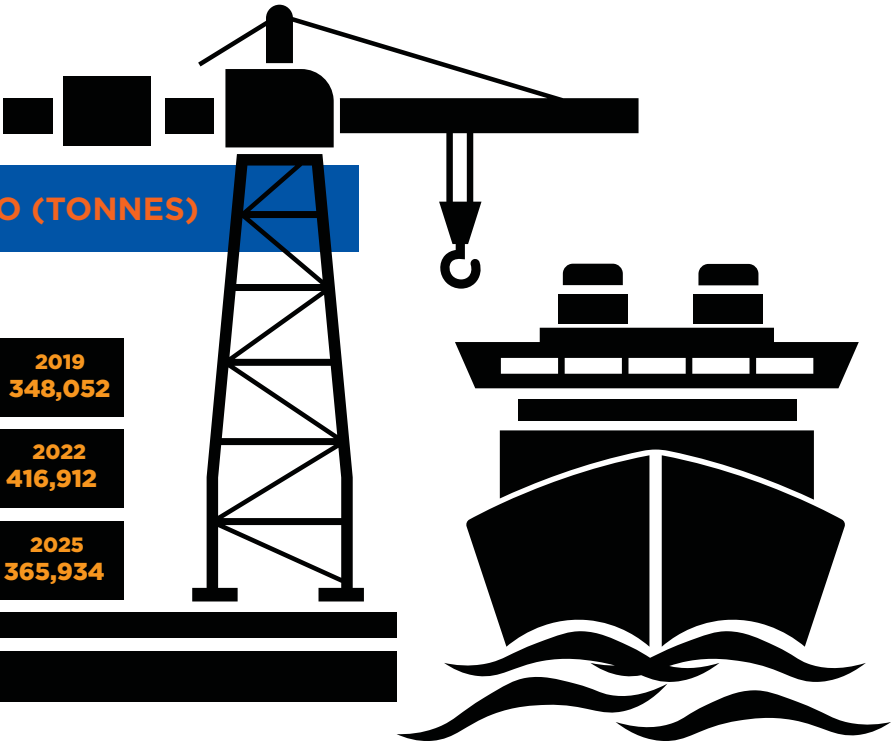
**POSITIONED WITH PURPOSE AND POTENTIAL**

**CONTAINERISED CARGO (TEUS)**

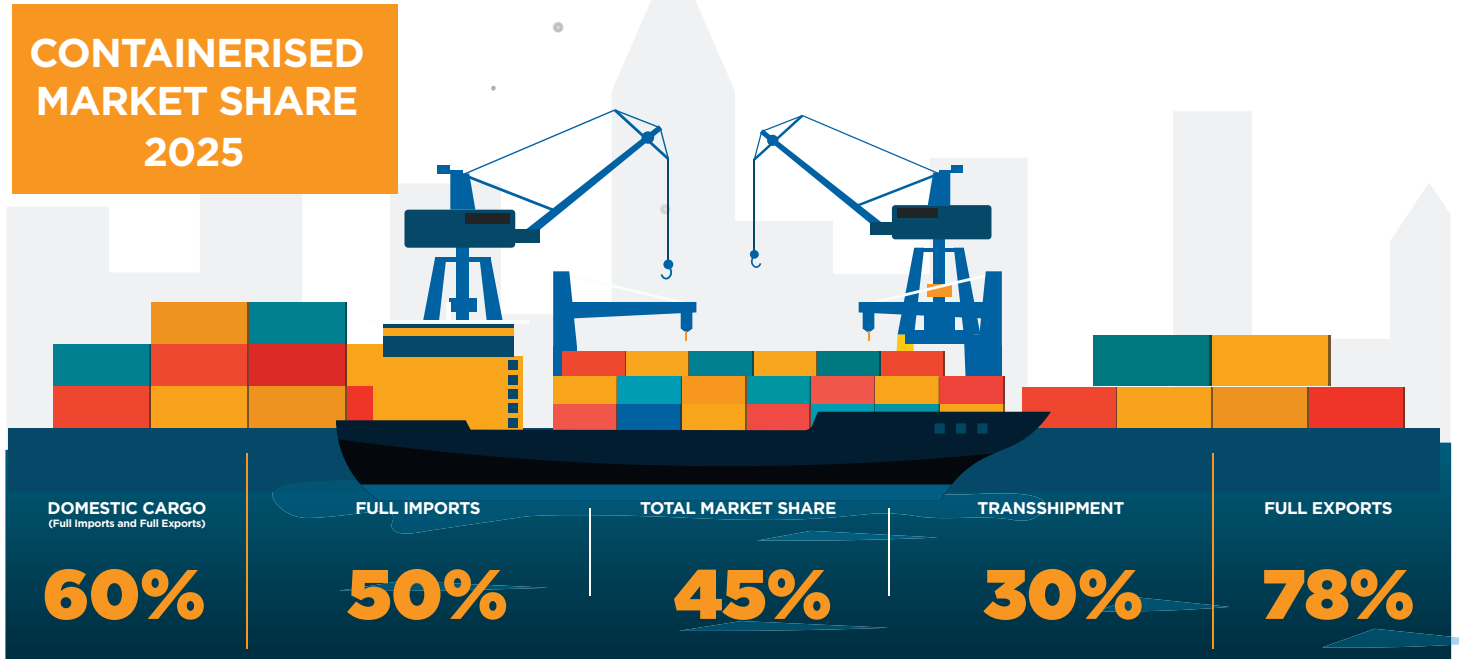


**GENERAL CARGO (TONNES)**

<b>General Cargo Tonnes</b>	<b>2018</b>	<b>2019</b>
	<b>371,955</b>	<b>348,052</b>
<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>308,250</b>	<b>393,687</b>	<b>416,912</b>
<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>345,105</b>	<b>355,757</b>	<b>365,934</b>



## President's Overview (continued)



throughput, ensuring that increased volumes are handled efficiently, safely, and predictably over time.

This consistency has become a key differentiator. In an increasingly competitive regional environment, shipping lines and cargo owners are making strategic decisions based on reliability, turnaround times, and operational transparency. The Corporation's ability to deliver on these metrics continues to strengthen its competitive position.

At the same time, the port plays a critical, though less visible, role in supporting domestic logistics. The scale of truck movements and cargo flows within Trinidad and Tobago underscores the Corporation's contribution to industrial activity, distribution networks, and the wider economy.

### INTEGRATED BUSINESS MODEL: PORT AND ESTATE SYNERGIES

A defining strength of the Corporation remains its integrated business model, combining port operations with industrial estate management.

The port provides dynamic, volume-driven activity, while the Point Lisas estate contributes stability through long-term tenancy and recurring-lease income. These two components are mutually reinforcing: industrial production drives cargo volumes, while efficient port operations enhance the estate's attractiveness to tenants.

During 2025, adjustments in tenancy patterns affected certain financial outcomes. However, these shifts do not diminish the strength of the underlying business model. Rather, they highlight the importance of coordinated management across both segments to sustain balanced performance.

## POSITIONED WITH PURPOSE AND POTENTIAL

### FINANCIAL PERFORMANCE: UNDERSTANDING THE RESULTS

The Corporation delivered a solid operational performance in 2025, although headline financial results reflect a combination of operational outcomes and accounting-driven factors.

Revenue increased to TT\$440.0 million, up from TT\$393.4 million in 2024, reflecting stronger activity levels across the business. Gross profit also improved to TT\$293.2 million from TT\$258.3 million, supported by operational efficiencies.

However, profit for the year declined to TT\$95.9 million, compared to TT\$193.2 million in 2024. This reduction is largely attributable to lower unrealised fair value gains on investment properties—TT\$49.1 million in 2025 compared to TT\$153.0 million in the prior year.

It is important to distinguish between these valuation effects and the underlying operational performance. From an operational perspective, the business strengthened its cost discipline, asset utilisation, and execution capabilities. This resulted in an operational profit, excluding fair value gains of TT\$70.5 million in 2025, against TT\$65.2 million in 2024.

The Corporation's balance sheet remains robust. Total assets increased to approximately TT\$3.6 billion, with investment properties representing a significant portion of the asset base. Equity also strengthened to approximately TT\$3.3 billion, supported by growth in retained earnings and revaluation gains.

Cash generation remained positive, with operating cash flows of TT\$77.5 million and closing cash balances of over TT\$213.9 million,

reinforcing strong liquidity and financial resilience.

These indicators point to a business that is financially stable, operationally sound, and positioned for continued investment and growth.

### INFRASTRUCTURE, EQUIPMENT, AND OPERATIONAL READINESS

A central focus during the year was ensuring that infrastructure and equipment remain aligned with growing operational demand. While the Corporation continues to operate effectively, elements of the asset base are ageing. This requires a deliberate and disciplined approach to maintenance, planning, and coordination to sustain performance.

At the same time, maintenance alone is not sufficient. As throughput increases, modernisation becomes essential.

This extends beyond equipment replacement to the broader operating environment—yard surfaces, storage areas, and supporting infrastructure. Investment in these areas is critical to ensuring that new equipment performs optimally and that operational efficiency is maintained.

Infrastructure renewal, therefore, is not discretionary—it is foundational to future performance.

### TECHNOLOGY AND SYSTEMS TRANSFORMATION

The increasing complexity of port operations requires a parallel strengthening of technological capabilities.

The Corporation continues to advance systems integration, digital coordination, and cybersecurity resilience. Modern operations

## **President's Overview** (continued)

depend not only on physical infrastructure, but on the quality of data, planning systems, and real-time visibility.

Looking ahead, the Corporation is also exploring the application of advanced technologies, including AI-enabled systems, particularly in areas such as predictive maintenance and operational planning.

The objective is clear: to reduce downtime, improve efficiency, and support better decision-making through data-driven insights.

### **PEOPLE AND INSTITUTIONAL CAPABILITY**

At the core of the Corporation's performance is its people. During 2025, emphasis was placed on strengthening capability through targeted training and development. A key initiative was the introduction of simulator-based training for equipment operators, allowing for skills development in a controlled environment before live deployment.

This is particularly important in the context of workforce transition. As experienced personnel exit over time, the Corporation must ensure that new entrants are fully prepared to sustain operational standards.

Beyond technical skills, efforts were also made to strengthen cross-functional capability and organisational flexibility. Equally important is the culture within which the Corporation operates. A strong sense of ownership, supported by constructive engagement between employees, unions, and management, continues to underpin performance and operational continuity.

### **STRATEGIC POSITION AND FORWARD OUTLOOK**

The Corporation remains one of the better-performing ports in the Caribbean region, a position that reflects sustained customer confidence and operational reliability.

At the same time, the Board and Management recognise that current performance is built on the efforts of present and previous generations of leadership, the union and staff. The responsibility now is to build on that foundation—strengthening what exists, addressing structural constraints, and preparing for the next phase of growth.

Looking ahead to 2026, priorities will focus on:

- advancing infrastructure and equipment modernisation
- strengthening operational efficiency and systems capability
- deepening workforce development
- reinforcing stakeholder relationships
- expansion of community outreach activities
- integration of Environmental, Social and Governance (ESG) principles into its operations, governance structures and stakeholder engagement

Performance will continue to be measured not only by financial outcomes but also by the strength of engagement among employees, customers, and partners.

## POSITIONED WITH PURPOSE AND POTENTIAL

### THE NEXT PHASE

The Corporation is now entering its next phase of development—one defined by scaling performance, strengthening resilience, and continuing sustainable growth.

This is not a period of reinvention but rather one of disciplined progression.

The foundations are in place. The direction is clear. The focus now is on execution.

While there remains work to be done, the Corporation is well-positioned—operationally,

financially, and institutionally—to meet and exceed the demands of the period ahead.

With a strengthened platform, a committed workforce, and a clear strategic focus from our Board, PLIPDECO is positioned with purpose and potential.

*Deoraj Mahase*

**Deoraj Mahase**  
**President (Ag.)**

# Report of the Directors

Your Directors have pleasure in presenting their Report and the Audited Financial Statements for the financial year ended December 31<sup>st</sup>, 2025.

## FINANCIAL HIGHLIGHTS (\$'000)

## GROUP

	December 31, 2025	December 31, 2024
Turnover	440,045	393,423
Profit before Taxation (excluding Fair Value Gains)	69,191	61,040
Taxation	22,306	20,881
Profit after Taxation (excluding Fair Value Gains)	46,885	40,159
Dividend	15,850	3,963
Retained Earnings	2,810,912	2,718,050
Earnings Per Share	2.42	4.90

### Dividends

The Directors declared a final dividend of 41 cents per share for the financial year. The dividend will be paid on June 1<sup>st</sup> 2026 to shareholders whose names appear on the Register of members of the Corporation at the Record Date of May 12<sup>th</sup> 2026.

### Auditors

The Auditors, PricewaterhouseCoopers, retire and being eligible offer themselves for re-appointment.

### Directors', Senior Officers' and connected Persons' Interests

Set out below are the Directors, Senior Officers and their connected persons with interests in the shares of Point Lisas Industrial Port Development Corporation Limited.

## POSITIONED WITH PURPOSE AND POTENTIAL

Directors and Senior Officers	Shareholdings	Connected Persons Shareholdings
Mr. Ramnarine Persad	Nil	Nil
Mr. Sieunarine Babwah	Nil	Nil
Ms. Karunaa Bisram Singh	Nil	Nil
Mr. Trevor Joseph	Nil	Nil
Ms. Vanessa Kussie	Nil	Nil
Mr. Mulchan Lewis	Nil	Nil
Mr. Ramchand Rajbal Maraj	Nil	Nil
Ms. Sadia Mohammed	Nil	Nil
Ms. Marsha Padia	Nil	Nil
Mr. Rondell Parsotan	Nil	Nil
Mr. Jonathan Poliah	Nil	Nil
Ms. Indy Samaroo	Nil	Nil
Mr. Jeffery Sookram	Nil	Nil
Dr. Curtis Dennie	Nil	Nil
Mr. Deoraj Mahase	Nil	Nil
Mr. Clint Duncan	Nil	Nil
Ms. Deera Goorahoo-Ramdeo	Nil	Nil
Ms. Kelly Jackson-Baynes	Nil	Nil

## HOLDERS OF THE TEN (10) LARGEST BLOCKS OF SHARES

Issued Share Capital: **39,625,684**

Name	Balance	Percentage
The Minister of Finance	20,210,297	51.00
Masa Investments Limited	3,033,480	7.66
Chan Ramlal Limited	2,644,896	6.67
Maritime Life (Caribbean) Limited	1,645,440	4.15
TATIL Life Assurance Limited	1,125,076	2.84
Bourse Nominee Account CO 0114	1,004,159	2.53
Atlantic Investments Company Limited	1,000,000	2.52
Olympic Manufacturing Limited	500,000	1.26
George Aboud & Sons Limited	483,974	1.22
Riyad Khan & Renita Sumadh	462,294	1.49

BY ORDER OF THE BOARD

*Kelly Jackson-Baynes*

Corporate Secretary  
April 24<sup>th</sup> 2026

# Corporate Governance Report

The Board of Directors and Executive Leadership of the Point Lisas Industrial Port Development Corporation Limited (“PLIPDECO” or “the Corporation”) affirm their unwavering commitment to the highest standards of corporate governance as a cornerstone of the Corporation’s long-term sustainability, accountability, and performance. Corporate governance is not merely a guiding principle, but an embedded practice that informs decision-making, strengthens oversight, and ensures transparency across all levels of the organisation. Through disciplined governance structures, internal controls, and a culture of integrity, the Corporation continues to uphold the trust of its stakeholders while driving responsible and sustainable value creation.

During the reporting period, the Corporation continued to strengthen and actively embed its governance practices in alignment with the principles of the Trinidad and Tobago Corporate Governance Code 2024, which promotes effective governing bodies, robust oversight and accountability mechanisms, meaningful stakeholder engagement, and ethical, sustainable value creation.

The Board remains steadfast in its commitment to maintaining a governance framework that underpins responsible stewardship, rigorous risk oversight, and sound strategic leadership, thereby positioning the Corporation for continued resilience, growth, and long-term sustainability.

## GOVERNING BODY EFFECTIVENESS

### Board Structure and Composition

The Board of Directors provides strategic oversight and leadership to the Corporation and is comprised of individuals with a diverse range of professional expertise spanning finance, governance, business management, public administration, and industry operations. This breadth of experience reflects the complex and dynamic environment in which the Corporation operates and supports informed, balanced decision-making at the highest level.

The diversity of skills, experience, and perspectives within the Board strengthens its ability to exercise independent judgement, provide constructive challenge to Management, and ensure that decisions are made in the best interests of the Corporation and its stakeholders. This collective capability enhances the Board’s effectiveness in guiding the Corporation’s long-term strategic direction while maintaining a clear focus on performance, accountability, and sustainability.

In keeping with the Corporation’s role within the national industrial and port development landscape, the Board remains committed to upholding sound corporate governance practices. Through disciplined oversight and robust governance structures, the Board ensures alignment between strategy, risk management, and operational execution, thereby reinforcing the Corporation’s commitment to transparency, integrity, and sustainable value creation.

## POSITIONED WITH PURPOSE AND POTENTIAL

The Chairman provides leadership to the Board and ensures its effectiveness in discharging its governance responsibilities. In this role, the Chairman presides over meetings, facilitates informed and balanced discussions, and fosters a culture of openness, accountability, and constructive challenge among directors. Acting as the principal liaison between the Board and Executive Management, the Chairman ensures that governance remains a central focus and that the Board is supported by timely and relevant information to enable sound decision-making.

The President, as Chief Executive Officer, is responsible for the execution of the Corporation's strategy and the implementation of policies approved by the Board. Reporting directly to the Board, the President oversees the day-to-day management of the Corporation's operations and resources, monitors performance, and ensures compliance with all applicable regulatory and governance requirements. Through ongoing engagement with the Board, the President ensures that strategic objectives are effectively translated into operational outcomes.

Supporting both the Board and Management, the Corporate Secretary plays a central role in maintaining the integrity of the Corporation's governance framework. The Corporate Secretary advises on governance best practices, facilitates effective communication between the Board, Management, and shareholders, and ensures the efficient coordination of Board and Committee processes. The role also includes maintaining official corporate records and ensuring compliance with statutory

and regulatory filing obligations, thereby reinforcing transparency, accountability, and sound corporate governance across the organisation.

### Board Meetings

The Board meets regularly to review strategic, operational, and financial matters affecting the Corporation. Ordinary Board Meetings are convened on a monthly basis, with Special or Extraordinary Meetings held as required to address urgent matters or emerging strategic issues.

To support effective deliberation, Board materials are circulated in advance of meetings, allowing Directors sufficient time to review and consider matters for discussion. This approach facilitates informed decision-making and promotes meaningful participation, consistent with the principles of sound corporate governance.

### Board Committees

The Board is supported by a number of Committees established to assist in the effective discharge of its responsibilities and to provide focused oversight in key areas of governance. Each Committee operates under an approved Charter outlining its responsibilities and reporting obligations.

These Committees consider matters in detail and provide reports and recommendations to the Board for consideration and approval at its regular meetings, ensuring that the Board remains fully apprised of their activities and deliberations. A summary of the Committees and their respective functions is presented in the table on the next page.

## Corporate Governance Report (continued)

### Board Committees

COMMITTEE	KEY RESPONSIBILITIES	MEMBERS
<b>Audit Committee</b>	Provides independent oversight of financial reporting, internal controls and audit functions. Reviews financial statements, monitors internal audit findings and liaises with External Auditors.	Jeffery Sookram (Chairman) Karunaa Bisram Singh Mulchan Lewis
<b>Finance and Investment Committee</b>	Oversees financial management, capital investment decisions and financial performance monitoring. Reviews major investment proposals and financial strategy.	Trevor Joseph (Chairman) Rondell Parsotan Indy Samaroo
<b>Safety &amp; Security Committee</b>	Oversight of port security, operational safety and compliance with applicable security standards governing port operations.	Sieunarine Babwah (Chairman) Vanessa Kussie Jonathan Poliah
<b>Human Resource Committee</b>	Oversight of human resource strategy, executive management performance, succession planning and organisational development.	Marsha Padia (Chairman) Sadia Mohammed Ramchand Rajbal Maraj

## POSITIONED WITH PURPOSE AND POTENTIAL

### INTERNAL AND EXTERNAL AUDIT OVERSIGHT

#### External Auditors

The External Auditors, PricewaterhouseCoopers, are appointed annually by shareholders at the Annual General Meeting upon the recommendation of the Board.

