

# Unaudited Interim Condensed Consolidated Financial Statements

30 September 2009 (Expressed in Trinidad and Tobago Dollars)


## Chairman's Report 3rd Quarter Ended September 30, 2009

Our Group Revenue was \$144 million, down \$46 million over all (down \$24 million for the corresponding period last year excluding revenues of \$22 million from our joint venture). Excluding Unrealised Fair Value Gains of \$16.2 million, the Corporation recorded a profit before tax of \$4.4 million, ahead of budget. For the same period last year the Group recorded a loss of \$2.9 million excluding joint venture operations. The drop in revenue is due to reduced domestic cargo volumes at Port Pt. Lisas, itself as a result of the economic recession. The positive variance against budget can be attributed to our continuing restructuring and operational efficiency efforts.

The global economic slowdown continues to affect port volumes as witnessed by a reduction of 10-15% in import and export containers and 25 – 30% in general cargo. The increase in transshipment cargo and our own ongoing efficiency initiatives continue to mitigate the impact. Some volume increases are also expected as the high season has begun.

Our estate operation still continues to be the main strength of the business, and has done well in the quarter. We will continue to improve the quality of infrastructure on the estate in order to provide the best experience possible for tenants and users.

The restructuring exercise on the port operations is beginning to realize some measure of improved efficiencies and these efforts will continue for the rest of the year.

  
**Dr. Rolph N.S. Balgobin**  
Chairman

## Condensed Consolidated Statement Of Comprehensive Income - Unaudited

	Three Months Ended 30 September 2009		Nine Months Ended 30 September 2008	
	2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
Turnover	48,878	65,256	143,881	190,232
Direct costs	(13,608)	(32,831)	(46,090)	(73,584)
<b>Gross Profit</b>	<b>35,270</b>	<b>32,425</b>	<b>97,791</b>	<b>116,648</b>
Administrative expenses	(13,712)	(19,319)	(38,736)	(54,889)
Other operating expenses	(15,193)	(19,113)	(43,228)	(49,730)
<b>Operating Profit/(Loss)</b>	<b>6,365</b>	<b>(6,007)</b>	<b>15,827</b>	<b>12,029</b>
Loss on disposal of interest in joint venture operations (Note 5)	--	(5,965)	--	(5,965)
Net investment income	1,150	1,706	4,421	5,604
Finance cost	(5,494)	(7,742)	(15,769)	(16,705)
<b>Profit/(Loss) Before Taxation</b>	<b>2,021</b>	<b>(18,008)</b>	<b>4,479</b>	<b>(5,037)</b>
Taxation (Note 4)	(254)	11,392	(1,425)	2,929
<b>Profit/(Loss) For The Period</b>	<b>1,767</b>	<b>(6,616)</b>	<b>3,054</b>	<b>(2,108)</b>
Unrealised fair value (loss)/gains	(1,690)	85,911	16,295	115,320
<b>Total Comprehensive Income For The Period</b>	<b>77</b>	<b>79,295</b>	<b>19,349</b>	<b>113,212</b>

## Basic Earnings /(Loss) Per Share

	2009	2008	2009	2008
<b>As previously reported:</b>				
- excluding unrealised fair value (loss)/gains	4¢	(32)¢	8¢	(20)¢
- including unrealised fair value (loss)/gains	--¢	185¢	49¢	271¢
<b>As restated:</b>				
- excluding unrealised fair value (loss)/gains	4¢	(17)¢	8¢	(5)¢
- including unrealised fair value (loss)/gains	--¢	200¢	49¢	286¢

## Condensed Consolidated Statement Of Changes In Shareholders' Equity - Unaudited

	Share capital \$'000	Revaluation reserves \$'000	Capital reserves \$'000	Translation reserves \$'000	Unallocated ESOP Shares \$'000	Retained earnings \$'000	Shareholders' equity
<b>Nine Months Ended 30 September 2009</b>							
Balance at 1 January 2009 – as previously reported	138,939	82,771	1,029	--	(32)	1,182,585	1,405,292
Prior period adjustment (Note 4)	--	--	--	--	--	5,933	5,933
Restated balance	138,939	82,771	1,029	--	(32)	1,188,518	1,411,225
Total comprehensive income for the period ended 30 September 2009	--	--	--	--	--	19,349	19,349
<b>Balance At 30 September 2009</b>	<b>138,939</b>	<b>82,771</b>	<b>1,029</b>	<b>--</b>	<b>(32)</b>	<b>1,207,867</b>	<b>1,430,574</b>
<b>Nine Months Ended 30 September 2008</b>							
Balance at 1 January 2008	138,939	82,771	1,029	390	(32)	1,049,364	1,272,461
Transfer	--	--	--	(390)	--	--	(390)
Dividends	--	--	--	--	--	(4,755)	(4,755)
Total comprehensive income for the period ended 30 September 2008 as restated (Note 4)	--	--	--	--	--	113,212	113,212
<b>Balance At 30 September 2008</b>	<b>138,939</b>	<b>82,771</b>	<b>1,029</b>	<b>--</b>	<b>(32)</b>	<b>1,157,821</b>	<b>1,380,528</b>