The External Auditors conduct an independent examination of the Corporation's financial statements to ensure that they present a true and fair view of the Corporation's financial position and are prepared in accordance with applicable International Financial Reporting Standards. The External Auditors have confirmed their independence and continue to discharge their duties in accordance with the relevant professional and ethical standards.

The External Auditors maintain direct access to the Chairman of the Audit Committee and may be invited to attend Committee meetings, where necessary, to provide clarification and support the Board's oversight of financial reporting.

#### Internal Audit

The Internal Audit Department provides independent assurance on the adequacy and effectiveness of the Corporation's internal control systems, risk management processes, and governance practices. The Chief Internal Auditor reports functionally to the Board of Directors through the Audit Committee and administratively to the President, thereby preserving the independence and objectivity of the internal audit function.

The Department operates in accordance with the Global Internal Audit Standards issued by the Institute of Internal Auditors (IIA) and is guided by an approved Internal Audit Charter. The Charter establishes the authority, scope, and responsibilities of

the Internal Audit function and defines its role within the Corporation's governance framework.

Through the application of a risk-based audit approach, the Internal Audit Department evaluates key operational, financial, and compliance areas, and provides assurance and recommendations to strengthen internal controls, enhance risk management, and promote accountability across the organisation.

#### Executive Compensation

Directors' remuneration is determined in accordance with the State Enterprise Performance Monitoring Manual (SEPM) applicable to State Enterprises.

Executive compensation structures are designed to ensure fairness, accountability and alignment with the Corporation's strategic objectives.

The Human Resource Committee provides oversight and recommendations on executive remuneration, succession planning and performance evaluation.

#### Stakeholders and Disclosure

The Corporation recognises the importance of maintaining transparent and constructive relationships with its stakeholders, including shareholders, employees, customers, regulators, suppliers and the wider community.

#### Shareholder Engagement and Initiatives

Shareholders exercise their governance rights primarily through participation in the Annual General Meeting ("AGM") and any Special Meetings of Shareholders, which remain central mechanisms for promoting accountability, transparency, and effective engagement. At the AGM, the Board presents the Annual Report and audited financial statements, providing shareholders with a comprehensive over-

## **Corporate Governance Report** (continued)

view of the Corporation's performance and activities. Shareholders are afforded the opportunity to engage directly with Directors and Management, raise questions, and participate in discussions on matters affecting the Corporation, while also exercising their voting rights on key matters, including the election of directors, the appointment of external auditors, and the approval of the financial statements.

Beyond these formal engagements, the Corporation maintains continuous and proactive communication with its stakeholders through its website and other digital platforms, ensuring the timely and accessible dissemination of information. The Corporation also actively seeks feedback through customer surveys, periodic stakeholder engagement meetings, and employee surveys, all of which inform decision-making and support continuous improvement.

During the reporting period, the Corporation further strengthened its stakeholder engagement through a range of targeted initiatives, customer consultations with shipping lines, agents, importers and exporters, participation in industry forums and government committees, and educational outreach through career fairs and port tours. The Corporation also continued to advance its corporate social responsibility initiatives within the community. Collectively, these efforts reinforce transparency, strengthen stakeholder relationships, and enhance the Corporation's reputation as a responsible and engaged corporate citizen.

### **Regulatory Compliance and Disclosure**

As a publicly listed company, the Corporation adheres to the reporting requirements of the Trinidad and Tobago Securities and Exchange Commission, the Trinidad and Tobago Stock Exchange, and the Trinidad and Tobago Central Depository. Material developments affecting the Corporation are disclosed in accordance with applicable regulatory requirements to ensure transparency and timely communication with the market.

In keeping with these obligations, the Corporation publishes its quarterly unaudited financial statements and audited annual financial statements in the national press and makes them available on its website, thereby ensuring accessibility of information to shareholders and the wider public.

### **CORPORATE SUSTAINABILITY, ETHICS AND ENDURING VALUE CREATION**

#### **Business Continuity and Risk Management**

The Corporation maintains structured risk management practices designed to support operational resilience and the continuity of critical port and industrial estate services. These practices are informed by recognised industry standards and are integrated into the Corporation's operational and decision-making processes to ensure the effective identification, assessment, and management of key risks. Emergency response procedures, security protocols, and crisis management systems are regularly reviewed and tested to maintain a high-level of preparedness and responsiveness in the event of operational disruptions.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Ethical Standards

The Corporation maintains a strong ethical culture guided by its core values of:

- Integrity
- Innovation
- Equity
- Service Excellence
- Health, Safety and Environment

The Corporation's Code of Conduct and Ethics establishes clear standards for ethical behaviour across the organisation, including:

- Management of conflicts of interest
- Compliance with applicable laws and regulations
- Ethical decision-making in business activities
- Accurate and transparent financial reporting
- Reporting of unethical conduct

These standards reinforce the Corporation's commitment to ethical leadership and responsible corporate conduct.

### Conclusion

The Board of Directors remains steadfast in its commitment to the highest standards of corporate governance, recognising its critical role in driving long-term value and organisational resilience. The Corporation will continue to strengthen its governance framework through disciplined oversight, continuous improvement, and meaningful stakeholder engagement.

In navigating an increasingly dynamic and complex operating environment, the Board is focused on ensuring that governance practices remain responsive, effective, and aligned with international best practices. Through this sustained commitment, the Corporation is well-positioned to deliver sustainable growth, uphold accountability, and create enduring value for its stakeholders in Trinidad and Tobago.

# Community and Partners

## Youth Engagement

PLIPDECO participated in several Career Day initiatives throughout the year, en-gaging with students at the primary and secondary school levels to share insights into our industry and career opportunities. Through interactive presentations and discussions, the skills and competencies required for various roles were highlighted. This initiative reflects our continued commitment to youth development and community engagement.



Couva South Government Primary School Career Day



Naparima College Career Day

## Staff Engagement Employee Health and Wellness Fair

The Corporation hosted a Health Fair for employees, providing access to a range of wellness services including screenings, vaccinations and health consultations. The initiative promoted awareness of preventative care and encouraged staff to take a proactive approach to their physical and mental well-being. This effort underscores our ongoing commitment to fostering a healthy, safe and supportive work-force.



## Mental Health Day

In observance of Mental Health Day, the Corporation continued to prioritise mental health awareness by promoting open dialogue and providing employees with access to supportive resources. Through a series of engagement initiatives, stress management, work-life balance and personal well-being activities were encouraged. This commitment reinforces the Corporation's dedication to creating a supportive workplace culture.



## POSITIONED WITH PURPOSE AND POTENTIAL

### Environmental Partnerships

PLIPDECO partnered with The Energy Chamber of Trinidad and Tobago for their Coastal Clean-up Exercise. This annual initiative is a key part of global efforts to protect marine environments and reduce the impact of ocean pollution. As the owner and operator of the Port of Point Lisas and landlord of the Point Lisas Industrial Estate, PLIPDECO recognises the vital connection between healthy coastlines, resilient supply chains, and sustainable industrial growth. Participation in initiatives such as the International Coastal Clean-up underscores our ongoing commitment to environmental responsibility and community partnership.



### Humanitarian Aid to Jamaica and Haiti PLIPDECO facilitates Joint Humanitarian Initiatives with GORTT

The Corporation played a supporting role in facilitating national relief efforts through the handling and coordination of essential supplies destined for Jamaica and Haiti in response to the devastation caused by Hurricane Melissa.



# Balancing Operations with Biodiversity



## POSITIONED WITH PURPOSE AND POTENTIAL



The mangrove ecosystem north of the PLIPDECO Port represents a critical intersection of industrial resilience and environmental stewardship.

Spanning approximately 180 hectares north, this area functions as “green infrastructure,” providing essential shoreline stabilisation and protecting high-value assets, including the Port, Methanol III, and PowerGen plants, against storm surges and coastal erosion.

Composed of Red, Black, and White Mangroves, this wetland is a high-capacity “blue carbon” sink that mitigates the industrial carbon footprint while naturally filtering runoff. While other regional wetlands have faced significant “die-back,” this sector remains a resilient stronghold for biodiversity.

The area is a sanctuary for the Scarlet Ibis (*Eudocimus ruber*) the national bird of Trinidad and Tobago. As a Designated Sensitive Species, the Ibis is legally protected, mandating the preservation of their mudflats and roosting sites. The Ibis relies on the intricate root systems for roosting and the mudflats to forage for the specialised crustaceans that provide the diet for their iconic red plumage. Additionally, the quiet mangrove canopy offers a vital nesting habitat where juveniles are protected from predators. These roots also function as a critical marine nursery for juvenile fish and shrimp while also supporting a complex food web that includes Snowy Egrets, Spectacled Caimans, and Capybaras seen in the Couva River basin.

For PLIPDECO, preserving this fringe is a strategic necessity. It aligns industrial operations with national environmental commitments, securing a sustainable balance between the Point Lisas Industrial Estate and Trinidad’s natural heritage. Ensuring its health is essential for long-term coastal security and the future of the estate.

POSITIONED WITH PURPOSE AND POTENTIAL

# At a Glance

## REVENUE

2025 TURNOVER (REVENUE) EXPRESSED IN TT\$'000)

TT\$440,045  12%

2024 TT\$393,423

## OPERATING PROFIT AFTER FINANCE COST EXCLUDING FAIR VALUE GAINS

2025 (EXPRESSED IN TT\$'000)

TT\$69,191  13%

2024 TT\$61,040

## CORE EPS

2025 (CORE EPS EXCLUDES FAIR VALUE GAINS)

TT\$1.18  17%

2024 TT\$1.01

## SHARE PRICE

2025 AS AT DECEMBER 31, 2025

TT\$4.60  40%

2024 TT\$3.28 (AS AT DECEMBER 31, 2024)

## FINANCE COST

2025 FINANCE COST (EXPRESSED IN TT\$'000)

TT\$1,356  -68%

2024 TT\$4,206

POSITIONED WITH PURPOSE AND POTENTIAL

# Financial Statements

# Point Lisas Industrial Port Development Corporation Limited

## Statement of Management's Responsibilities

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Management is responsible for the following:

- Preparing and fairly presenting the accompanying parent financial statements of Point Lisas Industrial Port Development Corporation Limited (the Parent) and the consolidated financial statements of the Parent and its subsidiary (together 'the Group') which comprise the parent and consolidated statement of financial position as at 31 December 2025 and the parent and consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes comprising material accounting policy information and other explanatory information;
- Ensuring that the Group keeps proper accounting records;
- Selecting appropriate accounting policies and applying them in a consistent manner;
- Implementing, monitoring and evaluating the system of internal control that assures security of the Group's assets, detection/prevention of fraud, and the achievement of Group operational efficiencies;
- Ensuring that the system of internal control operated effectively during the reporting period;
- Producing reliable financial reporting that comply with laws and regulations, including the Companies Act; and
- Using reasonable and prudent judgment in the determination of estimates.

In preparing these audited parent and consolidated financial statements, management utilised IFRS Accounting Standards, as issued by the International Accounting Standards Board and adopted by the Institute of Chartered Accountants of Trinidad and Tobago. Where IFRS Accounting Standards presented alternative accounting treatments, management chose those considered most appropriate in the circumstances.

Nothing has come to the attention of management to indicate that the Group will not remain a going concern for the next twelve months from the reporting date; or up to the date the accompanying parent and consolidated financial statements have been authorised for issue, if later.

Management affirms that it has carried out its responsibilities as outlined above.

  
\_\_\_\_\_  
President Ag.  
27 March 2026

  
\_\_\_\_\_  
Vice President - Business Services Ag.  
27 March 2026



# Independent auditor's report

To the Shareholders of Point Lisas Industrial Port Development Corporation Limited

## Report on the audit of the parent and consolidated financial statements

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### Our opinion

In our opinion, the parent financial statements and the consolidated financial statements present fairly, in all material respects, the financial position of Point Lisas Industrial Port Development Corporation Limited (the Parent) and the consolidated financial position of the Parent and its subsidiary (together 'the Group') as at 31 December 2025, and their parent and consolidated financial performance and their parent and consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards.

### What we have audited

Point Lisas Industrial Port Development Corporation Limited's parent and consolidated financial statements comprise:

- the parent and consolidated statement of financial position as at 31 December 2025;
- the parent and consolidated statement of profit or loss and other comprehensive income for the year then ended;
- the parent and consolidated statement of changes in equity for the year then ended;
- the parent and consolidated statement of cash flows for the year then ended; and
- the notes to the parent and consolidated financial statements, comprising material accounting policy information and other explanatory information.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the parent and consolidated 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.

## 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) as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the IESBA Code.

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## Our audit approach

### Overview

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Overall materiality: TT\$26 million (Parent and Group) which represents approximately 0.8% of net assets.

- The consolidated group consists of the Parent and one fully owned subsidiary (Point Lisas Terminals Limited), both of which are registered in Trinidad and Tobago.
  - We performed a full scope audit of the Parent and determined that the subsidiary was financially inconsequential to the Group.
  - Valuation of investment properties (Parent & Group)
  - Impairment assessment of non-financial assets – berths and piers (Parent & Group)
-

## POSITIONED WITH PURPOSE AND POTENTIAL

### **Audit scope**

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the parent and consolidated 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.

A full scope audit was performed on the Parent as it was deemed significant due to size. We determined that the subsidiary was inconsequential based on the limited transactional activity and limited balances.

Our 2025 audit was planned and executed having regard to the fact that the operations of the Group were largely unchanged from the prior year. In light of this, the areas of audit focus continued to be the fair value movements on investment properties and the impairment assessment of the Parent and Group's non-financial assets due to a shortfall in the market capitalisation compared to the carrying amount of net assets in the parent and consolidated financial statements.

### **Materiality**

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the parent and consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the parent and consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the parent and consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate, on the parent and consolidated financial statements as a whole.

## POSITIONED WITH PURPOSE AND POTENTIAL

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<b>Overall materiality</b>	TT\$26 million (Parent and Group)
<b>How we determined it</b>	Approximately 0.8% of net assets
<b>Rationale for the materiality benchmark applied</b>	We chose net assets as the benchmark because, in our view, it is the most relevant benchmark against which the performance of the Parent and Group is commonly measured by users, and is a generally accepted benchmark. We chose 0.8% which is within a range of acceptable benchmark thresholds.

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We agreed with the Audit Committee that we would report to them misstatements identified during our audit above TT\$1,300,000, as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

### **Key audit matters**

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the parent and consolidated financial statements of the current period. These matters were addressed in the context of our audit of the parent and consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Key audit matter

### How our audit addressed the key audit matter

#### Valuation of investment properties (Parent & Group)

Refer to note 6 to the parent and consolidated financial statements for disclosures of related accounting policies and balances.

Investment properties, carried at fair value, amounted to TT\$2,489 million as at 31 December 2025 for the Parent and Group, which represented 69% of their total assets. Included in the parent and consolidated statement of profit or loss and other comprehensive income is TT\$49 million of fair value gains arising from the revaluation of these properties.

The investment properties, principally comprising freehold and leasehold land, represent a significant portion of the asset base of the Parent and Group. Management uses an external valuation expert to value these assets annually at fair value using valuation models, which include unobservable inputs. The valuation is based upon the Income Approach for leased properties and the Market Approach for land.

The most significant inputs into these valuation models are future rental cash inflows based on the actual location and quality of the properties, supported by the market prices of land, as well as the terms of any existing leases which incorporate extension assumptions and are then discounted to present value.

The principal areas which require management judgement relate to the lease extension clauses, which allow for renewal for an additional 30 years, and the discount rates applied to future cash flows.

The critical data inputs into the calculation are data from the lease contracts, including land size, rental rates, currency of agreement and lease tenure.

The existence of significant estimation uncertainty as it pertains to the lease renewal, coupled with the material value of the properties, resulted in this being considered a key audit matter.

Our approach to addressing the matter, included the following procedures amongst others:

- Updated our understanding of management's approach to performing the fair value assessment, including the process by which management's key assumptions and methodologies were developed and assessed their appropriateness.
- Assessed the independence and competence of management's valuation expert.
- Assessed the likelihood of the continued occupation and extension of the leases using available market data.
- Evaluated management's expert's assumptions, focusing on the tenants' ability and intent to continue their operations at the leased properties, taking into account publicly available data impacting this assumption and the property's commercial attributes. Inspected, on a sample basis, historical trends of renewals of tenant leases.
- Tested a sample of tenants to determine whether their rental payments were timely and whether there were any indicators that would make it unlikely that they would be able to continue with timely payments.
- Evaluated management's discount rates by reference to local statutory policy and to the yield of a Government of Trinidad and Tobago bond for a similar tenor.
- Tested, on a sample basis, the accuracy of the data inputs into the valuation model by verifying the size of property, rental rates, currency of agreement and rent expiry dates against signed contractual lease agreements and related addendums as applicable.
- Tested the mathematical accuracy of the calculations used within the model.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Key audit matter

### How our audit addressed the key audit matter

#### Impairment assessment of non-financial assets – berths and piers (Parent & Group)

Refer to notes 3 and 5 to the parent and consolidated financial statements for disclosures of related accounting policies and balances.

At the reporting date, the Parent and Group's market capitalisation was significantly less than the carrying amount of their net assets and, as per the Parent and Group's accounting policy, this is an indicator of potential impairment. As such, an impairment assessment was performed by management.

Management determined that the port and estate operations are integrally linked and comprise a single cash generating unit. As some of the assets are already carried at fair value, the main focus of management's impairment assessment was on those assets which are not carried at fair value. In assessing potential impairment, management performed procedures to determine the recoverable amount of certain of those assets. The applicable assets related primarily to TT\$196 million of berths and piers, included in property, plant and equipment on the parent and consolidated statement of financial position.

Due to the specialised nature of the berths and piers, management engaged external independent valuers in 2023 who used the depreciated replacement cost (DRC) approach to determine fair value less cost of disposal for impairment purposes. Management, using internal expertise, updated the assessment of the recoverable amount of the berths and piers as at 31 December 2025, utilising the 2023 DRC assessment as a base, and evaluated whether the inputs and assumptions remained appropriate as at the end of the reporting period.

The DRC approach involves estimation of the replacement cost new (RCN) defined as the current cost of a similar new asset having the nearest equivalent utility as the asset being appraised, as well as deductions for obsolescence.

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

- Evaluated the method used by management to perform the impairment assessment. This included updating our understanding of the process by which management's key assumptions and methodologies were developed and assessing their appropriateness.
- Assessed the competence of management's external and internal experts involved in the process.
- Tested, on a sample basis, data used in the 2023 external independent valuation as well as the key assumptions relating to indirect costs and the rates for finance cost and entrepreneurial profit, by reference to relevant source or industry data and supporting documents.
- Evaluated management's updated assessment of the recoverable amount of the berths and piers as at 31 December 2025, developed an independent expectation range of the DRC and compared it to management's estimate for 2025.
- Tested the mathematical accuracy of the calculations used within the model.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Key audit matter

### How our audit addressed the key audit matter

Significant assumptions utilised include:

- Indirect costs including engineering, architect, and other professional fees;
- Construction finance; and
- Entrepreneurial profit.

Based on the magnitude and the high degree of estimation uncertainty in assessing the fair value less cost of disposal of the assets assessed for impairment, this was considered a key audit matter.

## **Other information**

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

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

In connection with our audit of the parent and consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the parent and consolidated 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 parent and consolidated financial statements**

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

In preparing the parent and consolidated financial statements, management is responsible for assessing the Parent and Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Parent or Group or to cease operations, or has no realistic alternative but to do so.

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

## **Auditor's responsibilities for the audit of the parent and consolidated financial statements**

Our objectives are to obtain reasonable assurance about whether the parent and consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these parent and consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the parent and consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Parent and Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Parent and Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the parent and consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Parent or Group to cease to continue as a going concern.

## POSITIONED WITH PURPOSE AND POTENTIAL

- Evaluate the overall presentation, structure and content of the parent and consolidated financial statements, including the disclosures, and whether the parent and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes 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 parent and consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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

*PricewaterhouseCoopers*

San Fernando  
Trinidad, West Indies  
27 March 2026

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Parent and Consolidated Statement of Financial Position

(Expressed in Thousands of Trinidad and Tobago Dollars)

Parent As at 31 December			Group As at 31 December		
2024	2025		2025	2024	
\$	\$	Notes	\$	\$	
<b>Assets</b>					
<i>Non-current assets</i>					
750,860	790,220	Property, plant and equipment	5	790,220	750,860
2,439,690	2,488,745	Investment properties	6	2,488,745	2,439,690
14,844	10,297	Deferred income tax assets	8c.	10,297	14,844
--	9,859	Financial asset at amortised cost	7c.	9,859	--
835	892	Right of use asset	24	892	835
--	824	Retirement benefit asset	18a.	824	--
320	320	Investment in subsidiary	1a.	--	--
1,133	927	Financial assets at fair value through other comprehensive income	7b.	927	1,133
<u>3,207,682</u>	<u>3,302,084</u>			<u>3,301,764</u>	<u>3,207,362</u>
<i>Current assets</i>					
26,730	24,735	Inventory	9	24,735	26,730
60,329	60,686	Trade and other receivables	10	61,622	61,276
--	164	Financial asset at amortised cost	7c.	164	--
--	--	Taxation recoverable		739	739
184,394	213,716	Cash at bank and on hand	11	213,914	184,942
<u>271,453</u>	<u>299,301</u>			<u>301,174</u>	<u>273,687</u>
<u>3,479,135</u>	<u>3,601,385</u>	<b>Total assets</b>		<u>3,602,938</u>	<u>3,481,049</u>
<b>Equity and liabilities</b>					
<i>Equity attributable to owners of the parent</i>					
139,968	139,968	Stated capital	12	139,968	139,968
(32)	(32)	Treasury shares	14	(32)	(32)
272,565	303,959	Revaluation reserves	15b.	303,959	272,565
195	(11)	Investment revaluation reserve	15c.	(11)	195
<u>2,715,245</u>	<u>2,808,038</u>	Retained earnings		<u>2,810,912</u>	<u>2,718,050</u>
<u>3,127,941</u>	<u>3,251,922</u>			<u>3,254,796</u>	<u>3,130,746</u>
<i>Non-current liabilities</i>					
9,359	--	Retirement benefit obligation	18a.	--	9,359
38,216	37,719	Casual employee retirement benefit	18b.	37,719	38,216
37,254	25,846	Long and medium-term borrowings	16	25,846	37,254
102,964	113,001	Deferred income tax liabilities	8c.	113,001	102,964
52,167	51,205	Deferred lease rental income	25	51,205	52,167
<u>239,960</u>	<u>227,771</u>			<u>227,771</u>	<u>239,960</u>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

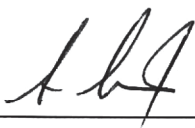
#### Parent and Consolidated Statement of Financial Position (continued)

(Expressed in Thousands of Trinidad and Tobago Dollars)

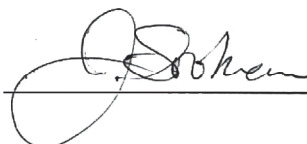
Parent As at 31 December				Group As at 31 December	
2024	2025		Notes	2025	2024
\$	\$			\$	\$
		<i>Current liabilities</i>			
11,147	10,347	Long and medium-term borrowings	16	10,347	11,147
932	892	Lease Liabilities	24	892	932
5,229	5,236	Deferred lease rental income	25	5,236	5,229
81,640	92,164	Trade and other payables	20	90,826	80,730
12,286	13,053	Current income tax liabilities		13,070	12,305
<u>111,234</u>	<u>121,692</u>			<u>120,371</u>	<u>110,343</u>
351,194	349,463	<b>Total liabilities</b>		348,142	350,303
<u>3,479,135</u>	<u>3,601,385</u>	<b>Total equity and liabilities</b>		<u>3,602,938</u>	<u>3,481,049</u>

The notes on pages 00 to 00 are an integral part of these parent and consolidated financial statements.

On 27 March 2026, the Board of Directors of Point Lisas Industrial Port Development Corporation Limited authorised these parent and consolidated financial statements for issue.



Director



Director

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Parent and Consolidated Statement of Profit or Loss and Other Comprehensive Income

(Expressed in Thousands of Trinidad and Tobago Dollars)

Parent Year ended 31 December			Group Year ended 31 December	
2024	2025		2025	2024
\$	\$	Notes	\$	\$
393,423	440,045	Revenue	440,045	393,423
(136,471)	(148,237)	Cost of providing services	(146,847)	(135,162)
256,952	291,808	<b>Gross profit</b>	293,198	258,261
153,010	49,055	Unrealised fair value gains on investment properties	49,055	153,010
(110,604)	(138,123)	Administrative expenses	(138,889)	(111,270)
(83,761)	(86,467)	Other operating expenses	(86,467)	(83,761)
2,016	2,705	Other income	2,705	2,016
217,613	118,978	<b>Operating profit</b>	119,602	218,256
(4,206)	(1,356)	Finance costs	(1,356)	(4,206)
213,407	117,622	<b>Profit before taxation</b>	118,246	214,050
(20,333)	(21,751)	Taxation charge	(22,306)	(20,881)
193,074	95,871	<b>Profit for the year</b>	95,940	193,169
		<b>Other comprehensive income</b>		
		<b>Items that will not be reclassified to profit or loss</b>		
		Change in value of financial assets at fair value through other comprehensive income	(206)	(337)
(337)	(206)	Deferred tax on accelerated tax depreciation – property plant, and equipment revalued and site improvements	2,003	2,003
2,003	2,003	Gain on revaluation of land and buildings and own site improvements	48,668	--
--	48,668	Accelerated tax depreciation – Buildings revalued and site improvements	(14,601)	--
--	(14,601)	Remeasurements of:		
3,655	7,266	Retirement benefit obligation	7,266	3,655
2,412	830	Casual employee retirement benefit	830	2,412
7,733	43,960	<b>Other comprehensive income for the year, net of tax</b>	43,960	7,733
200,807	139,831	<b>Total comprehensive income for the year</b>	139,900	200,902
		<b>Earnings per share</b>		
490¢	242¢	<b>Basic earnings per share</b>	242¢	490¢
487¢	242¢	<b>Diluted earnings per share</b>	242¢	488¢

The notes on pages 51 to 107 are an integral part of these parent and consolidated financial statements.

**Point Lisas Industrial Port Development Corporation Limited**

**Parent and Consolidated Statement of Changes in Equity**  
(Expressed in Thousands of Trinidad and Tobago Dollars)

Parent	Notes	Stated capital \$	Revaluation reserves \$	Investment revaluation reserves \$	Treasury shares \$	Retained earnings \$	Shareholders' equity \$
<b>Year ended 31 December 2025</b>							
<b>Balance as at 1 January 2025</b>		139,968	272,565	195	(32)	2,715,245	3,127,941
Profit for the year		--	--	--	--	95,871	95,871
Other comprehensive income		--	--	--	--	--	--
- Transfer of revaluation reserve to retained earnings	15	--	(4,676)	--	--	4,676	--
- Gains on revaluation of land, buildings own site improvements	5	--	48,668	--	--	--	48,668
- Change in value of financial assets at fair value through other comprehensive income	7b.	--	--	(206)	--	--	(206)
- Remeasurements of retirement benefit obligation	18a.	--	--	--	--	7,266	7,266
- Remeasurements of casual employee retirement benefit	18b.	--	--	--	--	830	830
- Deferred tax on accelerated tax depreciation	8c.	--	(12,598)	--	--	--	(12,598)
<b>Total other comprehensive income</b>		--	31,394	(206)	--	12,772	43,960
<b>Total comprehensive income</b>		--	31,394	(206)	--	108,643	139,831
Transactions with owners							
- Dividends	12b.	--	--	--	--	(15,850)	(15,850)
<b>Balance as at 31 December 2025</b>		139,968	303,959	(11)	(32)	2,808,038	3,251,922
<b>Year ended 31 December 2024</b>							
<b>Balance as at 1 January 2024</b>		139,968	275,238	532	(32)	2,515,391	2,931,097
Profit for the year		--	--	--	--	193,074	193,074
Other comprehensive income		--	--	--	--	--	--
- Transfer of revaluation reserve to retained earnings	15	--	(4,676)	--	--	4,676	--
- Change in value of financial assets at fair value through other comprehensive income	7 b.	--	--	(337)	--	--	(337)
- Remeasurements of retirement benefit obligation	18 a.	--	--	--	--	3,655	3,655
- Remeasurements of casual employee retirement benefit	18 b.	--	--	--	--	2,412	2,412
- Deferred tax on accelerated tax depreciation	8 c.	--	2,003	--	--	--	2,003
<b>Total other comprehensive income</b>		--	(2,673)	(337)	--	10,743	7,733
<b>Total comprehensive income</b>		--	(2,673)	(337)	--	203,817	200,807
Transactions with owners							
- Dividends	12b.	--	--	--	--	(3,963)	(3,963)
<b>Balance as at 31 December 2024</b>		139,968	272,565	195	(32)	2,715,245	3,127,941

The notes on pages 51 to 107 are an integral part of these parent and consolidated financial statements.

**Point Lisas Industrial Port Development Corporation Limited**

**Parent and Consolidated Statement of Changes in Equity (continued)**

(Expressed in Thousands of Trinidad and Tobago Dollars)

Group	Notes	Stated capital \$	Revaluation reserves \$	Investment revaluation reserves \$	Treasury shares \$	Retained earnings \$	Shareholders' equity \$
<b>Year ended 31 December 2025</b>							
<b>Balance as at 1 January 2025</b>		139,968	272,565	195	(32)	2,718,050	3,130,746
Profit for the year		--	--	--	--	95,940	95,940
Other comprehensive income		--	--	--	--	4,676	--
- Transfer of revaluation reserve to retained earnings	15	--	(4,676)	--	--	--	--
- Gains on revaluation of land, buildings own site improvements	5	--	48,668	--	--	--	48,668
- Change in value of financial assets at fair value through other comprehensive income	7b.	--	--	(206)	--	--	(206)
- Remeasurements of retirement benefit obligation	18a.	--	--	--	--	7,266	7,266
- Remeasurements of casual employee retirement benefit	18b.	--	--	--	--	830	830
- Deferred tax on accelerated tax depreciation	8c.	--	(12,598)	--	--	--	(12,598)
<b>Total other comprehensive income</b>		--	31,394	(206)	--	12,772	43,960
<b>Total comprehensive income</b>		--	31,394	(206)	--	108,712	139,900
Transactions with owners		--	--	--	--	--	--
- Dividends	12b.	--	--	--	(32)	(15,850)	(15,850)
<b>Balance as at 31 December 2025</b>		139,968	303,959	(11)	(32)	2,810,912	3,254,796
<b>Year ended 31 December 2024</b>							
<b>Balance as at 1 January 2024</b>		139,968	275,238	532	(32)	2,518,101	2,933,807
Profit for the year		--	--	--	--	193,169	193,169
Other comprehensive income		--	--	--	--	4,676	--
- Transfer of revaluation reserve to retained earnings	15	--	(4,676)	--	--	--	--
- Change in value of financial assets at fair value through other comprehensive income	7b.	--	--	(337)	--	--	(337)
- Remeasurements of retirement benefit obligation	18a.	--	--	--	--	3,655	3,655
- Remeasurements of casual employee retirement benefit	18b.	--	--	--	--	2,412	2,412
- Deferred tax on accelerated tax depreciation	8c.	--	2,003	--	--	--	2,003
<b>Total other comprehensive income</b>		--	(2,673)	(337)	--	10,743	7,733
<b>Total comprehensive income</b>		--	(2,673)	(337)	--	203,912	200,902
Transactions with owners		--	--	--	--	--	--
- Dividends	12b.	--	--	--	(32)	(3,963)	(3,963)
<b>Balance as at 31 December 2024</b>		139,968	272,565	195	(32)	2,718,050	3,130,746

The notes on pages 51 to 107 are an integral part of these parent and consolidated financial statements.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Parent and Consolidated Statement of Cash Flows

(Expressed in Thousands of Trinidad and Tobago Dollars)

Parent Year ended 31 December			Group Year ended 31 December	
2024	2025		2025	2024
\$	\$	Notes	\$	\$
116,945	101,365	<b>Cash generated from operating activities</b>	101,569	119,080
(4,319)	(1,071)	Interest paid	(1,071)	(4,321)
112,626	100,294		100,498	114,759
(10,453)	(22,469)	Income tax paid	(23,023)	(11,001)
<u>102,173</u>	<u>77,825</u>	<b>Net cash generated from operating activities</b>	<u>77,475</u>	<u>103,758</u>
		<b>Cash flows from investing activities</b>		
(20,602)	(22,526)	Purchases of property, plant and equipment	(22,526)	(20,602)
1,568	2,177	Interest received	2,177	1,568
<u>(19,034)</u>	<u>(20,349)</u>	<b>Net cash used in investing activities</b>	<u>(20,349)</u>	<u>(19,034)</u>
		<b>Cash flows from financing activities</b>		
(37,677)	(12,209)	Repayment of long and medium-term borrowings	(12,209)	(37,677)
297	--	Proceeds from long and medium term borrowings	--	297
(3,963)	(15,850)	Dividends paid	(15,850)	(3,963)
<u>(41,343)</u>	<u>(28,059)</u>	<b>Net cash used in financing activities</b>	<u>(28,059)</u>	<u>(41,343)</u>
41,796	29,417	<b>Net increase in cash and cash equivalents</b>	29,067	43,381
142,271	184,394	<b>Cash and cash equivalents at beginning of year</b>	184,942	141,234
327	(95)	Effects of exchange rate changes on cash and cash equivalents	(95)	327
<u>184,394</u>	<u>213,716</u>	<b>Cash and cash equivalents at end of year</b>	<u>213,914</u>	<u>184,942</u>

The notes on pages 51 to 107 are an integral part of these parent and consolidated financial statements.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 1. Incorporation and principal activities

Point Lisas Industrial Port Development Corporation Limited (the Corporation) was incorporated on 16 September 1966 under the laws of the Republic of Trinidad and Tobago and has a primary listing on the Trinidad and Tobago Stock Exchange. Its registered office is located at PLIPDECO House, Orinoco Drive, Point Lisas Industrial Estate, Point Lisas, Couva, Trinidad, West Indies. The Corporation Sole (Government of the Republic of Trinidad and Tobago) is owner of 51% of the issued share capital.

Point Lisas Terminals Limited, a wholly owned subsidiary, was incorporated in the Republic of Trinidad and Tobago in 1981 and is solely involved in the supply of labour to the parent company for its cargo handling operations at the port.

Point Lisas Industrial Port Development Corporation Limited and its wholly owned subsidiary, Point Lisas Terminals Limited (together, the Group), are engaged in the following provision of services:

Leasing of industrial properties	Lease of land to tenants for 30 and 96 year or longer leases.
Industrial estate Management	Development and maintenance of onshore infrastructure, such as roads, lighting, drainage and including a Free Zone area, for the purpose of leasing.
Cargo handling	Provision of cargo handling services for import, export and transshipment vessels. The Port facilitates the receipt, storage and delivery of containerised, dry and liquid bulks, breakbulk and general cargo.
Marine	Coordination of all movement of vessels at the Port and neighbouring piers, inclusive of the berthing and unberthing operations as well as mooring and unmooring services.
Warehousing	Provision of less than container load warehousing services for both import and export trade and non-trade cargo. The less than container load warehousing service for export cargo facilitates intra-regional trade.
Security	Provision of security support to tenants on the Industrial Estate and Port users. Matters relating to the Port and Ship-to-Shore activities as it relates to the International Ship and Port Facility Security (ISPS) are handled by this unit.

##### a. Investment in subsidiary

The Group's subsidiary at 31 December 2025 consists of Point Lisas Terminals Limited which is 100% owned and is carried at a value of \$320 (320,002 shares of no par value) (2024: \$320 (320,002 shares of no par value)).

#### 2. Transactions with related parties

	2025 \$	2024 \$
<b>Parent/Group</b>		
Key management compensation - Post retirement benefits	<u>418</u>	<u>1,067</u>
Key management compensation - short term benefits	<u>5,272</u>	<u>4,242</u>
<b>Parent</b>		
Labour costs charged by Point Lisas Terminals Limited (See Note 1)	<u>94,005</u>	<u>88,568</u>
Balance due to Point Lisas Terminals Limited	<u>12,865</u>	<u>10,137</u>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 2 Transactions with related parties (continued)

##### a. Principles of consolidation

The consolidated financial statements include those of the parent company and its wholly owned subsidiary, Point Lisas Terminals Limited. All inter-company transactions, balances and unrealised gains/losses have been eliminated in the preparation of the Group's financial statements.

##### (i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary consists of the fair values of the assets transferred, the liabilities incurred to the former owners of the acquired business, equity interests issued by the Group, fair value of any asset or liability resulting from a contingent consideration arrangement and fair value of any pre-existing equity interest in the subsidiary.

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

Acquisition-related costs are expensed as incurred.

In the parent company financial statements, the investment in the subsidiary is shown at cost less impairment.

##### (ii) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in a separate reserve within equity attributable to owners of the Group.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

#### 3. Critical estimates, judgments and errors

The preparation of parent and consolidated financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgment in applying the Group's accounting policies.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 3. Critical estimates, judgments and errors (continued)

This note provides an overview of the areas that involve a higher degree of judgment or complexity, and of items which are more likely to be materially adjusted due to final outcomes deviating from estimates and assumptions made. Detailed information about each of these estimates and judgments is included in notes referred to below together with information about the basis of calculation for each affected line item in the parent and consolidated financial statements. In addition, this note also explains where there have been actual adjustments this year as a result of changes to previous estimates.

##### a. Significant estimates and judgments

The areas involving significant estimates or judgments are:

- Estimation of fair values of land and buildings and investment properties – Notes 5 and 6
- Estimation of retirement benefit pension obligation – Note 18 a.
- Estimation of casual employee retirement benefit – Note 18 b.
- Estimation of forward looking assumptions under IFRS 9 – Note 10.
- Estimates in the assessment of impairment of property, plant and equipment – Note 5.

Estimates and judgments are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

##### *Impairment assessment of non-financial assets of the Group*

Estimates are required in determining the recoverable amount of assets to assess whether an impairment exists. The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less costs of disposal and its value in use. An asset is impaired when its carrying amount exceeds its recoverable amount. IAS 36 'Impairment of non-financial assets' describes some indicators that an impairment loss may have occurred. If any of those indicators are present, the Group will make a formal estimate of recoverable amount. At the statement of financial position date, the market capitalisation of the Group was significantly less than the net assets of the Group. As such, management determined that an impairment assessment was required to determine if the net assets of the Group were impaired.

See Note 5 e.

#### 4 Financial risk management

This note explains the Group's exposure to financial risks and how these risks could affect the Group's future financial performance. Current year profit and loss information has been included, where relevant, to add further context. The Group has exposure to the following risks:

- a. Credit risk
  - (i) Risk management
  - (ii) Security
  - (iii) Credit quality
  - (iv) Exposure to credit risk
- b. Liquidity risk
- c. Market risk
  - (i) Foreign exchange risk
  - (ii) Interest rate risk
  - (iii) Price risk

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

##### d. Capital risk management

This note contains information about the Group's exposure to each of the above risks and the objectives, policies and processes for managing and measuring the risk. Further quantitative disclosures are also included in the referred notes.

The Group's risk management is predominantly controlled by policies approved by the board of directors. 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 is exposed to credit risk, which is the risk that its customers and counterparties may cause a financial loss by failing to discharge their contractual obligations. Credit risk arises from cash and cash equivalents, financial assets, deposits with financial institutions as well as outstanding receivables. The credit quality of customers, their financial position, past experience and other factors are taken into consideration in assessing credit risk. There was no concentration of risk due to the number and diversity of operations of the customer base.

There were no changes in the policies and procedures for managing credit risk compared with prior year.

##### (i) Risk management

Cash and deposits are held with a number of reputable financial institutions, in amounts varying between \$9 and \$131,183 (2024: \$9 and \$ 96,560). The utilisation of credit limits is regularly monitored to manage the risk with trade receivables. Receivable balances are also monitored on an ongoing basis. The Group's debt instruments at amortized cost are considered to have low credit risk as instruments with an investment-grade credit rating or those where the issuer has a strong capacity to meet its contractual cash flow obligations in the near term, resulting in a low risk of default.

##### (ii) Security

There are no trade receivables for which the Group has obtained any form of guarantee, deeds of undertaking or letters of credit.