## Condensed Consolidated Statement of Financial Position

Note	Unaudited 30 September 2009 \$'000	Audited 31 December 2008 \$'000
<b>Non-current Assets</b>		
Property, plant and equipment	560,282	582,190
Investment properties	1,181,052	1,165,143
Other non-current assets	708	690
Long term investments	27,247	25,165
Deferred tax	15,288	14,860
	1,784,577	1,788,048
<b>Current Assets</b>	<b>89,754</b>	<b>94,103</b>
<b>Total Assets</b>	<b>1,874,331</b>	<b>1,882,151</b>
<b>Shareholders' Equity</b>		
Stated capital	138,939	138,939
Unallocated ESOP shares	(32)	(32)
Revaluation and capital reserves	83,800	83,800
Retained earnings	1,207,867	1,188,518
	1,430,574	1,411,225
<b>Non-current Liabilities</b>		
Floating rate bonds	55,195	55,195
Long and medium - term liabilities	190,252	205,945
Retirement benefit obligation	1,925	642
Deferred tax	64,879	63,613
Deferred lease rental income	68,359	68,654
	380,610	394,049
<b>Current Liabilities</b>	<b>63,147</b>	<b>76,877</b>
<b>Total Liabilities</b>	<b>443,757</b>	<b>470,926</b>
<b>Total Equity And Liabilities</b>	<b>1,874,331</b>	<b>1,882,151</b>

# Unaudited Interim Condensed Consolidated Financial Statements

30 September 2009 (Expressed in Trinidad and Tobago Dollars) (continued)

## Condensed Consolidated Statement Of Cash Flows - Unaudited

	Nine Months Ended 30 September 2009		2008	
	2009 \$'000	2008 \$'000	2009 \$'000	2008 \$'000
<b>Cash Flows From Operating Activities</b>				
Profit/(loss) before taxation	4,479	(5,037)	26,280	31,910
Depreciation	310	(5,097)	310	(5,097)
Increase in inventory	(1,291)	(358)	11,751	28,274
Decrease in receivables and prepayments	11,751	28,274	(13,990)	6,192
(Decrease)/increase in payables and accruals	(18)	1,341	1,283	1,012
Decrease in other non-current assets	1,283	1,012	--	5,965
Movement in retirement benefit obligation	--	5,965	--	23,003
Loss on disposal of interest in joint venture operations	--	23,003	(940)	(897)
Net assets of joint ventures disposed of	(940)	(897)	27,864	86,308
Taxation paid	27,864	86,308	--	--
<b>Net Cash Flows From Operating Activities</b>	<b>27,864</b>	<b>86,308</b>		
<b>Cash Flows From Investing Activities</b>				
Net cash flow from disposal of investments in joint ventures	--	17,157	(4,372)	(65,470)
Net additions to property, plant and equipment	(4,372)	(65,470)	(2,082)	(1,880)
Increase in investments	(2,082)	(1,880)	--	--
<b>Net Cash Flows Used In Investing Activities</b>	<b>(6,454)</b>	<b>(50,193)</b>		
<b>Cash Flow from Financing Activities</b>				
Decrease in long and medium-term liabilities	(15,299)	(40,500)	--	(4,755)
Dividends paid	--	(4,755)	(15,299)	(45,255)
<b>Net Cash Flows Used In Financing Activities</b>	<b>(15,299)</b>	<b>(45,255)</b>		
<b>Net Increase/(Decrease) In Cash and Cash Equivalents</b>	<b>6,111</b>	<b>(9,140)</b>		
<b>Cash And Cash Equivalents At Start Of Period</b>	<b>62,878</b>	<b>75,505</b>		
<b>Cash And Cash Equivalents At End Of Period</b>	<b>68,989</b>	<b>66,635</b>		
<b>Cash And Cash Equivalents</b>				
Cash at bank and on hand	6,258	12,116	62,731	54,249
Short-term deposits	62,731	54,249	68,989	66,365