##### (iii) Credit quality

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to historical information about counterparty default rates:

	2025	2024
	\$	\$
Cash at bank		
<b>Parent</b>		
Cash at bank	<u>213,559</u>	<u>184,293</u>
<b>Group</b>		
Cash at bank	<u>213,755</u>	<u>184,838</u>

The rest of the parent and consolidated statement of financial position item cash and cash equivalents comprises cash in hand.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

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

##### (iv) Exposure to credit risk

The following is a summary of the Group's maximum exposure to credit risk:

Parent	Fully performing \$	Past due \$	Impaired \$	Provision for impairment \$	Total \$
<b>31 December 2025</b>					
Cash at bank	213,559	--	--	--	213,559
Trade receivables	8,103	34,842	18,558	(18,558)	42,945
Financial asset at amortised cost	10,023	--	9	(9)	10,023
Other receivables (excluding prepayments)	3,091	--	527	(527)	3,091
	<u>234,776</u>	<u>34,842</u>	<u>19,094</u>	<u>(19,094)</u>	<u>269,618</u>
<b>31 December 2024</b>					
Cash at bank	184,293	--	--	--	184,293
Trade receivables	10,192	25,425	9,698	(9,698)	35,617
Other receivables (excluding prepayments)	4,114	--	527	(527)	4,114
	<u>198,599</u>	<u>25,425</u>	<u>10,225</u>	<u>(10,225)</u>	<u>224,024</u>

The Company does not hold any collateral in relation to these assets.

Group	Fully performing \$	Past due \$	Impaired \$	Provision for impairment \$	Total \$
<b>31 December 2025</b>					
Cash at bank	213,755	--	--	--	213,755
Trade receivables	8,103	34,866	18,534	(18,534)	42,969
Financial asset at amortised cost	10,023	--	9	(9)	10,023
Other receivables (excluding prepayments)	4,028	--	551	(551)	4,028
	<u>235,909</u>	<u>34,866</u>	<u>19,094</u>	<u>(19,094)</u>	<u>270,775</u>
<b>31 December 2024</b>					
Cash at bank	184,838	--	--	--	184,838
Trade receivables	10,192	25,425	9,698	(9,698)	35,617
Other receivables (excluding prepayments)	5,062	--	551	(551)	5,062
	<u>200,092</u>	<u>25,425</u>	<u>10,249</u>	<u>(10,249)</u>	<u>225,517</u>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

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

##### (iv) Exposure to credit risk (continued)

The Group does not hold any collateral in relation to these assets.

The Group recognises provision for losses for assets subject to credit risk using the expected credit loss model. While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

The Group has the following financial asset that is subject to the expected credit loss model

- Trade receivables
- Financial assets held at amortised cost

##### *Trade receivables*

The Group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for trade receivables. To measure the lifetime loss allowance, the Group first considers whether any individual customer accounts require specific provisions. Loss rates are then assigned to these accounts based on 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 54 months before 30 June 2025 and the corresponding historical credit losses experienced within this period.

Historical loss rates for trade receivables are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has reviewed factors such as unemployment rate, gross domestic product and oil prices and determined that the impact was not significant.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group, and a failure to make contractual payments for a period of greater than 90 days past due.

Impairment losses on trade receivables are presented as net impairment losses in administrative expenses included in operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

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

##### (iv) Exposure to credit risk (continued)

##### Trade receivables (continued)

##### Summary of ECL calculations

The movement in the provision for expected credit losses for trade receivables is as follows. The closing provision includes specific provisions of \$12,414(2024: \$7,801).

##### Parent

	2025 \$	2024 \$
Opening loss allowance as at 1 January	9,698	48,735
Increase/ (decrease) in loss allowance recognised in profit or loss during the year (Note 22)	9,101	(14,009)
Provisions written off during the year	--	(28,021)
Other adjustments to provisions	(241)	2,993
Balance at end of year	<u>18,558</u>	<u>9,698</u>

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

Net changes to provisions for the year per above	<u>9,101</u>	<u>(14,009)</u>
--	--------------	-----------------

##### Group

##### Summary of ECL calculations

The movement in the provision for expected credit losses for trade receivables is as follows. The closing provision includes specific provisions of \$12,414 (2024: \$7,801).

##### Group

	2025 \$	2024 \$
Opening loss allowance as at 1 January	9,698	48,735
Increase/ (decrease) in loss allowance recognised in profit or loss during the year (Note 22)	9,101	(14,009)
Provisions written off during the year	--	(28,021)
Other adjustments to provisions	(265)	2,993
Balance at end of year	<u>18,534</u>	<u>9,698</u>

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

Net changes to provisions for the year per above	<u>9,101</u>	<u>(14,009)</u>
--	--------------	-----------------

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

##### b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. The Group's liquidity risk management process is measured and monitored by senior management personnel. This process includes:

- Monitoring cash flows and liquidity on a daily basis. This incorporates an assessment of expected cash flows and the availability of collateral which can be used to secure facilities.
- Maintaining committed lines of credit.
- Maintaining liquidity ratios.

There were no changes in the policies and procedures for managing liquidity risk compared with prior year.

##### Parent

	<b>&lt; 1 year</b>	<b>1-2</b>	<b>2-5</b>	<b>More</b>	<b>Contractual</b>	<b>Carrying</b>
	<b>\$</b>	<b>years</b>	<b>years</b>	<b>than</b>	<b>cash flows</b>	<b>amount</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>5 years</b>	<b>\$</b>	<b>\$</b>
<b>31 December 2025</b>						
Long and medium term borrowings	11,859	11,394	16,151	--	39,404	36,193
Lease liabilities	920	--	--	--	920	892
Deferred lease rental Income	5,236	983	2,949	47,273	56,441	56,441
Trade payables	3,386	--	--	--	3,386	3,386
Due to subsidiary	12,865	--	--	--	12,865	12,865
Other payables (excluding statutory liabilities)	73,976	--	--	--	73,976	73,976
<b>Total</b>	<b>108,242</b>	<b>12,377</b>	<b>19,100</b>	<b>47,273</b>	<b>186,992</b>	<b>183,753</b>
<b>31 December 2024</b>						
Long and medium term borrowings	13,196	12,690	27,803	101	53,790	48,401
Lease liabilities	932	--	--	--	932	932
Deferred lease rental Income	5,229	983	2,949	48,235	57,396	57,396
Trade payables	5,348	--	--	--	5,348	5,348
Due to subsidiary	10,137	--	--	--	10,137	10,137
Other payables (excluding statutory liabilities)	64,280	--	--	--	64,280	64,280
<b>Total</b>	<b>99,122</b>	<b>13,673</b>	<b>30,752</b>	<b>48,336</b>	<b>191,883</b>	<b>186,494</b>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

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

##### Group

	< 1 year \$	1-2 years \$	2-5 years \$	More than 5 years \$	Contractual cash flows \$	Carrying amount \$
<b>31 December 2025</b>						
Long and medium term						
Borrowings	11,859	11,394	16,151	--	39,404	36,193
Lease liabilities	920	--	--		920	892
Deferred lease rental income	5,236	983	2,949	47,273	56,441	56,441
Trade payables	3,386	--	--	--	3,386	3,386
Other payables (excluding statutory liabilities)	81,407	--	--	--	81,407	81,407
<b>Total</b>	<b>102,808</b>	<b>12,377</b>	<b>19,100</b>	<b>47,273</b>	<b>181,558</b>	<b>178,319</b>
<b>31 December 2024</b>						
Long and medium term						
Borrowings	13,196	12,690	27,803	101	53,790	48,401
Lease liabilities	932	--	--	--	932	932
Deferred lease rental income	5,229	983	2,949	48,235	57,396	57,396
Trade payables	5,348	--	--	--	5,348	5,348
Other payables (excluding statutory liabilities)	69,749	--	--	--	69,749	69,749
<b>Total</b>	<b>94,454</b>	<b>13,673</b>	<b>30,752</b>	<b>48,336</b>	<b>187,215</b>	<b>181,826</b>

The fair values are based on cash flows discounted using the borrowing rates and the facilities drawn down at year end as disclosed in Note 16. There were no fixed rate loans as at 31 December 2025 and 2024.

##### c. Market risk

Market risk is the risk that the fair value of future cash flows of the financial instrument will fluctuate because of changes in market prices. The Group takes on exposure to market risks from changes in foreign exchange rates and interest rates. Market risk exposures are measured using sensitivity analysis.

##### (i) Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the US dollar. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities.

The Group manages its foreign exchange risk by the following:

- Ensuring that the net exposure in foreign assets and liabilities is kept to an acceptable level by monitoring currency positions.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

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

###### (i) Foreign exchange risk (continued)

- Holding US\$ balances.
- Invoicing only in US\$ or in TT\$ currency.

There were no changes in the policies and procedures for managing foreign currency risk compared with prior year. The impact on the parent and consolidated statement of profit or loss and other comprehensive income at 31 December 2025 if the US\$ strengthened/weakened against the TT\$ by an average rate of 5% is an increase/decrease in profits of \$7,203 (2024: \$8,719) respectively, mainly as a result of foreign exchange losses/gains on translation of US dollar denominated cash and cash equivalents and borrowings.

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

Interest rate risk is the risk that the value of future cash flows of a financial instrument will fluctuate because of changes in market rates. The Group's main interest rate risk arises from long-term borrowings with variable rates, which expose the Group to cash flow interest rate risk. The Group is exposed to no fair value interest rate risk. The Group finances its operations through a mixture of retained profits and borrowings. There were no changes in the policies and procedures for managing interest rate risk compared with prior year.

At 31 December 2025 and 2024, there were no fixed rate interest borrowings for the Group. The sensitivity to interest rate fluctuations are disclosed in Note 16 d. The contractual cash flows and carrying amounts of these floating rate borrowings are also disclosed in Note 16 e.

###### (iii) Price risk

The Group's exposure to equity securities price risk arises from investments held by the Group and classified in the parent and consolidated statement of financial position at fair value through other comprehensive income. The Group is not exposed to commodity price risk. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group. There were no changes in the policies and procedures for managing price risk compared with prior year. The sensitivity impact of this is immaterial.

##### d. Capital risk management

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

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the parent and consolidated statement of financial position) less cash and bank on hand. Total capital is calculated as 'shareholders' equity' as shown in the parent and consolidated statement of financial position plus net debt. Gearing is the measure of financial leverage, demonstrating the degree to which the Group's activities are funded by owner's funds versus creditor's funds.

The Group's policy is to keep the ratio at less than or equal to 50%.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

##### d. Capital risk management (continued)

There were no changes in the policies and procedures for managing capital risk management compared with prior year.

The parent/Group has no gearing as at 31 December 2025 and 2024 as cash exceeded borrowings.

<b>Parent</b>	<b>2025</b> \$	<b>2024</b> \$
Net cash	177,523	135,993
Total equity	<u>(3,251,922)</u>	<u>(3,127,941)</u>
Total capital	<u>(3,074,399)</u>	<u>(2,991,948)</u>
Gearing ratio	<u>N/A</u>	<u>N/A</u>
Cash and cash equivalents	213,716	184,394
Borrowings – repayable within one year	(10,347)	(11,147)
Borrowings – repayable after one year	<u>(25,846)</u>	<u>(37,254)</u>
Net cash	<u>177,523</u>	<u>135,993</u>
Cash at bank on hand (Note 11)	213,716	184,394
Gross debt – variable interest rates	<u>(36,193)</u>	<u>(48,401)</u>
Net cash	<u>177,523</u>	<u>135,993</u>

	<b>Liabilities from financing activities</b>		<b>Total</b> \$	
	<b>Other assets</b> Cash/ Bank overdraft \$	<b>Borrowing due</b> within 1 year \$		<b>Borrowing due</b> after 1 year \$
Net cash as at 1 January 2025	184,394	(11,147)	(37,254)	135,993
Cash flows	29,417	800	11,408	41,625
Foreign exchange adjustments	(95)	--	--	(95)
Net cash as at 31 December 2025	<u>213,716</u>	<u>(10,347)</u>	<u>(25,846)</u>	<u>177,523</u>
Net cash as at 1 January 2024	142,271	(82,924)	(2,723)	56,624
Cash flows	41,796	37,380	--	79,176
Foreign exchange adjustments	327	(133)	(1)	193
Other Changes	--	34,530	(34,530)	--
Net cash as at 31 December 2024	<u>184,394</u>	<u>(11,147)</u>	<u>(37,254)</u>	<u>135,993</u>

Cash exceeds borrowings so there is no net debt and therefore no gearing.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

##### d. Capital risk management (continued)

	2025 \$	2024 \$
<b>Group</b>		
Net cash	177,721	136,541
Total equity	<u>(3,254,796)</u>	<u>(3,130,746)</u>
Total capital	<u>(3,077,075)</u>	<u>(2,994,205)</u>
Gearing ratio	N/A	N/A
Cash and cash equivalents	213,914	184,942
Borrowings – repayable within one year	(10,347)	(11,147)
Borrowings – repayable after one year	<u>(25,846)</u>	<u>(37,254)</u>
Net cash	<u>177,721</u>	<u>136,541</u>
Cash at bank and on hand (Note 11)	213,914	184,942
Gross debt – variable interest rates	<u>(36,193)</u>	<u>(48,401)</u>
Net cash	<u>177,721</u>	<u>136,541</u>

	Other assets		Liabilities from financing activities		Total \$
	Cash/ Bank overdraft \$	Borrowing due within 1 year \$	Borrowing due after 1 year \$		
Net cash as at 1 January 2025	184,942	(11,147)	(37,254)		136,541
Cash flows	29,067	800	11,408		41,275
Foreign exchange adjustments	(95)	--	--		(95)
Other changes	--	--	--		--
Net cash as at 31 December 2025	<u>213,914</u>	<u>(10,347)</u>	<u>(25,846)</u>		<u>177,721</u>
Net cash as at 1 January 2024	141,234	(82,924)	(2,723)		55,587
Cash flows	43,381	37,380	--		80,761
Foreign exchange adjustments	327	(133)	(1)		193
Other changes	--	34,530	(34,530)		--
Net cash as at 31 December 2024	<u>184,942</u>	<u>(11,147)</u>	<u>(37,254)</u>		<u>136,541</u>

Cash exceeds borrowings so there is no net debt and therefore no gearing.

##### Loan covenants

Under the terms of the major borrowing facilities, the Group is required to comply with the following financial covenants:

- Maximum total liabilities/tangible net worth of less than 0.4:1;
- Debt service coverage ratio of >1.3:1.

The Parent and Group has complied with these covenants throughout the reporting period.

##### Parent

As at 31 December 2025, the maximum total liabilities/ tangible net worth ratio was 0.02 (0.03 as at 31 December 2024) and the debt service coverage ratio was 8.14 (5.98 as at 31 December 2024).

##### Group

As at 31 December 2025, the maximum total liabilities/ tangible net worth ratio was 0.02 (0.03 as at 31 December 2024) and the debt service coverage ratio was 8.20(6.02 as at 31 December 2024).

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

##### e. Financial instruments by category

<b>Parent</b>	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
<i>Financial assets</i>		
The accounting policies for financial instruments have been applied to the line items below:		
<i>Financial assets at amortised cost</i>		
Trade receivables (Note 10)	42,945	35,617
Other receivables (excluding prepayments)	3,091	4,114
Financial assets at amortised cost (Note 7c)	10,023	--
Cash and Cash equivalents	<u>213,716</u>	<u>184,293</u>
	269,775	224,024
Financial assets at fair value through other comprehensive income	<u>927</u>	<u>1,133</u>
	<u>270,702</u>	<u>225,157</u>

The Company has no assets at fair value through profit or loss.

##### *Other financial liabilities*

Liabilities at amortised cost as per parent statement of financial position

Trade payables (Note 20)	3,386	5,348
Other payables (excluding statutory liabilities) (Note 20)	73,976	64,280
Due to subsidiary (Note 20)	12,865	10,137
Lease liabilities	892	932
Deferred Lease Rental Income	56,441	57,396
Long and medium term borrowings	<u>36,193</u>	<u>48,401</u>
	<u>183,753</u>	<u>186,494</u>

The Company has no liabilities at fair value through profit or loss.

#### **Group**

##### *Financial assets*

The accounting policies for financial instruments have been applied to the line items below:

<i>Financial assets at amortised cost</i>		
Trade receivables	42,969	35,617
Other receivables (excluding prepayments)	4,028	5,062
Financial assets at amortised cost (Note 7c)	10,023	--
Cash and cash equivalents	<u>213,914</u>	<u>184,838</u>
	270,934	225,517
Financial assets at fair value through other comprehensive income	<u>927</u>	<u>1,133</u>
	<u>271,861</u>	<u>226,650</u>

The Group has no assets at fair value through profit or loss.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 4 Financial risk management (continued)

e. *Financial instruments by category (continued)*

<b>Group (continued)</b>	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
<i>Other financial liabilities</i>		
Liabilities at amortised cost as per consolidated statement of financial position		
Trade payables	3,386	5,348
Other payables (excluding statutory liabilities)	81,407	69,749
Lease liabilities	892	932
Deferred Lease Rental Income	56,441	57,396
Long and medium term borrowings	<u>36,193</u>	<u>48,401</u>
	<u>178,319</u>	<u>181,826</u>

The Group has no liabilities at fair value through profit or loss.

**Point Lisas Industrial Port Developed Corporation Limited**

**Notes to the Parent and Consolidated Financial Statements (continued)**

**31 December 2025**

(Expressed in Thousands of Trinidad and Tobago Dollars)

**5 Property, plant and equipment – Parent/Group**

The subsidiary has no property, plant and equipment.

	Land	Own Site	Estate	Berths	Port	Equipment,	Capital	Total
	improvements	improvements	infrastructure	and	equipment	furniture and	work in	
	\$	\$	\$	piers	\$	fittings	progress	\$
				\$		\$	\$	\$
<b>Year ended 31 December 2025</b>								
Opening net book amount	255,620	78,356	59,864	205,939	47,005	21,709	28,137	750,860
Additions	--	1,755	--	--	--	1,990	18,781	22,526
Impairment	--	--	--	(3,515)	(1,275)	--	--	(4,790)
Transfers from capital work in progress	--	442	--	--	--	97	(539)	--
Revaluation	--	33,628	--	--	15,040	--	--	48,668
Disposals	--	--	--	--	(624)	(359)	--	(983)
Depreciation	--	(4,429)	(811)	(6,516)	(6,122)	(6,247)	--	(26,061)
Closing net book amount	255,620	109,752	59,053	195,908	38,984	17,190	46,379	790,220
<b>At 31 December 2025</b>								
Cost/valuation	255,620	109,752	81,057	325,819	266,990	87,910	46,379	1,240,861
Accumulated depreciation	--	--	(22,004)	(129,911)	(228,006)	(70,720)	--	(450,641)
Net book amount	255,620	109,752	59,053	195,908	(38,984)	17,190	46,379	790,220
<b>Year ended 31 December 2024</b>								
Opening net book amount	255,620	82,171	60,675	212,323	48,071	15,673	25,154	755,853
Additions	--	369	--	131	2,772	4,725	12,605	20,602
Transfers from capital work in progress	--	152	--	--	2,099	7,371	(9,622)	--
Disposals/adjustments	--	--	--	--	--	(24)	--	(24)
Depreciation	--	(4,336)	(811)	(6,515)	(5,937)	(6,036)	--	(25,571)
Closing net book amount	255,620	78,356	59,864	205,939	47,005	21,709	28,137	750,860
<b>At 31 December 2024</b>								
Cost/valuation	255,620	86,973	81,055	325,819	275,069	107,677	28,137	1,218,445
Accumulated depreciation	--	(8,617)	(21,191)	(119,880)	(228,064)	(85,968)	--	(467,585)
Net book amount	255,620	78,356	59,864	205,939	47,005	21,709	28,137	750,860
<b>At 1 January 2024</b>								
Cost/valuation	255,620	86,453	81,056	325,688	270,198	103,250	25,154	1,205,512
Accumulated depreciation	--	(4,282)	(20,381)	(113,365)	(222,127)	(87,577)	--	(449,659)
Net book amount	255,620	82,171	60,675	212,323	48,071	15,673	25,154	755,853

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 5 Property, plant and equipment (continued)

##### a. Accounting policy

Land, own site improvements and buildings comprise mainly properties used in connection with the port operations and offices and are shown at fair value based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings and own site improvements (land is not depreciated). Independent valuations are performed with sufficient regularity to ensure that the fair value of a revalued asset does not differ materially from its carrying amount. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is adjusted to the revalued amount of the asset.

Increases in the carrying amount arising on revaluation of land, own site improvements and buildings are recognised, net of tax, in other comprehensive income and accumulated in revaluation reserves in shareholders' equity. To the extent that the increase reverses a decrease previously recognised in profit or loss, the increase is first recognised in profit or loss. Decreases that reverse previous increases of the same asset are first recognised in other comprehensive income to the extent of the remaining surplus attributable to the asset; all other decreases are charged to the parent and consolidated statement of profit or loss and other comprehensive income. Each year, the difference between depreciation based on the revalued carrying amount of the asset charged to the parent and consolidated statement of profit or loss and other comprehensive income and depreciation based on the asset's original cost, net of tax, is reclassified from "revaluation reserve" to "retained earnings". See Note 15.

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

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to the parent and consolidated statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

Depreciation on assets (except land) is calculated at varying rates to allocate cost or revalued amounts of each asset to their residual values over their estimated remaining useful lives. Depreciation is calculated as follows:

Own site improvements	-	5%	straight-line basis
Estate infrastructure	-	1%	straight-line basis
Berths and piers	-	2%	straight-line basis
Port equipment	-	6.67%	straight-line basis
Buildings	-	3.33%	straight-line basis
Equipment, furniture and fittings	-	10% - 33.3%	reducing balance basis

Equipment, furniture and fittings comprise motor vehicles, computer equipment and other assets.

Based on independent professional advice, buildings are being written off over their estimated remaining useful lives, on the straight-line basis, over a period not in excess of thirty years.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amounts. These are included within the parent and consolidated statement of profit or loss and other comprehensive income. When revalued assets are sold, it is Group policy to transfer any amounts included in revaluation reserves in respect of those assets to retained earnings.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 5 Property, plant and equipment (continued)

##### b. Significant fair value estimate

The land, buildings and own site improvements were last revalued on 31 December 2025 by independent professional qualified valuers, Raymond & Pierre Chartered Valuation Surveyors.

The following table analyses the non-financial assets carried at fair value plus or minus the cost of additions or disposals less subsequent depreciation. The different levels of fair value measurements have been defined in Note 26 c.:

	Quoted prices in active markets for identical assets (level 1) \$	Significant other observable inputs (level 2) \$	Significant unobservable inputs (level 3) \$
<b>As at 31 December 2025</b>			
Recurring fair value measurements			
- Land	--	--	255,620
- Own site improvements	--	--	109,740
- Buildings	--	--	67,334
<b>As at 31 December 2024</b>			
Recurring fair value measurements			
- Land	--	--	255,620
- Own site improvements	--	--	78,356
- Buildings	--	--	54,230

There were no transfers between levels during the year.

The Group's management annually reviews the latest valuations performed by the independent valuator for financial reporting purposes. At each financial year end the finance department:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation report;
- holds discussions with the independent valuator.

The property has been developed as an industrial estate with its own port facilities with emphasis on energy-based industries using locally available gas reserves. The existing use is the highest and best to which the property could be put. The size and layout of the property was taken into consideration in the valuation. Based on the valuation the buildings appeared to be modern, structurally sound and in fair to good decorative condition and assumed to be adequate and appropriate for a structure of its size, type and use.

Level 3 fair values of land has been derived using the Market Approach. Sales prices of comparable land in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is price per square foot.

Level 3 fair value of buildings and own site improvements have been derived using the Depreciated Replacement Cost Method. Under the Depreciated Replacement Cost Method, the gross replacement costs of the buildings were estimated and appropriate deductions were made for economic and functional obsolescence and environmental factors in order to arrive at a net or depreciated replacement cost. Gross replacement costs include the costs of infrastructural works and professional fees. The most significant input into this valuation approach is the construction price per square foot.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 5 Property, plant and equipment (continued)

##### b. Significant fair value estimate (continued)

	Land \$	Own site improvements \$	Buildings \$	Total \$
<b>Opening balance 1 January 2025</b>	255,620	78,356	54,230	388,206
Additions/transfers/revaluation/adjustments	--	35,825	15,040	50,865
Amounts recognised in profit or loss - Depreciation	--	(4,429)	(1,936)	(6,365)
<b>Closing balance 31 December 2025</b>	<u>255,620</u>	<u>109,752</u>	<u>67,334</u>	<u>432,706</u>
<b>Opening balance 1 January 2024</b>	255,620	82,171	56,166	393,957
Additions/transfers/ revaluation/adjustments	--	521	--	521
Amounts recognised in profit or loss - Depreciation	--	(4,336)	(1,936)	(6,272)
<b>Closing balance 31 December 2024</b>	<u>255,620</u>	<u>78,356</u>	<u>54,230</u>	<u>388,206</u>

##### c. Carrying amounts that would have been recognised if land, buildings and own-site improvements were stated at cost.

If the land, buildings and own site improvements were stated on the historical cost basis, the amounts would be as follows:

	2025 \$	2024 \$
Cost	216,620	214,436
Accumulated depreciation	<u>(68,622)</u>	<u>(75,033)</u>
Net carrying amount	<u>147,998</u>	<u>139,403</u>

##### d. Assets pledged as security

Refer to Note 16 b. for information on property, plant and equipment pledged as security by the Group.

##### e. Impairment assessment of non- financial assets of the Group

At the statement of financial position date, the market capitalisation of the Group was significantly less than the net assets of the Group. Given this indicator of impairment management performed an impairment assessment to determine if the net assets of the Group were impaired.

The most significant asset groups included on the statement of financial position are investment properties of \$2,488,745 and property, plant and equipment (PP&E) of \$790,220.

Investment properties are carried at fair value (Note 6).

Land, buildings and site improvements of \$432,706 (2024:\$388,206) within PP&E are also carried at fair value in accordance with the Group's accounting policies based on periodic independent valuations.

The focus of the impairment assessment was on the carrying amount of the remaining items in PP&E not carried at fair value. This relates primarily to berths and piers, port equipment and estate infrastructure. Management have determined that the port and estate operations comprise one cash generating unit. As the recoverable amount derived from the valuation of berths and piers was higher than the total amount of assets not carried at fair value, no impairment provision was required.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 5 Property, plant and equipment (continued)

##### e. Impairment assessment of non-financial assets of the Group (continued)

In determining the fair value less cost of disposal for impairment, management utilised valuation techniques to estimate the price at which an orderly transaction to sell the asset would take place between market participants at the measurement date under current market conditions. In carrying out this review, management utilised the work performed by independent external valuers in 2023 to determine a fair value for certain assets. In 2025, management, rolled forward the 2023 information to the current year after due consideration by internal engineering personnel of the relevant facts and circumstances applicable.

Due to the specialised nature of the port's berths and piers, management engaged external independent valuers for the valuation in 2023 using the depreciated replacement cost (DRC) approach. Management considered this to be the most reliable method given relevant information, such as sales or rental transactions, is not readily available due to there being no public active market for specialised assets of this nature.

The DRC approach involves a number of complexities and judgments. The most significant are the estimation of the replacement cost new (RCN) defined as the current cost of a similar new asset having the nearest equivalent utility as the asset being appraised, as well as deductions for physical deterioration. The significant inputs and assumptions utilised include the following:

- Direct costs inclusive of materials, labour and equipment;
- Indirect costs including engineering, architect, and other professional fees;
- Construction finance;
- Entrepreneurial profit;
- Functional and economic obsolescence and;
- Estimation of physical deterioration.

The calculation of the fair value of the above assets are sensitive to the following assumptions used:

	2025	
	Increase in rate \$	Decrease in rate \$
Change in indirect cost – 5% (Decrease)/increase in fair value	(13,928)	13,928
Change in finance cost – 1% (Decrease)/increase in fair value	(5,620)	5,620
Change in entrepreneurial profit – 5% (Decrease)/increase in fair value	(13,347)	13,347
	2024	
	Increase in rate \$	Decrease in rate \$
Change in indirect cost – 5% (Decrease)/increase in fair value	(14,414)	14,414
Change in finance cost – 1% (Decrease)/increase in fair value	(5,816)	5,816
Change in entrepreneurial profit – 5% (Decrease)/increase in fair value	(13,813)	13,813

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 5 Property, plant and equipment (continued)

##### e. Impairment assessment of non-financial assets of the Group (continued)

As the recoverable amount derived from the valuation of the port's berths and piers was higher than the carrying amount of the port and estate operations cash generating unit, management determined no impairment provision was required even with the sensitivity considerations noted above.

##### f. Capital commitments

The Group has \$ 49,285 in capital commitments as at 31 December 2025 (2024: \$64,862).

##### g. Depreciation charge

Depreciation expense has been included in 'other operating expenses' in the parent and consolidated statement of profit or loss and other comprehensive income.

##### h. Borrowing cost capitalised

Included within the additions during the year is borrowing cost of \$782(2024: \$799). The capitalisation rate is the interest rate applicable to the specific borrowing for the rehabilitation of the berths, in this case 4.5%% (2024: 3%).

#### 6 Investment properties

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
		As at 1 January		
2,231,965	2,383,530	30 year leases	2,383,530	2,231,965
54,715	56,160	96 years and longer leases	56,160	54,715
2,286,680	2,439,690		2,439,690	2,286,680
153,010	49,055	Unrealised fair value gains	49,055	153,010
<u>2,439,690</u>	<u>2,488,745</u>	As at 31 December	<u>2,488,745</u>	<u>2,439,690</u>

##### a. Accounting policy

Investment properties, principally comprising freehold and leasehold land, are held for long term rental yields and are not occupied by the Group. All investment properties are carried at fair value, representing open market value determined annually by independent external valuers. The fair value of investment properties reflects, among other things, rental income from current leases, assumptions about rental income from future leases in light of current market conditions and active market prices adjusted, if necessary, for differences in the nature and location of properties. Changes in fair value are recorded in the parent and consolidated statement of profit or loss and other comprehensive income.

##### b. Significant fair value estimate

The Group's investment properties were valued at 31 December 2025 by independent professional qualified valuers, Raymond & Pierre Chartered Valuation Surveyors, who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 6 Investment properties (continued)

##### b. Significant fair value estimate (continued)

The Group's Finance department reviews the valuations performed by the independent valuers for financial reporting purposes. This department reports directly to the Vice President of Business Services. Discussions of valuations processes and results are held between the Vice President of Business Services, the Estate department, the Finance department and the independent valuers at least once every quarter, in line with the Group's quarterly reporting dates.

At each financial reporting date the Finance department:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior valuation report;
- holds discussions with the independent valuator.

The market value represents the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. For all investment properties, their current use equates to the highest and best use. The valuation is based on both the Income Method for leased properties and Market Approach for land.

Under the Income Approach Method, the estimated net rental income from a property by a year's purchase (multiplier) is calculated to arrive at a capital value for the property. The net income is derived from an estimated gross income less outgoings i.e. rates, insurance, repairs and management allowance. The present value is obtained by discounting at the risk free rates of 2.5%, 3.5% and 5%. The valuation for the 30 year leases also assumes that all tenants have renewal clauses in their current leases which will extend the lease for an additional 30 years. Under the Market Approach Method, the sales of comparable acreage of the properties are analysed to determine a value for the leased land under consideration.

There was a significant increase in the fair value when compared to the prior year. This resulted mainly from the reassignment of a lease. This lease was previously valued using the Market Approach Method but is now valued using the Income Approach Method.

The following table analyses the non-financial assets carried at fair value. The different levels of fair value measurements have been defined in Note 26 c.:

	Quoted prices in active markets for identical assets (level 1) \$	Significant other observable inputs (level 2) \$	Significant unobservable inputs (level 3) \$
<b>As at 31 December 2025</b>			
Recurring fair value measurements			
- Investment properties	--	--	2,488,745
<b>As at 31 December 2024</b>			
Recurring fair value measurements			
- Investment properties	--	--	2,439,690

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 6 Investment properties (continued)

##### b. Significant fair value estimate (continued)

There were no transfers between levels during the year. Level 3 fair values have been derived using the Income Approach Method for leased properties and Market Approach Method for land. Evidence of arm's length open market transactions of similar lands were analysed and the results applied to the subject lands after taking into consideration appropriate adjustments for location, size and other relevant factors. The most significant input into this valuation approach is future rental cash inflows based on the actual location and quality of the properties and supported by the terms of any existing leases and market prices of land.

The methods used in the valuation of land, building and own site improvement have been classified as level 3 as the inputs used in the methods are not readily available to the public and assumptions applied are based on the experience and judgment of the valuers prior to being reviewed and adopted by Management.

##### c. Other disclosures

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
		<b>The following amounts have been recognised in the parent and consolidated statement of profit or loss and other comprehensive income</b>		
109,521	113,833	Lease rental income (Note 19)	113,833	109,521
(1,524)	(1,259)	Direct costs from investment properties	(1,259)	(1,524)

##### d. Sensitivity analysis

The calculation of the fair value of investment properties is sensitive to the assumptions used. The following table summarises how the fair value as at 31 December 2025 and 2024 would have changed as a result of a change in the discount rates used of 1% and 1%.

	2025	
	1% pa increase	1% pa decrease
	\$	\$
(Decrease)/increase in fair value	(380,590)	523,635
	2024	
	1% pa increase	1% pa decrease
	\$	\$
(Decrease)/increase in fair value	(479,565)	506,145

##### e. Notification of vesting or lease of state land

The Group was informed on 16 November 2021 by the Ministry of Agriculture, Lands and Fisheries of the vesting or lease by the State of a parcel of approximately 530 acres of State land subject to verification of title and encumbrances and management by the Group of unauthorised occupants and parties claiming an interest in the parcel. No progress was made on this matter from 2021 to 2025.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 7 Financial assets (excluding cash and cash equivalents)

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
1,133	927	Financial assets at fair value through other comprehensive income	927	1,133
--	10,023	Financial assets at amortised cost	10,023	--
35,617	42,945	Trade receivables (Note 10)	42,969	35,617
4,114	3,618	Other receivables (excluding prepayments)	4,555	5,062
<u>40,864</u>	<u>57,513</u>		<u>58,474</u>	<u>41,812</u>

The above has been classified as follows in the parent and consolidated statement of financial position:

		<i>Non-current assets</i>		
1,133	927	Financial assets at fair value through other comprehensive income	927	1,133
--	9,859	Financial assets at amortised cost	9,859	--
		<i>Current assets</i>		
35,617	42,945	Trade receivables (Note 10)	42,969	35,617
--	164	Financial assets at amortised cost	164	--
4,114	3,618	Other receivables (excluding prepayments)	4,555	5,062
<u>40,864</u>	<u>57,513</u>		<u>58,474</u>	<u>41,812</u>

#### a.(i) Financial assets

##### Classification

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

1. Those to be measured subsequently at fair value (either through OCI or through profit or loss), and
2. Those to be measured at amortised cost.

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

For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

##### Recognition and derecognition

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

##### Measurement

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 7 Financial assets (excluding cash and cash equivalents) (continued)

##### a.(i) Financial assets (continued)

###### Debt instruments at amortised cost

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset.

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest (SPPI) are measured at amortised cost. Interest income from these financial assets is included within 'other income' using the effective interest rate method.

The amortised cost is the amount at which the financial asset or financial liability is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any loss allowance. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses.

###### Equity instruments

Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in the parent and consolidated statement profit or loss and other comprehensive income as other income when the Group's right to receive payments is established.

###### Impairment

Refer to Note 4 a.(iv).

##### b. Financial assets at fair value through other comprehensive income

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
1,470	1,133	At beginning of year	1,133	1,470
(337)	(206)	Change in value transferred to equity	(206)	(337)
<u>1,133</u>	<u>927</u>	At end of year	<u>927</u>	<u>1,133</u>

Financial assets at FVOCI comprise solely of securities listed on the Trinidad and Tobago Stock Exchange and are denominated in Trinidad and Tobago dollars. The valuation method used is categorised as Level 1 as it utilises quoted prices in active markets. The different levels of fair value measurements have been defined in Note 26 c.

##### c. Financial assets at amortised cost

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
--	--	At beginning of year	--	--
--	9,868	Addition	9,868	--
--	(9)	ECL Allowance	(9)	--
--	164	Interest Receivable	164	--
<u>--</u>	<u>10,023</u>	At end of year	<u>10,023</u>	<u>--</u>

Financial assets at amortised cost comprise solely of VAT Bonds issued on 31 January 2025 and are denominated in Trinidad and Tobago dollars. The maturity date is 31 January 2028. Financial assets at amortised cost are presented net of a loss allowance of \$9. The carrying amount of \$10,023 includes \$164 of interest accrued from the last payment date of July 31, 2025, to the reporting date of December 31, 2025

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 7 Financial assets (excluding cash and cash equivalents) (continued)

##### d. Other income

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
1,568	2,177	Interest income – tax exempt	2,177	1,568
448	528	Other income	528	448
<u>2,016</u>	<u>2,705</u>		<u>2,705</u>	<u>2,016</u>

#### 8 Taxation

##### a. Taxation charge

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
20,283	23,238	Corporation tax	23,238	20,283
(435)	(3)	Prior year over accrual for tax	(12)	(435)
--	--	Business levy - current year	564	548
485	(1,484)	Deferred income tax (Note 8 c.)	(1,484)	485
<u>20,333</u>	<u>21,751</u>		<u>22,306</u>	<u>20,881</u>

The tax charge differs from the theoretical amount that would arise using the basic tax rate of 30% (2024: 30%) as follows:

<u>213,407</u>	<u>117,622</u>	Profit before taxation	<u>118,246</u>	<u>214,050</u>
64,022	35,287	Tax calculated at applicable tax rate	35,473	64,215
(46,557)	(15,467)	Allowances/income not subject to tax	(15,467)	(46,557)
1,040	937	Expenses not deductible for tax	937	1,040
(435)	(3)	Prior year over accrual for tax	(12)	(435)
2,263	997	Other movements	812	2,070
--	--	Business levy	563	548
<u>20,333</u>	<u>21,751</u>		<u>22,306</u>	<u>20,881</u>

##### b. Accounting policy

The income tax expense for the period is the tax payable on the current period's taxable income, based on the applicable income tax rate for each jurisdiction, adjusted by changes in deferred tax assets and liabilities attributable to temporary differences.

The current income tax is calculated on the basis of the tax laws enacted or substantively enacted at the statement of financial position date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment.

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

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 8 Taxation (continued)

##### b. Accounting policy (continued)

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

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax asset and liabilities relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

##### c. Deferred taxation

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
87,038	88,120	At beginning of year	88,120	87,038
(2,003)	12,598	Accelerated tax depreciation – property plant, and equipment revalued and own site improvements	12,598	(2,003)
1,566	3,114	Tax on remeasurement of defined benefit obligation recognised in other comprehensive income (Note 18 a.)	3,114	1,566
1,034	356	Tax on remeasurement of casual employee retirement benefit recognised in other comprehensive income (Note 18 b.)	356	1,034
485	(1,484)	Charge for the year (Note 8 a.)	(1,484)	485
<u>88,120</u>	<u>102,704</u>	At end of year	<u>102,704</u>	<u>88,120</u>

Deferred income taxes are calculated in full, on temporary differences under the liability method using a principal tax rate of 30%. Fair value gains and losses are not taxable and deductible respectively under the applicable tax law in Trinidad and Tobago. The deferred income tax (asset)/liability in the parent and consolidated statement of financial position and the deferred income tax charge/(credit) in the parent and consolidated statement of profit or loss and other comprehensive income are attributable to the following:



## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 9 Inventory

The inventory balance comprises consumable maintenance spares and is shown net of provision for obsolete spares of \$5,027(2024: \$1,829). During the year, the Group reviewed its inventory for potential obsolescence. As a result of this assessment, an additional provision of \$3,198 (2024: nil) was recognised to align the carrying value of inventory with its net realizable value.

a. *Accounting policy*

Consumable spares are stated at cost, allowance having been made for slow moving and obsolete items. Cost is determined using the first-in, first-out (FIFO) method.