## Notes To The Condensed Consolidated Interim Financial Information 30 September 2009

- General Information**  
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. Point Lisas Terminals Limited, a wholly owned subsidiary was incorporated in the Republic of Trinidad and Tobago in 1981 and is involved in the supply of labour to the parent company for its cargo handling operations at the port.  
The Group disposed of its interest in the Joint Ventures, PLIPWIIS Limited and PLIPWIIS Shipowners on 30 September 2008. The results of the Joint Ventures for the nine-month period ended 30 September 2008 are included in the condensed consolidated statement of comprehensive income (See Note 6 for results of the towage operations).  
This condensed consolidated interim financial information was approved for issue by the Board of Directors on 19 November 2009.  
This condensed consolidated interim financial information has not been audited.
- Basis of Preparation**  
This condensed consolidated interim financial information for the nine-month period ended 30 September 2009, has been prepared in accordance with International Accounting Standard 34, 'Interim Financial Reporting'. The condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2008, which have been prepared in accordance with International Financial Reporting Standards.
- Accounting Policies**  
The accounting policies applied are consistent with those of the audited financial statements for the year ended 31 December 2008.  
The following new standards and amendments to standards are mandatory for the first time for the financial year beginning 1 January 2009.
  - IAS 1 (revised), 'Presentation of financial statements'. The revised standard prohibits the presentation of items of income and expenses (that is 'non-owner changes in equity') in the statement of changes in equity, requiring 'non-owner changes in equity' to be presented separately from owner changes in equity. All 'non-owner changes in equity' are required to be shown in a performance statement. Entities can choose whether to present one performance statement (the statement of comprehensive income) or two statements (the income statement and statement of comprehensive income). The Group has elected to present one statement. The interim financial statements have been prepared under the revised disclosure requirements.
  - IFRS 8, 'Operating segments'. IFRS 8 replaces IAS 14, 'Segment reporting'. It requires a 'management approach' under which segment information is presented on the same basis as that used for internal reporting purposes. Operating segments are reported in a manner consistent with the internal reporting provided to the President and the local 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.
- Prior Period Adjustment**  
The effect of the deferred tax asset arising from the disposal of the investments in the joint ventures (Note 5) was reassessed and this resulted in a credit to the deferred tax charge in the consolidated statement of comprehensive income of \$5,993,000 and a corresponding amount to deferred tax asset in the consolidated statement of financial position for the 3 month period and the accumulated 9 month period ended 30 September 2008. The impact of this adjustment was an increase in opening retained earnings as at 1 January 2009. The earnings per share were restated and disclosed in the condensed consolidated statement of comprehensive income.

## 4 Prior Period Adjustment (continued)

	Three Months Ended 30 September 2009 \$'000	Nine Months Ended 30 September 2008 \$'000
Loss for the period as previously reported	(12,609)	(8,101)
Decrease in taxation expense	5,993	5,993
Loss for the period as restated	(6,616)	(2,108)
Unrealised fair value gain	85,911	115,320
Total comprehensive income for the period as restated	79,295	113,212

## 5 Disposal Of Investments In Joint Ventures

On 30 September 2008, the Group disposed of its interests in Plipwijs Limited and Plipwijs Shipowners as follows:

	Plipwijs Limited \$'000	Plipwijs Shipowners \$'000	Total \$'000
Sale proceeds	13,473	11,769	25,242
Net assets at date of disposal			
Share capital	100	2,799	2,899
Reserves	(1,603)	60,999	59,396
	(1,503)	63,798	62,295
Share of net assets – 50%	(752)	31,899	31,147
Translation difference	--	60	60
	(752)	31,959	31,207
Profit/(loss) on disposal	14,225	(20,190)	(5,965)
Sales proceeds in cash	13,473	11,769	25,242
Cash in joint venture operations at date of disposal	(7,703)	(382)	(8,085)
Net cash flow	5,770	11,387	17,157

## 6 Segment Information

	Port and Related Activities \$'000	Estate \$'000	Towage \$'000	Other \$'000	Total \$'000
<b>Unaudited nine-months ended 30 September 2009</b>					
Turnover	100,726	42,310	--	845	143,881
Gross profit before overheads	55,317	41,738	--	736	97,791
Overheads	--	--	--	--	(93,312)
Profit before taxation	--	--	--	--	4,479
<b>Unaudited nine-months ended 30 September 2008</b>					
Turnover	126,696	40,774	21,717	1,045	190,232
Gross profit before overheads	66,108	40,194	9,609	737	116,648
Overheads	--	--	--	--	(121,685)
Loss before taxation	--	--	--	--	(5,037)
<b>Total assets</b>					
30 September 2009	505,061	1,247,648	--	--	1,752,709
31 December 2008	528,190	1,225,780	--	--	1,753,970
30 September 2008	527,979	1,200,939	--	--	1,728,918

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

	30 September 2009 \$'000	31 December 2008 \$'000	30 September 2008 \$'000
Total segment assets	1,752,709	1,753,970	1,728,918
Cash and cash equivalents	68,989	62,878	66,365
Long term investments	27,247	25,165	24,538
Deferred tax - restated	15,288	14,860	12,513
Other assets	10,098	25,278	24,097
Total assets as per condensed consolidated statement of financial position	1,874,331	1,882,151	1,856,431

## 7 Related Party Transactions

Companies in the Group engage in certain trading activities with one another. Principal activities in this category involve the provision of labour and management services as follows:

	2009 \$'000	2008 \$'000
Labour	29,545	29,254
Key management compensation	1,673	1,485
Management fees	--	171

## 8 Capital Commitments

	US\$	US\$
Authorised and contracted for, and not provided for in the financial statements	226,569	2,433,560
	TT\$	TT\$
	--	\$3,962,777

## 9 Contingent Liabilities

- Customs bonds  
TT\$ 2,115,500 TT\$ 2,115,500
- The Corporation is a defendant in 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 and therefore no provision has been made in these financial statements.