#### 10 Trade and other receivables

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
45,315	61,503	Trade receivables	61,503	45,315
(9,698)	(18,558)	Less: provision for impairment	(18,534)	(9,698)
<u>35,617</u>	<u>42,945</u>	Trade receivables – net	<u>42,969</u>	<u>35,617</u>
13,047	10,529	Other receivables and prepayments	11,465	14,018
(527)	(527)	Less: provision for impairment	(551)	(551)
<u>12,192</u>	<u>7,739</u>	Value added tax	<u>7,739</u>	<u>12,192</u>
<u>60,329</u>	<u>60,686</u>		<u>61,622</u>	<u>61,276</u>

a. *Accounting policy*

Trade receivables are amounts due from customers for rental fees or services performed in the ordinary course of business. They are generally due for settlement within 30 days and are therefore all classified as current. Trade receivables are recognised initially at the amount of consideration that is unconditional. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

Refer to Note 4 a.(iv) for the Group's accounting policy for the impairment of trade receivables. The creation and release of provision for impaired receivables have been included in 'administrative expenses' in the parent and consolidated statement of profit or loss and other comprehensive income. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the parent and consolidated statement of profit or loss and other comprehensive income.

Other receivables are amounts that generally arise from transactions outside the usual operating activities of the Group and prepayments are payments made in advance to suppliers.

b. *Fair value of trade and other receivables*

Due to the short-term nature of the current receivables, their carrying amount is assumed to be the same as their fair value.

c. *Settlement of Third Party Customer Balances*

In 2016, an estate tenant went into liquidation. As a result, a portion of estate rent and service charge for this parcel was left unsettled and thus outstanding to the Corporation. As at 30 July 2024, this amounted to \$50,600 of which \$49,300 was provided for. During the third quarter of 2024, the Corporation was able to successfully negotiate a settlement amount of \$22,600 with the balance of \$28,000 being fully written off. This settlement warranted a reversal to both the bad debt expense account of \$22,600, (which is recognised within administrative expenses) and the bad debts provision of \$49,300.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 10 Trade and other receivables (continued)

- d. As at December 31, 2025, a tenant within the Group's estate portfolio was in default of its lease obligations, with an outstanding receivable balance due to the Group of \$15.4M. In response to the continued non-payment, the Group initiated legal proceedings to recover the amounts owed.

Subsequent to the reporting date, judgment was obtained in favor of the Group, confirming the tenant's legal obligation to settle the outstanding balance. The judgment provides the Group with enforceable rights of recovery, including the ability to pursue collection through legally sanctioned means.

In assessing the recoverability of the receivable as at the reporting date, management considered the status of the legal proceedings, the strength of the Group's legal position, and the expected outcome based on available evidence. Although the judgment was obtained after year end, it is considered an adjusting subsequent event as it provides additional evidence of conditions that existed at the reporting date specifically, the tenant's obligation and the Group's right to recover the debt.

Based on the favorable legal outcome, the enforceability of the judgment, and management's expectation of recovery through legal channels, it was determined that the receivable was not credit impaired as at December 31, 2025. Accordingly, no provision for expected credit losses was recognised in the financial statements.

Management will continue to actively pursue recovery of the outstanding balance and will reassess the recoverability of the receivable, and the need for any impairment, as new information becomes available

- e. *Impairment and risk exposure*

Parent	Current \$	More than 30 days Past due \$	More than 60 days past due \$	More than 90 days past due \$	Total \$
<b>31 December 2025</b>					
Expected credit loss rate	1.19%	2.39%	7.78%	49.89%	
Gross carrying amount					
Trade receivables	7,512	4,760	652	48,579	61,503
Loss allowance	97	114	51	18,296	18,558
<b>31 December 2024</b>					
Expected credit loss rate	1.49%	6.85%	0.19%	28.73%	
Gross carrying amount					
Trade receivables	10,192	1,811	520	32,792	45,315
Loss allowance	152	124	1	9,421	9,698
<b>Group</b>					
<b>31 December 2025</b>					
Expected credit loss rate	1.19%	2.39%	7.78%	49.89%	
Gross carrying amount					
Trade receivables	7,512	4,760	652	48,579	61,503
Loss allowance	97	114	51	18,272	18,534
<b>31 December 2024</b>					
Expected credit loss rate	1.49%	6.85%	0.19%	28.73%	
Gross carrying amount					
Trade receivables	10,192	1,811	520	32,792	45,315
Loss allowance	152	124	1	9,421	9,698

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 10 Trade and other receivables (continued)

e. *Impairment and risk exposure (continued)*

Refer to Note 4 a. (iv) for the movements on the Parent's and Group's provision for impairment of trade receivables.

*Sensitivity analysis*

The calculation of the ECL for trade receivables is sensitive to the assumptions used, specifically the forward looking rate. The following table summarises how the ECL as at 31 December 2025 and 31 December 2024 would have changed as a result of an increase in the forward looking rate used of 5% and 10%.

	2025	
	5% increase \$	10% increase \$
Increase in ECL	<u>190</u>	<u>380</u>
	2024	
	5% increase \$	10% increase \$
Increase in ECL	<u>95</u>	<u>189</u>

#### 11 Cash and cash equivalents

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
114,557	141,722	Current bank and cash balances	141,970	115,105
<u>69,837</u>	<u>71,994</u>	Short-term bank deposits	<u>71,944</u>	<u>69,837</u>
<u>184,394</u>	<u>213,716</u>	Cash and cash equivalents	<u>213,914</u>	<u>184,942</u>

a. *Accounting policy*

For the purpose of presentation in the parent and consolidated statement of cash flows, cash and cash equivalents include cash on hand, deposits held at call with financial institutions, short-term, highly liquid bank deposits with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown in current liabilities in the parent and consolidated statement of financial position.

b. *Financial risk management*

The effective interest rates on cash and short-term deposits were between 0% and 1.3% (2024: 0.0% and 1.20%) per annum.

The Group has unsecured overdraft facilities of \$20,000. Interest is charged at the average rate of 6.5% per annum (2024: 6.5% per annum).

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 11 Cash and cash equivalents (continued)

##### c. Cash generated from operating activities

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
213,407	117,622	Profit before taxation	118,246	214,050
		Adjustments for:		
		Unrealised fair value gains on investment properties (Note 6)	(49,055)	(153,010)
(153,010)	(49,055)	Depreciation (Note 5)	26,061	25,571
25,571	26,061	Provision for impairment PPE (Note 5)	4,790	--
--	4,790	Loss on disposal of property, plant and equipment	983	24
24	983	Interest expense	1,452	3,775
3,775	1,452	Interest income	(2,705)	(2,016)
(2,016)	(2,705)	Pension expense in retirement benefit obligation	11,038	12,644
12,644	11,038	Company contributions paid in retirement benefit obligation	(10,841)	(12,578)
(12,578)	(10,841)	Net benefit cost in casual employee retirement benefit	4,491	4,729
4,729	4,491	Lumpsums paid in casual employee retirement benefit	(3,804)	(1,844)
(1,844)	(3,804)		100,656	91,345
<u>90,702</u>	<u>100,032</u>			
		Change in operating assets and liabilities:		
		(Decrease)/increase in provision for trade receivables	8,836	(39,037)
(39,037)	8,860	(Increase)/ decrease in trade and other receivables	(19,059)	37,963
37,814	(19,094)	Decrease/ (increase) in inventory	1,995	(4,784)
(4,784)	1,995	(Decrease)/ increase in deferred lease rental income	(955)	426
426	(955)	Increase in trade and other payables	10,096	33,167
<u>31,824</u>	<u>10,527</u>		<u>101,569</u>	<u>119,080</u>
<u>116,945</u>	<u>101,365</u>	Cash generated from operating activities		

#### 12 Stated capital

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
		Authorised:		
		An unlimited number of ordinary shares of no par value		
		An unlimited number of preference shares of no par value		
		Issued and fully paid:		
		39,625,684 ordinary shares of no par value	139,968	139,968
<u>139,968</u>	<u>139,968</u>			

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 12 Stated capital (continued)

a. Accounting policy

*Share capital*

Ordinary shares have no par value and entitle the holder to participate in dividends, and to share in the proceeds of winding up the parent company in proportion to the number of the shares held. On show of hands every holder of ordinary shares present at a meeting in person or by proxy, is entitled to one vote, and upon a poll share is entitled to one vote.

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

*Dividend distribution*

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

b. *Dividends declared and payable*

On 20 March 2025, the Board of Directors approved a final dividend of 40¢ per share, amounting to \$15,850 in respect of the year ended 31 December 2024. On 22 March 2024, the Board of Directors approved a final dividend of 10¢ per share, amounting to \$3,963 in respect of the year ended 31 December 2023. On 24 March 2023, the Board of Directors approved a final dividend of 17¢ per share, amounting to \$6,736 in respect of the year ended 31 December 2022.

#### 13 Earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the year. Diluted earnings per share is calculated by dividing the profit for the period attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the year plus allocated shares held by the ESOP Trustee.

	<b>PARENT</b>	
	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Profit for the year	<u>95,871</u>	<u>193,074</u>
Weighted average number of shares (excluding treasury shares) 39,395,684 (2024: 39,395,684)		
Basic earnings per share	242¢	490¢
Weighted average number of shares (including allocated shares) 39,619,684 (2024: 39,619,684)		
Diluted earnings per share	242¢	487¢
	<b>GROUP</b>	
	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Profit for the year	<u>95,940</u>	<u>193,169</u>
Weighted average number of shares (excluding treasury shares) 39,395,684 (2024: 39,395,684)		
Basic earnings per share	242¢	490¢
Weighted average number of shares (including allocated shares) 39,619,684 (2024: 39,619,684)		
Diluted earnings per share	242¢	488¢

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 14 Employee share ownership plan (ESOP) – Parent/Group

	No of shares	2025 \$	2024 \$
Fair value of shares held – unallocated	6,000	34	34
Fair value of shares held – allocated	<u>224,000</u>	<u>829</u>	<u>829</u>
	<u>230,000</u>	<u>863</u>	<u>863</u>
Cost of unallocated ESOP shares		<u>32</u>	<u>32</u>

a. *Accounting policy*

The parent company operates an equity settled Employee Share Ownership Plan (ESOP) to give effect to a contractual obligation to pay profit sharing bonuses to employees via shares of the parent company based on a set formula. Employees may acquire additional company shares to be held in trust by the Trustees but the costs of such purchases are for the employee's account. All permanent employees of the parent company and its subsidiary (Note 1) are eligible to participate in the Plan that is directed by a Management Committee comprising management of the Company and representatives of the general membership. Independent Trustees are engaged to hold in trust all shares in the Plan as well as to carry out the necessary administrative functions. Shares acquired by the ESOP are funded by the parent company contributions and cash advances by the parent company to the ESOP. The cost of the shares so acquired and which remain unallocated to employees have been recognised in Shareholders' Equity under 'Treasury Shares'.

The fair value of allocated shares are measured using the closing market price prevailing on the Trinidad and Tobago Stock Exchange at the year-end. A liability is recorded for this amount.

The Company has determined it has control over the Plan as:

- the Company has power over the relevant activities of the employee share trust;
- the Company has exposure, or rights, to variable returns from its involvement with the employee share trust; and
- the Company has the ability to use its power over the employee share trust to affect the amount of the Company's returns.

The consolidation of the plan was immaterial to these parent and consolidated financial statements.

#### 15 Revaluation reserves

a. *Nature and purpose of revaluation reserves*

The revaluation reserves include the following amounts:

*Revaluation surplus – property, plant and equipment:*

The property, plant and equipment revaluation surplus is used to record increments and decrements on the revaluation of property, plant and equipment.

*Financial assets at fair value through other comprehensive income:*

The Group has elected to recognise changes in the fair value of certain investments in equity securities in OCI, as explained in Note 7 b. These changes are accumulated within the investment revaluation reserve within equity. The Group transfers amounts from this reserve to retained earnings when the relevant equity securities are derecognised.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 15 Revaluation reserves (continued)

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
275,770	272,760	At beginning of year	272,760	275,770
(337)	(206)	Fair value loss of financial assets at fair value through other comprehensive income (Note 7 b.)	(206)	(337)
2,003	2,003	Deferred tax on accelerated tax depreciation – property, plant and equipment revalued and site improvements	2,003	2,003
--	34,067	Revaluation of land and buildings	34,067	--
(4,676)	(4,676)	Transfer/adjustment to retained earnings	(4,676)	(4,676)
<u>272,760</u>	<u>303,948</u>	At end of year	<u>303,948</u>	<u>272,760</u>

#### b. Property, plant and equipment

275,238	272,565	At beginning of year	272,565	275,238
2,003	2,003	Deferred tax on accelerated tax depreciation – property, plant and equipment revalued and site improvements	2,003	2,003
--	34,067	Revaluation of land and buildings	34,067	--
(4,676)	(4,676)	Transfer/adjustment to retained earnings	(4,676)	(4,676)
<u>272,565</u>	<u>303,959</u>	At end of year	<u>303,959</u>	<u>272,565</u>

#### c. Financial assets at fair value through other comprehensive income

532	195	At beginning of year	195	532
(337)	(206)	Fair value gain of financial assets at fair value through other comprehensive income (Note 7 b.)	(206)	(337)
<u>195</u>	<u>(11)</u>	At end of year	<u>(11)</u>	<u>195</u>

#### 16 Long and medium-term borrowings

46,946	35,858	First Citizens Bank Limited	35,858	46,946
178	--	Ansa Merchant Bank Limited	--	178
1,277	335	Massy Finance GFC Ltd.	335	1,277
<u>48,401</u>	<u>36,193</u>		<u>36,193</u>	<u>48,401</u>

The above has been classified as follows in the parent and consolidated statement of financial position:

37,254	25,846	<i>Non-current liabilities</i>		
		Long and medium-term borrowings	25,846	37,254
11,147	10,347	<i>Current liabilities</i>		
		Long and medium-term borrowings	10,347	11,147
<u>48,401</u>	<u>36,193</u>		<u>36,193</u>	<u>48,401</u>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 16 Long and medium-term borrowings (continued)

a. *Accounting policy*

*Recognition and measurement*

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between proceeds (net of transaction costs) and the redemption amount is recognised in the parent and consolidated statement of profit or loss and other comprehensive income over the period of the borrowings using the effective interest method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

*Borrowing costs*

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

Investment income earned on the temporary investment of specific borrowings, pending their expenditure on qualifying assets, is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

b. *Loan agreements*

(i) *First Citizens Bank Limited*

Facility (i) is for TT\$117,743 which was fully drawn as at 31 December 2016 for infrastructural work to the Port. An amendment to this facility was made and a supplemental agreement entered into on 13 August 2024. This was a modification and not an extinguishment of the previous agreement. The repayment terms consist of semi-annual principal payments of TT\$3,925 and a final bullet payment of TT\$51,022. The interest rate is Prime less 3% per annum to be reset annually with a floor rate of 4.5%. The current effective interest rate per annum is 4.5% (2024: 4.5%). The schedule of repayment on the drawn balance is reflected in Note 16 e. The balance as at 31 December 2025 was TT\$35,858.

Facility (iii) is for TT\$15,000 to be drawn in either Trinidad & Tobago Dollars or equivalent United States Dollars. This facility is to assist with working capital requirements. Interest payments to be serviced monthly; principal to be repaid within ninety (90) days of each drawdown. The interest rate for amounts drawn in Trinidad & Tobago Dollars is Prime less 1.0% per annum subject to a floor rate of 6% per annum. The current effective rate is 6.5% (2024: 6.5%) per annum. There was no drawdown of this facility at year end.

Facility (ii) is for US\$800 which was fully drawn as at 31 October 2016. The financing arrangement allows for a full drawdown of the loan to be repayable over 10 years. The repayment terms consist of semi-annual principal payments of US\$40. The interest rate is Libor plus 2.6743% per annum, to be reset semi-annually subject to a floor rate of 3% per annum. The current effective interest rate per annum is 7.11% (2024: 8.41%). The loan was repaid on the 19 February 2025.

Security on these loans are as follows:

- Collateral debenture over the fixed and floating assets of the Corporation and with collateral chattel mortgage over the equipment financed.
- 2<sup>nd</sup> demand debenture over the fixed and floating assets of the Corporation stamped to cover TT\$20,000.
- Assignment of all risk insurance over all equipment financed.
- Each letter of credit to be fully secured by cash held in an account at First Citizens Bank Limited, the aggregate value of the letters not to exceed US\$10,000.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 16 Long and medium-term borrowings (continued)

b. *Loan agreements (continued)*

(ii) *Ansa Merchant Bank Limited*

On 1 January 2020, the Corporation established a hire purchase facility with Ansa Merchant Bank Limited to purchase 1 new vehicle. The repayment terms consist of monthly principal and interest payments of TT\$7.4. The loan was paid off as at 31 December 2025.

(iii) *Massy Finance GFC Ltd.*

On 24 June 2022, the Corporation established hire purchase facilities with Massy Finance GFC Ltd. to purchase new vehicles. The repayment terms consist of monthly principal and interest payments of TT\$26. The balance as at 31 December 2025 was TT\$335. The interest rate range from 5.5% to 5.86% (2024: 5.5% to 5.86%).

c. *Fair value*

The fair values are not materially different to their carrying amounts since the interest payable on these borrowings are at floating rates (i.e. current market rates).

The carrying amounts of the Group's borrowings are denominated in the following currencies:

	2025	2024
	\$	\$
US dollar	--	1,080
TT dollar	<u>36,193</u>	<u>47,321</u>
	<u>36,193</u>	<u>48,401</u>

d. *Sensitivity analysis - variable rate instruments*

	Increase/(decrease) in PRIME %	(Decrease)/increase effect on profit \$
<b>2025</b>	+20	(12)
	-15	9
<b>2024</b>	+20	(233)
	-15	175
	Increase/(decrease) in LIBOR %	Increase/(decrease) effect on profit \$
<b>2025</b>	+20	--
	-15	--
<b>2024</b>	+20	(25)
	-15	19

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 16 Long and medium-term borrowings (continued)

##### e. Contractual cash flows of floating rate borrowings

Group	< 1 year \$	1-2 years \$	2-5 years \$	More than 5 years \$	Contractual cash flows \$	Carrying amount \$
<b>31 December 2025</b>						
Long and Medium Term borrowings	11,859	11,394	16,151	--	39,404	36,193
<b>31 December 2024</b>						
Long and Medium Term borrowings	13,196	12,690	27,803	101	53,790	48,401

##### f. Compliance with loan covenants

The Group has complied with the financial covenants of its borrowing facilities during the 2025 and 2024 reporting periods. Refer to Note 4 d. for details.

#### 17 Staff costs

PARENT			GROUP	
2024 \$	2025 \$		2025 \$	2024 \$
216,144	226,231	Wages, salaries and benefits	225,293	215,190
12,644	11,038	Retirement benefit obligation expense (Note 18 a.)	11,038	12,644
4,729	4,491	Casual employee retirement benefit expense (Note 18 b.)	4,491	4,729
<u>233,517</u>	<u>241,760</u>		<u>240,822</u>	<u>232,563</u>

##### a. Accounting policy

###### Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulating sick leave that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented within trade and other payables in the parent and consolidated financial statements.

###### Other long-term employee benefit obligations

The Group also has liabilities for annual leave. These obligations are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period. Consideration is given to current wage and salary levels and leave days outstanding.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least 12 months after the reporting period, regardless of when the actual settlement is expected to occur.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 17 Staff costs (continued)

a. *Accounting policy (continued)*

*Termination benefits*

Benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognises costs for a restructuring that is within the scope of IAS 37 Provisions, Contingent Liabilities and Contingent Assets and involves the payment of terminations benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

*Bonus plans*

The Group recognises a liability and an expense for bonuses based on a formula that takes into consideration the profit attributable to the Company's shareholders after certain adjustments. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

*Employee share ownership plan*

The Group accounts for profit sharing entitlements which are settled in the shares of the parent company through an Employee Share Ownership Plan (ESOP) as an expense determined at market value. The cost of the unallocated shares of the parent company is recognised as a separate component within equity.

*Post retirement benefits*

Pension obligations (Note 18 a. (i)).

Casual employee retirement benefit (Note 18 b.(i)).

#### 18 Long term employee benefits

a. *Retirement benefit obligation*

The Group operates a defined benefit pension plan for its eligible employees regulated by the Insurance Act Chapter 84:01 of Trinidad and Tobago. The plan is a final salary pension plan which provides benefits to members in the form of a guaranteed level of pension payable for life. The level of benefits provided depends on members' length of service and their salary in the final years leading up to retirement. The plan is operated in accordance with a Trust Deed between the parent company and First Citizens Trustee Services Limited dated 19 July 1985. Fund managers appointed by the trustees of the plan administer the funds of the plan. The pension plan is generally funded by payments from employees and the parent company, taking account of the recommendations of independent qualified actuaries. The Plan was closed to new entrants from 1 May 2021 but the rule amendment to formally give effect to this has not yet been approved and registered.

A defined contribution plan is currently in the process of being established. The rules of this plan have been submitted to the Board of Inland Revenue (BIR) for review and approval. Approval is still pending as of the date of these financial statements. Deductions from employees have commenced and the funds are held with the Group pending approval of the plan. All new eligible employees will be joining the defined contribution plan.

There were no plan amendments, curtailments and settlements during the year.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### a. Retirement benefit obligation (continued)

	2025	2024
	\$	\$
<i>Net liability in the parent and consolidated statement of financial position (parent/group)</i>		
Present value of defined benefit obligation	300,534	301,345
Fair value of assets	<u>(301,358)</u>	<u>(291,986)</u>
Net defined benefit (asset)/ liability	<u>(824)</u>	<u>9,359</u>
<i>Reconciliation of opening and closing parent and consolidated statement of financial position entries (parent/group)</i>		
Opening defined benefit liability	9,359	14,514
Pension expense	11,038	12,644
Re-measurements recognised in other comprehensive income	(10,380)	(5,221)
Group contributions paid	<u>(10,841)</u>	<u>(12,578)</u>
Closing defined benefit (asset)/ liability	<u>(824)</u>	<u>9,359</u>

##### (i) Accounting policy

Defined benefit plans define an amount of pension benefit that an employee will receive on retirement, dependent on factors such as age, years of service and compensation.

The liability or asset recognised in the parent and consolidated statement of financial position in respect of the defined benefit pension plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method, and a full valuation is done every three years. The last full valuation was done for the year ended 31 December 2022 on 17 August 2023. Roll forward valuations, which are less detailed than full valuations are performed annually.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of long-term government securities that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the parent and consolidated statement of profit or loss and other comprehensive income.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the parent and consolidated statement of changes in equity and in the parent and consolidated statement of financial position.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service costs.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### a. Retirement benefit obligation (continued)

##### (ii) Movement in present value of defined benefit obligation

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Defined benefit obligation at start of year	301,345	298,282
Current service cost	9,931	11,210
Interest cost	18,749	17,902
Members' contributions	2,918	3,311
Experience adjustments	(7,361)	(5,189)
Actuarial gains	(9,434)	(9,808)
Benefits paid	(15,614)	(14,363)
Defined benefit obligation at end of year	<u>300,534</u>	<u>301,345</u>

The defined benefit obligation is allocated between the Plan's members as follows:

	<b>2025</b>	<b>2024</b>
Active members	58%	64%
Deferred members	4%	3%
Pensioners	38%	33%
The weighted average duration of the defined benefit obligation at year end	13.0yrs	13.5yrs

99% (2024: 99%) of the active member benefits are vested.

26% (2024: 26%) of the active member defined benefit obligation is conditional on future salary increases.

##### (iii) Movement in fair value of plan assets

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Plan assets at start of year	291,986	283,768
Interest income	18,176	17,054
Return on plan assets, excluding interest income	(6,415)	(9,776)
Group contributions	10,841	12,578
Members' contributions	2,918	3,311
Benefits paid	(15,614)	(14,363)
Expense allowance	(534)	(586)
Fair value of plan assets at end of year	<u>301,358</u>	<u>291,986</u>
Actual return on plan assets	<u>11,761</u>	<u>7,278</u>
Asset allocation		
Locally listed equities	38,939	45,007
Overseas equities	43,823	35,671
Government bonds	134,956	127,957
Corporate bonds	64,127	67,006
Cash and cash equivalents	16,571	13,056
Other (immediate annuity policies)	2,942	3,289
Fair value of plan assets at end of year	<u>301,358</u>	<u>291,986</u>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

a. Retirement benefit obligation (continued)

(iii) Movement in fair value of plan assets (continued)

The asset values as at 31 December 2025 were provided by the Plan's Investment Manager (First Citizens Asset Management Limited). Overseas equities have quoted prices in active markets. Local equities also have quoted prices but the market is illiquid. The Investment Manager calculates the fair value of the Government bonds and corporate bonds by discounting expected future proceeds using a constructed yield curve. The value of the Plan's annuity policies with a local financial institution was estimated using the same assumptions used to calculate the defined benefit obligation. The value of these policies is not quoted and is reliant on the local financial institution's financial strength.

The majority of the Plan's Government bonds were issued by the Government of Trinidad and Tobago, which also guarantees many of the corporate bonds held by the Plan.

The Plan's assets are invested in accordance with a strategy agreed between the Plan's Trustee and Management Committee. This strategy is largely dictated by statutory constraints (at least 70% of the assets must be invested in Trinidad and Tobago and no more than 50% in equities) and the availability of suitable investments. There are no asset-liability matching strategies used by the Plan other than the decision to purchase immediate annuity policies to secure some pensions in payment and in deferment.

(iv) Funding

The Group meets the balance of the cost of funding of the defined benefit pension plan and the Group must pay contributions at least equal to those paid by members, which are fixed. The funding requirements are based on regular (at least every 3 years) actuarial valuations of the plan and the assumptions used to determine the funding required may differ from those set out above. The Group expects to pay \$11,400 to the pension plan during 2026.

(v) Expense recognised in the parent and consolidated statement of profit or loss and other comprehensive income

	2025	2024
	\$	\$
Current service cost	9,931	11,210
Net interest on net defined benefit liability	573	848
Administration expense allowance	534	586
Pension expense (Note 17)	<u>11,038</u>	<u>12,644</u>

(vi) Remeasurements recognised in other comprehensive income

Experience gains	(10,380)	(5,221)
Deferred income tax (Note 8 c.)	3,114	1,566
Total amount recognised in other comprehensive income	<u>(7,266)</u>	<u>(3,655)</u>

(vii) Significant accounting estimate

The present value of the pension obligations depends on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of obligations.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### a. Retirement benefit obligation (continued)

##### (vii) Significant accounting estimate (continued)

The parent company determines the appropriate discount rate at the end of each year. This is the interest rate that should be used to determine the present value of estimated future cash outflows expected to be required to settle the obligations. In determining the appropriate discount rate, the parent company considers the interest rates of long term Government securities that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the terms of the related pension liability.

	2025 Per annum	2024 Per annum
<i>Summary of principal assumptions</i>		
Discount rate	6.50%	6.25%
Underlying salary and wage inflation	4.00%	4.00%
Promotional/merit increases	1.00%	1.00%
Average individual salary increases	5.00%	5.00%
Future pension increases	0.00%	0.00%

These assumptions affect the deferred tax asset calculated on the pension benefit liability. The next actuarial valuation due is at 31 December 2025.

Assumptions regarding future mortality are based on published mortality tables. The life expectancies underlying the value of the defined benefit obligation as at year end are as follows:

	2025	2024
<i>Life expectancy at age 60 for current pensioner in years</i>		
Male	22.0	22.0
Female	26.3	26.2
<i>Life expectancy at age 60 for current members age 40 in years</i>		
Male	22.9	22.8
Female	27.2	27.1

##### *Sensitivity analysis*

The calculation of the defined benefit obligation is sensitive to the assumptions used. The following table summarises how the defined benefit obligation as at 31 December 2025 and 2024 would have changed as a result of a change in the assumptions used.

	Impact on defined benefit obligation					
	Change in Assumptions		Increase in assumptions		Decrease in assumptions	
	2025	2024	2025	2024	2025	2024
Discount rate	1%pa	1%pa	-11.1%	-11.4%	14.1%	+14.1%
Future salary increases	1%pa	1%pa	+4.1%	+4.6%	-4.1%	-4.1%
Life expectancy	1%year	1 year	1.2%	+1.2%	-1.3%	-1.3%

These sensitivities were computed by re-calculating the defined benefit obligations using the revised assumptions. The methods and types of assumptions used in preparing the sensitivity analysis did not change compared with the prior year.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### b. Casual employee retirement benefit

The Group implemented a retirement benefit for casual employees in 2013 in accordance with its collective agreement. The benefit is for eligible employees who met several criteria as agreed with the bargaining body and the benefit is managed in house and financed by the Group. Lump sums will be paid as they fall due.

	2025 \$	2024 \$
<i>Net liability in the parent and consolidated statement of financial position (parent/group)</i>		
Present value of casual employee retirement benefit obligation	<u>37,719</u>	<u>38,216</u>
<i>Reconciliation of opening and closing statement of financial position entries (parent/group)</i>		
Opening net retirement benefit liability	38,216	38,777
Net benefit cost	4,491	4,729
Re-measurements recognised in other comprehensive income	(1,184)	(3,446)
Lump sums paid	<u>(3,804)</u>	<u>(1,844)</u>
Closing casual employee retirement benefit liability	<u>37,719</u>	<u>38,216</u>

##### (i) Accounting policy

The liability recognised in the parent and consolidated statement of financial position in respect of casual employee retirement benefit is the present value of the obligation at the financial position date, together with adjustments for unrecognised actuarial gains or losses.

The casual employee retirement benefit obligation is calculated annually by independent actuaries using the projected unit credit method.

The present value of the casual employee retirement benefit obligation is determined by discounting the estimated future cash outflows using interest rates of long-term government securities that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related benefit obligation.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.

##### (ii) Funding

The Group pays the termination lump sums as they fall due. The Group expects to pay lump sums of \$1,977 in 2026 (\$2,998 in 2025).

##### (iii) Movement in present value of casual employee retirement benefit obligation

	2025 \$	2024 \$
Obligation at start of year	38,216	38,777
Current service cost	2,153	2,386
Interest cost	2,338	2,343
Experience adjustments	(40)	(2,285)
Actuarial gains	(1,144)	(1,161)
Benefits paid	<u>(3,804)</u>	<u>(1,844)</u>
Obligation at end of year	<u>37,719</u>	<u>38,216</u>

The casual employee retirement benefit obligation is allocated between the members as follows:

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### b. Casual employee retirement benefit (continued)

##### (iii) Movement in present value of casual employee retirement benefit obligation (continued)

	2025	2024
Casual employees	65%	67%
Former casual employees made permanent	33%	31%
Outstanding benefits	2%	2%
The weighted average duration of the retirement benefit obligation at year end	12.6yrs	12.6yrs

15% (2024: 21%) of the benefits are vested.

41% (2024: 40%) of the retirement obligation is conditional on future salary increases.

##### (iv) Expense recognised in the parent and consolidated statement of profit or loss and other comprehensive income

	2025 \$	2024 \$
Current service cost	2,153	2,386
Net interest on net retirement benefit liability	2,338	2,343
Casual employee retirement benefit expense (Note 17)	<u>4,491</u>	<u>4,729</u>

##### (v) Re-measurements recognised in other comprehensive income

Experience gains	(1,186)	(3,446)
Deferred income tax (Note 8 c.)	356	1,034
Total amount recognised in other comprehensive income	<u>(830)</u>	<u>(2,412)</u>

##### (vi) Significant accounting estimate

The present value of the retirement benefit depends on a number of factors that are determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost for the benefit include the discount rate. Any changes in these assumptions will impact the carrying amount of obligations.

The Group determines the appropriate discount rate at the end of each year. This is the interest rate that should be used to determine the present value of estimated future cash outflows expected to be required to settle the obligations. In determining the appropriate discount rate, the Group considers the interest rates of long term Government securities that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the terms of the related benefit liability.

Other key assumptions for casual employee retirement benefit are based in part on current market conditions.

	2025 Per annum	2024 Per annum
<i>Summary of principal assumptions</i>		
Discount rate	6.50%	6.25%
Average individual pay increases	4.00%	4.00%

There is limited experience data on casual employees hence management has used the same assumptions as that of the pension plan.

These assumptions affect the deferred tax asset calculated on the casual employee retirement benefit liability.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 18 Long term employee benefits (continued)

##### b. Casual employee retirement benefit (continued)

##### (vi) Significant accounting estimate (continued)

##### Sensitivity analysis

The calculation of the casual employee retirement benefit obligation is sensitive to the assumptions used. The following table summarises how the retirement benefit obligation as at 31 December 2025 and 2024 would have changed as a result of a change in the assumptions used.

	Impact on casual employee retirement benefit obligation					
	Change in Assumptions		Increase in assumptions		Decrease in assumptions	
	2025	2024	2025	2024	2025	2024
Discount rate	1%pa	1%pa	-10.9%	-10.9%	+13.0%	+13.0%
Future salary increases	1%pa	1%pa	+10.0%	+10.0%	-8.4%	-8.4%

These sensitivities were computed by re-calculating the casual employee retirement benefit obligation using the revised assumptions. The methods and types of assumptions used in preparing the sensitivity analysis did not change compared with the prior year.

#### 19. Revenue

##### a. Accounting policy

##### Revenue recognition

Revenue represents the amounts earned for lease rents, port and warehousing services and management fees.

Revenue from port and warehousing services and management fees is recognised in accordance with IFRS 15 and is recognised in the accounting period in which the services are rendered. Revenue is governed by an established tariff. The tariff details all services offered by the Group - Port and Warehouse. Revenue from providing services, for marine, mooring and unmooring, container handling, and storage rent etc. are recognised in the accounting period in which the services are rendered.

Revenue earned as rental income is recognised on an accrual basis in accordance with the terms of the individual lease agreements with tenants in accordance with IFRS 16. Lease premiums are deferred and recognised as revenue over the term of the lease. Leases between the parent company and tenants on the Industrial Estate are usually of two types, 30 year leases and 96 years and longer leases. The premiums received on 96 year leases are accounted for on a deferral basis. They are taken into income in equal annual amounts over the lives of the leases. Commitment fees received on all leases are taken into income upon receipt.

##### b. Disaggregation of revenue from contracts with customers

The Group derives revenue at a point in time from Cargo Handling Operations and Support departments.

	Port and related activities \$	Support activities \$	Total \$
<b>Year ended 31 December 2025</b>			
Revenue	324,278	1,934	326,212
<b>Year ended 31 December 2024</b>			
Revenue	282,105	1,797	283,902

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 19. Revenue (continued)

b. *Disaggregation of revenue from contracts with customers (continued)*

The revenue reported to the chief operating decision makers is measured in a manner consistent with that in the parent and consolidated statement of profit or loss and other comprehensive income.

c. *Revenue from lease income*

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term (Note 24 and 25). The respective leased assets are included in the balance sheet based on their nature.

Revenue from estate was \$113,833 (2024: \$109,521).

d. *Liabilities related to contracts with customers*

The Group has no liabilities related to contracts with customers.

#### 20 Trade and other payables

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
5,348	3,386	Trade payables	3,386	5,348
1,875	1,937	Statutory liabilities	6,033	5,633
<u>64,280</u>	<u>73,976</u>	Other payables and accruals	<u>81,407</u>	<u>69,749</u>
71,503	79,299		90,826	80,730
<u>10,137</u>	<u>12,865</u>	Due to subsidiary	--	--
<u>81,640</u>	<u>92,164</u>		<u>90,826</u>	<u>80,730</u>

a. *Accounting policy*

*Trade payables*

These amounts represent liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method. Other payables and accruals include non-statutory employee obligations and accrued expenses.

*Provisions*

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Decommissioning obligations for industrial estate properties reside with the tenants. There are no legal or contractual decommissioning obligations for the port and its related facilities.

b. *Fair value of trade payables*

Due to the short term nature of the current payables, their carrying amount is assumed to be the same as their fair value.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 21 Segment information

##### a. Accounting policy

##### Segments

Operating segments are reported in a manner consistent with the internal reporting provided to the President and the management team, which is the team responsible for allocating resources and assessing performance of the operating segments and is also responsible for making strategic decisions. The Group's executive management team, consisting of the President, the Vice Presidents of Business Services, Port Operations and Technical Services, examine the Group's performance from an operations perspective and has identified two reportable segments of its business.

- (i) Port operations - This covers services supplied for the import, export and transshipment of containers and general cargo. The fees for these services include handling charges, storage rents, stuffing/unstuffing and other miscellaneous services. These are all based on an established tariff.
- (ii) Estate operations - This covers operations involved in the development, maintenance and supply of onshore infrastructure which are leased to tenants at contracted rates as charged for occupancy, wayleaves and common service charges.
- (iii) Support activities - This covers head office and group centralized services.

These are the reportable segments of the Group as they form the basis used by the President and management team, as the chief operating decision makers, for assessing performance and allocating resources.

These reported segments are closely integrated as the viability of one segment depends on the continued operations of the other. As such, the operation comprises one cash generating unit, which is taxed as one unit and for which other expenses do not relate entirely to one segment.

##### b. Segment operations

Parent	Port and related activities \$	Estate \$	Support activities \$	Total \$
<b>Year ended 31 December 2025</b>				
Revenue	324,278	113,833	1,934	440,045
Gross profit	176,041	113,833	1,934	291,808
Unrealised fair value gains on investment properties	--	49,055	--	49,055
Depreciation	(20,849)	(811)	(6,130)	(27,790)
Repairs and maintenance	(35,571)	(16)	(4,412)	(39,999)
Other expenses – net	(76,566)	(9,965)	(67,565)	(154,096)
Finance costs	(1,202)	--	(154)	(1,356)
Profit before taxation	41,853	152,096	(76,327)	117,622
<b>Year ended 31 December 2024</b>				
Revenue	282,105	109,521	1,797	393,423
Gross profit	145,634	109,521	1,797	256,952
Unrealised fair value gains on investment properties	--	153,010	--	153,010
Depreciation	(20,608)	(1,259)	(5,375)	(27,242)
Repairs and maintenance	(30,407)	(148)	(4,553)	(35,108)
Other expenses – net	(73,737)	12,510	(68,772)	(129,999)
Finance costs	(3,456)	--	(750)	(4,206)
Profit before taxation	17,426	273,634	(77,653)	213,407

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 21 Segment information (continued)

##### b. Segment operations (continued)

Group	Port and related activities \$	Estate \$	Support activities \$	Total \$
<b>Year ended 31 December 2025</b>				
Revenue	324,278	113,833	1,934	440,045
Gross profit	177,431	113,833	1,934	293,198
Unrealised fair value gains				
investment properties	--	49,055	--	49,055
Depreciation	(20,849)	(811)	(6,130)	(27,790)
Repairs and maintenance	(35,571)	(16)	(4,412)	(39,999)
Other expenses – net	(77,332)	(9,965)	(67,565)	(154,862)
Finance costs	(1,202)	--	(154)	(1,356)
Profit before taxation	42,477	152,096	(76,327)	118,246
<b>Year ended 31 December 2024</b>				
Revenue	282,105	109,521	1,797	393,423
Gross profit	146,943	109,521	1,797	258,261
Unrealised fair value gains on				
investment properties	--	153,010	--	153,010
Depreciation	(20,607)	(1,259)	(5,375)	(27,241)
Repairs and maintenance	(30,407)	(148)	(4,553)	(35,108)
Other expenses – net	(74,404)	12,510	(68,772)	(130,666)
Finance costs	(3,456)	--	(750)	(4,206)
Profit before taxation	18,069	273,634	(77,653)	214,050

The revenue reported to the chief operating decision makers is measured in a manner consistent with that in the parent and consolidated statement of profit or loss and other comprehensive income.

##### c. Segment assets

	Port and Related activities \$	Estate \$	Support activities \$	Total \$
<b>Total segment assets</b>				
<b>Parent</b>				
31 December 2025	582,871	2,728,210	42,130	3,353,211
31 December 2024	534,960	2,666,215	56,616	3,257,791
<b>Group</b>				
31 December 2025	582,550	2,728,210	43,066	3,353,826
31 December 2024	534,640	2,666,215	57,563	3,258,418

Total assets are measured in a manner consistent with that of the parent and consolidated financial statements. These assets are allocated based on the operations of the segment.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 21 Segment information (continued)

c. *Segment assets (continued)*

Reportable segments' assets are reconciled to total assets as follows:

PARENT			GROUP	
31 December			31 December	
2024	2025		2025	2024
\$	\$		\$	\$
3,257,791	3,353,211	Total segment assets	3,353,826	3,258,418
184,394	213,716	Cash and bank on hand	213,914	184,942
14,844	10,297	Deferred income tax	10,297	14,844
<u>22,106</u>	<u>24,161</u>	Other assets	<u>24,901</u>	<u>22,845</u>
<u>3,479,135</u>	<u>3,601,385</u>	Total assets as per statement of financial position	<u>3,602,938</u>	<u>3,481,049</u>

Total segment assets include additions to property, plant and equipment as follows:

	Port and Related activities	Estate	Support activities	Total
	\$	\$	\$	\$
<b>Parent/Group</b>				
31 December 2025	20,825	--	1,701	22,526
31 December 2024	16,794	--	3,808	20,602

d. *Segment liabilities*

Total liabilities are centrally managed and are not allocated by segments.

#### 22 Expenses by nature

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
233,517	241,760	Staff costs (Note 17)	240,822	232,563
25,571	26,061	Depreciation (Note 5)	26,061	25,571
1,671	1,729	Depreciation of right of use asset (Note 24)	1,729	1,671
35,108	39,999	Repairs and maintenance	39,999	35,108
15,506	12,408	Utilities	12,408	15,506
11,816	17,807	Office expenses	18,117	12,122
(14,009)	9,101	Bad debts/impairment (Note 4(a)(iv))	9,101	(14,009)
5,603	6,762	Other	6,762	5,603
5,907	6,270	Insurance	6,270	5,907
2,629	2,395	Legal and professional fees	2,395	2,629
2,026	2,182	Vehicle and transport	2,182	2,026
3,083	3,044	Communication	3,048	3,088
882	882	Directors' remuneration	882	882
<u>1,526</u>	<u>2,427</u>	Marketing	<u>2,427</u>	<u>1,526</u>
<u>330,836</u>	<u>372,827</u>	Total cost of providing services, administrative expenses and other operating expenses	<u>372,203</u>	<u>330,193</u>

Audit fees for the year ended 31 December 2025 totaled \$949 (2024: \$880). Other fees paid to the auditor (and related network firms) for non-assurance services totaled \$42 (2024: \$47).

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 23 Contingent liabilities

	2025	2024
	\$	\$
a. Customs bonds	<u>3,950</u>	<u>3,950</u>
<p>The Group has approved bond facilities with First Citizens Bank Limited of \$3,000 and Scotiabank Trinidad and Tobago Limited of \$3,700. These approved bonds facilities remain unchanged.</p>		
b. The Corporation is a party to various legal actions. In the opinion of the directors, after taking appropriate legal advice, the outcome of such actions will not result in any significant additional liabilities. Provisions have been made in these parent and consolidated financial statements, where applicable.		
c. The Property Tax Act of 2009 (PTA) was enacted into law by the Government of the Republic of Trinidad and Tobago (GORTT), effective from 1 January 2010. On 27 March 2024, the Property Tax Act was amended, following assent by the President of the Republic of Trinidad and Tobago. The amendment did not have a material impact on the Group. In the 2025/2026 Budget, the Government indicated its intention to repeal the PTA within the financial year. While a present obligation still exists as the PTA has not officially been repealed, the Parent/Group is unable to reliably estimate the liability, as the basis for fair value at this time has not been clarified. Accordingly, no provision has been recognised for property tax for the year ended 31 December 2025.		

#### 24 Leases

This note provides information for leases where the Group is a lessee. For leases where the Group is a lessor, see Note 6(c).

Amounts recognised in the parent and consolidated statement of financial position

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
--	--	<i>Non-current assets</i>		
		Right of use asset	--	--
		<i>Current assets</i>		
835	892	Right of use asset	<u>892</u>	<u>835</u>
		<i>Non-current liabilities</i>		
--	--	Lease liabilities	--	--
		<i>Current liabilities</i>		
932	892	Lease liabilities	<u>892</u>	<u>932</u>
<u>932</u>	<u>892</u>		<u>892</u>	<u>932</u>

There was a one year extension to the right of use assets during 2025. There were no additions for 2024.

Amounts recognised in the parent and consolidated statement of profit or loss and other comprehensive income

PARENT			GROUP	
2024	2025		2025	2024
\$	\$		\$	\$
1,671	1,729	Depreciation of right of use asset	1,729	1,671
140	15	Interest expense (included in finance costs)	15	140

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 24 Leases (continued)

a. *Accounting policy*

The Group leases vehicles and printers. Where applicable, rental contracts are typically made for fixed periods of 3 years for vehicles and a month by month basis for printers.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

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

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

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

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

To determine the incremental borrowing rate, the Group:

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

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

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

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

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. The Group revalues its land and buildings that are presented within property, plant and equipment. There are no right-of-use buildings held by the Group.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 24 Leases (continued)

##### b. Extension and termination options

Extension and termination options are included in the vehicles lease across the Group. These are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor.

#### 25 Deferred lease rental income - Parent/Group

	2025 \$	2024 \$
Current portion	5,236	5,229
Non-current portion	<u>51,205</u>	<u>52,167</u>
	<u>56,441</u>	<u>57,396</u>

PARENT			GROUP	
2024 \$	2025 \$		2025 \$	2024 \$
		At beginning of year:		
4,349	4,780	30 year leases and unearned revenue	4,780	4,349
<u>53,389</u>	<u>52,616</u>	96 years and longer leases	<u>52,616</u>	<u>53,389</u>
57,738	57,396		57,396	57,738
109,179	112,878	Amounts received during the year	<u>112,878</u>	<u>109,179</u>
166,917	170,274		170,274	166,917
(109,521)	(113,833)	Income brought into account (Note 21b.)	<u>(113,833)</u>	<u>(109,521)</u>
<u>57,396</u>	<u>56,441</u>	At end of year	<u>56,441</u>	<u>57,396</u>
		Summarised as follows:		
4,781	4,626	30 year leases and unearned revenue	4,626	4,781
<u>52,615</u>	<u>51,815</u>	96 years and longer leases	<u>51,815</u>	<u>52,615</u>
57,396	56,441		56,441	57,396
(52,167)	(51,205)	Less: non-current portion	<u>(51,205)</u>	<u>(52,167)</u>
<u>5,229</u>	<u>5,236</u>	Current portion	<u>5,236</u>	<u>5,229</u>

- a. *Accounting policy*  
Refer to Note 19 a.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 26 Material accounting policies

This Note provides a list of the material accounting policies adopted in the preparation of these parent and consolidated financial statements to the extent they have not already been disclosed in the other Notes above. These policies have been consistently applied to all the years presented, unless otherwise stated. The financial statements are for the Group consisting of Point Lisas Industrial Port Development Corporation Limited and its subsidiary, Point Lisas Terminals Limited.

a. *Basis of preparation*

(i) *Compliance with IFRS Accounting Standards*

The parent and consolidated financial statements of Point Lisas Industrial Port Development Corporation Limited have been prepared in accordance with IFRS Accounting Standards. IFRS Accounting Standards comprise the following authoritative literature:

- IFRS Accounting Standards,
- IAS Standards, and
- Interpretations developed by the IFRS Interpretations Committee (IFRIC Interpretations) or its predecessor body, the Standing Interpretations Committee (SIC Interpretations).

(ii) *Historical cost convention*

The parent and consolidated financial statements have been prepared on a historical cost basis, except for the following:

- the revaluation of land, buildings and own site improvements – measured at fair value,
- investment properties – measured at fair value,
- financial assets at fair value through other comprehensive income – measured at fair value, and
- defined benefit pension plans – plan assets measured at fair value.

(iii) *New and amended standards adopted by the Group*

The Group has applied the following amendments for the first time for their annual reporting period commencing 1 January 2025:

- Amendments to IAS 21 Lack of Exchangeability  
These amendments provide a framework for the Company to determine if a currency is exchangeable into another and establish the methodology for identifying the spot exchange rate to use when exchangeability is lacking.

The amendments listed above did not have any material impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

(iv) *New standards and interpretations not yet adopted by the Group*

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for 31 December 2025 reporting periods and have not been early adopted by the Group. These standards, amendments or interpretations are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 26 Material accounting policies (continued)

a. Basis of preparation (continued)

(iv) New standards and interpretations not yet adopted by the Group (continued)

Title	Key Requirements
<p>Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 Effective 1 January 2026</p>	<p>On 30 May 2024, the IASB issued targeted amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments are as follows:</p> <ul style="list-style-type: none"> <li>(a) clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;</li> <li>(b) clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;</li> <li>(c) add new disclosures for certain instruments with contractual terms that can change cash flows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and</li> <li>(d) update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).</li> </ul> <p>The amendments in (b) are most relevant to financial institutions, but the amendments in (a), (c) and (d) are relevant to all entities.</p> <p>The group has not yet decided whether and if so to what extent it will elect to derecognise financial liabilities before the settlement date where they are settled in cash using an electronic cash transfer system eligible for this election. The Group is currently assessing whether the election should be applied to any of its electronic transfer payment systems. The rest of these amendments are not expected to have a material impact on the consolidated financial statements of the group.</p>
<p>Annual Improvements to IFRS Accounting Standards – Volume 11 Effective January 1 2026</p>	<p>The IASB has made the following improvements in September 2024:</p> <p>IFRS 1, ‘First-time Adoption of International Financial Reporting’ to improve consistency between IFRS 1 and IFRS 9, ‘Financial Instruments’, in relation to the requirements for hedge accounting, and to improve the understandability of IFRS 1;</p> <p>IFRS 7, ‘Financial Instruments: Disclosures’ to improve consistency in the language used in IFRS 7 with the language used in IFRS 13, ‘Fair Value Measurement’;</p> <p>IFRS 9 to clarify how a lessee accounts for the derecognition of a lease liability when it is extinguished, and to address an inconsistency between IFRS 9 and IFRS 15, ‘Revenue from Contracts with Customers’, in relation to the term ‘transaction price’;</p> <p>IFRS 10, ‘Consolidated Financial Statements’ – to clarify the requirements in relation to determining de facto agents of an entity; and IAS 7, ‘Statement of Cash Flows’ to replace the term ‘cost method’ with ‘at cost’, since the term is no longer defined in IFRS Accounting Standards.</p> <p>The Group determined that the amendments are not expected to materially impact the group’s financial statements.</p>

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 26 Material accounting policies (continued)

##### a. Basis of preparation (continued)

##### (iv) New standards and interpretations not yet adopted by the Group (continued)

Title	Key Requirements
<p>IFRS 18, 'Presentation and Disclosure in Financial Statements' Effective 1 January 2027 (early adoption is permitted)</p>	<p>This is the new standard on presentation and disclosure in financial statements, which replaces IAS 1, with a focus on updates to the statement of profit or loss.</p> <p>The key new concepts introduced in IFRS 18 relate to:</p> <ul style="list-style-type: none"> <li>• the structure of the statement of profit or loss with defined subtotals;</li> <li>• requirement to determine the most useful structure summary for presenting expenses in the statement of profit or loss</li> <li>• required disclosures in a single note within the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and</li> <li>• enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general</li> </ul> <p>The Group is in the process of determining the impact on the group of applying IFRS 18. The group currently presents an operating profit subtotal. The group is performing a detailed assessment to determine the appropriate classification of items to ensure that the operating profit subtotal will comply with the requirements of IFRS 18. The group is performing an assessment of measures that are currently being reported outside the financial information and whether or not these meet the definition of a management-defined performance measures.</p>

##### b. Foreign currency translation

##### (i) Functional and presentation currency

Items included in the parent and consolidated 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'). These parent and consolidated financial statements are presented in Trinidad and Tobago dollars, which is the Parent and Group's functional and presentation currency.

##### (ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year-end exchange rates, are generally recognised in the parent and consolidated statement of profit or loss and other comprehensive income.

Foreign exchange gains and losses that relate to borrowings are presented in the parent and consolidated statement of profit or loss and other comprehensive income, within finance costs. All other foreign exchange gains and losses are presented in the parent and consolidated statement of profit or loss on a net basis within other income or other expenses.

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 26 Material accounting policies (continued)

b. *Foreign currency translation (continued)*

(ii) *Transactions and balances (continued)*

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

c. *Fair value hierarchy*

Judgments and estimates are made in determining the fair values for items recognised and measured at fair value in the parent and consolidated financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows:

Level 1 - The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price.

Level 2 - The fair value of financial instruments that are not traded in an active market (e.g. over-the counter derivatives) is determined using valuation techniques that maximise the use of observable market data and rely as little as possible on entity-specific estimates.

Level 3 - One or more of the significant inputs is not based on observable market data. This is the case for unlisted equity securities and for instruments where climate risk gives rise to a significant unobservable adjustment.

d. *Property, plant and equipment (Note 5 a.)*

e. *Investment properties (Note 6 a.)*

f. *Financial assets (Note 7 a.)*

g. *Current and deferred income tax (Note 8 b.)*

h. *Inventory (Note 9 a.)*

i. *Trade and other receivables (Note 10 a.)*

j. *Cash and cash equivalents (Note 11 a.)*

k. *Impairment of non- financial assets*

Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

l. *Stated capital (Note 12 a.)*

m. *Borrowings (Note 16 a.)*

## POSITIONED WITH PURPOSE AND POTENTIAL

### Point Lisas Industrial Port Development Corporation Limited

#### Notes to the Parent and Consolidated Financial Statements (continued)

31 December 2025

(Expressed in Thousands of Trinidad and Tobago Dollars)

#### 26 Material accounting policies (continued)

- n. *Employee benefits*
  - *Short-term obligations (Note 17 a.)*
  - *Other long-term employee benefit obligations (Note 17 a.)*
  - *Termination benefits (Note 17 a.)*
  - *Bonus plans (Note 17 a.)*
  - *Employee share ownership plan (Note 17 a. and 14 a.)*
  - *Retirement benefit obligation (Note 18 a. (i))*
  - *Casual employee retirement benefit (Note 18 b. (i))*
- o. *Revenue recognition (Note 19 a.)*
- p. *Trade payables (Note 20 a.)*
- q. *Provisions (Note 20 a.)*
- r. *Segment reporting (Note 21 a.)*
- s. *Leases (Note 24 a.)*
- t. *Rounding of amounts*

All amounts disclosed in the parent and consolidated financial statements and notes have been rounded to the nearest thousand currency units unless otherwise stated.

#### 27 Subsequent events

There were no subsequent events identified that require disclosure or adjustments to the parent and Group financial statements.

# Management Proxy Circular

**1. Name of Company:**

**POINT LISAS INDUSTRIAL PORT  
DEVELOPMENT CORPORATION  
LIMITED**

Company No. P70(C)

**2. Particulars of Meeting:**

Fifty-Ninth (59<sup>th</sup>) Annual Meeting of the Shareholders of the Company to be held on **Friday 17<sup>th</sup> July 2026** at **10:00 a.m.**, at a place to be advised.

**3. Solicitation:**

It is intended to vote the Proxy hereby solicited by the Management of the Company (unless the Shareholder directs otherwise) in favour of all resolutions specified in the Proxy Form.

**4. Any Director's statement submitted pursuant to Section 76 (2):**

No statement has been received from any Director pursuant to Section 76 (2) of the Companies Act, Ch. 81:01

**5. Any Auditor's statement submitted pursuant to Section 171 (1):**

No statement has been received from the Auditors of the Company pursuant to Section 171(1) of The Companies Act, Ch. 81:01

**6. Any Shareholder's proposal submitted pursuant to Sections 116(a) and 117(2):**

No proposal has been received from any shareholder pursuant to Sections 116(a) and 117(2) of the Companies Act, Ch. 81:01

<b>Date</b>	<b>Name and Title</b>	<b>Signature</b>
April 24 <sup>th</sup> , 2025	<b>Ms. Kelly Jackson-Baynes</b> Corporate Secretary	<i>Kelly Jackson-Baynes</i>

# Proxy Form

REPUBLIC OF TRINIDAD AND TOBAGO  
THE COMPANIES ACT, CH. 81:01  
(Section 143 (1))

**Name of Company:**

POINT LISAS INDUSTRIAL PORT  
DEVELOPMENT CORPORATION LIMITED

Company No. P70(C)

**Particulars of Meeting:**

Fifty-Ninth (59<sup>th</sup>) Annual General Meeting of the Shareholders to be held on **Friday 17<sup>th</sup> July 2026** at **10:00 a.m.**, at a venue to be confirmed by supplemental notice.

I/We \_\_\_\_\_

of \_\_\_\_\_

shareholder(s) of the above named Company hereby appoint the Chairman of the

Meeting, or failing him \_\_\_\_\_

of \_\_\_\_\_

to be my/our proxy to attend and act on my/our behalf at the above Meeting, and at any adjournment or adjournments thereof, to the same extent and with the same power as if I/we were personally present at the said Meeting or such adjournment or adjournments thereof and, without limiting the generality of the authorization and power hereby conferred, to vote for me/us on my/our behalf as indicated below on the Resolutions to be proposed at the above Meeting and at any adjournment or adjournments thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
**Signature(s) of Shareholder(s)**



**POSITIONED WITH PURPOSE AND POTENTIAL**

# Proxy Form

Please indicate with an “X” in the spaces below how you wish your Proxy to vote on the Resolutions referred to. If no such indication is given the Proxy will exercise his discretion as to how he votes or whether he abstains from voting.

NO.	ORDINARY BUSINESS RESOLUTIONS	FOR	AGAINST
1.	To receive and consider the Report of the Directors and the Audited Financial Statements of the Company for the financial year ended December 31 <sup>st</sup> , 2025, together with the Report of the Auditors thereon.		
2.	<p>To elect Directors and for such purpose consider and pass the following resolutions:</p> <p><b>(i) BE IT RESOLVED THAT</b> Ms. Karunaa Bisram Singh, who retires at this Annual Meeting and being eligible, be and is hereby re-elected as a Director of Point Lisas Industrial Port Development Corporation Limited, to hold office from the close of the Fifty-Ninth (59<sup>th</sup>) Annual Meeting until the close of the next Annual Meeting of Shareholders.</p> <p><b>(ii) BE IT RESOLVED THAT</b> Mr. Jeffery Sookram, who retires at this Annual Meeting and being eligible, be and is hereby re-elected as a Director of Point Lisas Industrial Port Development Corporation Limited, to hold office from the close of the Fifty-Ninth (59<sup>th</sup>) Annual Meeting until the close of the next Annual Meeting of Shareholders.</p> <p><b>(iii) BE IT RESOLVED THAT</b> Mr. Ramchand Rajbal Maraj, who retires at this Annual Meeting and being eligible, be and is hereby re-elected as a Director of Point Lisas Industrial Port Development Corporation Limited, to hold office from the close of the Fifty-Ninth (59<sup>th</sup>) Annual Meeting until the close of the next Annual Meeting of Shareholders.</p> <p><b>(iv) BE IT RESOLVED THAT</b> Mr. Trevor Joseph, who retires at this Annual Meeting and being eligible, be and is hereby re-elected as a Director of Point Lisas Industrial Port Development Corporation Limited, to hold office from the close of the Fifty-Ninth (59<sup>th</sup>) Annual Meeting until the close of the next Annual Meeting of Shareholders.</p>		
3.	<b>BE IT RESOLVED THAT</b> PricewaterhouseCoopers be re-appointed Auditors of the Company for the period ending at the conclusion of the next Annual General Meeting and that the Directors be authorised to fix their remuneration and expenses for the ensuing year.		

\_\_\_\_\_  
Signature(s) of Shareholder(s)

# Proxy Form

**NOTES:**

1. A Shareholder may appoint a Proxy of his/her own choice. If such an appointment is made, delete the words “the Chairman of the Meeting” and insert the name and address of the person appointed Proxy in the space provided.
2. If the appointer is a corporation, this Proxy Form must be under Common Seal or under the hand of an officer or attorney duly authorised in that behalf.
3. A Shareholder who is a body corporate may, in lieu of appointing a proxy, authorise an individual by resolution of its directors or governing body to represent it at this Annual Meeting.
4. In the case of joint holders, the signature of any one holder will be sufficient, but the names of all the joint holders should be stated on the Proxy Form.
5. 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.
6. To be valid, the Proxy Form must be completed and emailed to [kjbaynes@plipdeco.com](mailto:kjbaynes@plipdeco.com) not less than forty-eight (48) hours before the time fixed for holding the Annual Meeting or adjourned Meeting.

**RETURN TO:**

The Corporate Secretary  
Point Lisas Industrial Port Development Corporation Limited  
PLIPDECO House, Orinoco Drive  
Point Lisas Industrial Estate  
Couva





POSITIONED WITH PURPOSE AND POTENTIAL

# Notes

# Notes

# Notes





