Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Financial Information

30 September 2026

(Expressed in Thousands of Trinidad and Tobago Dollars)

Point Lisas Industrial Port Development Corporation Limited

Contents **Page**

Statement of Management's Responsibilities	1
Condensed Consolidated Interim Statement of Financial Position	2
Condensed Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income	3
Condensed Consolidated Interim Statement of Changes in Equity	4
Condensed Consolidated Interim Statement of Cash Flows	5
Notes to the Condensed Consolidated Interim Financial Information	6 – 15

Point Lisas Industrial Port Development Corporation Limited

Statement of Management's Responsibilities

Management is responsible for the following:

- Preparing and fairly presenting the accompanying condensed consolidated interim financial information of Point Lisas Industrial Port Development Corporation Limited and its subsidiary (the 'Group'), which comprises the condensed consolidated interim statement of financial position as at 30 September 2026, the condensed consolidated interim statements of profit or loss and other comprehensive income, changes in equity and cash flows for the nine-month period then ended, and notes, comprising a summary of material accounting policies 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 judgement in the determination of estimates.

In preparing this condensed consolidated interim financial information, management utilised International Accounting Standard 34, 'Interim Financial Reporting', 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 condensed consolidated interim financial information have been authorised for issue, if later.

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

President Ag.

3 Nov 2026

Chief Financial Officer/Vice President – Business Services
3 Nov 2026

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Financial Position

(Expressed in Thousands of Trinidad and Tobago Dollars)

	Notes	30 September 2026 $	30 September 2025 $	31 December 2025 $
Assets				
Non-current assets				
Property, plant and equipment	5	770,062	738,621	790,220
Investment properties	6	2,521,265	2,472,140	2,488,745
Right of use asset		142	150	892
Deferred income tax assets		11,278	14,967	10,297
Financial assets at amortized cost		--	9,868	9,859
Financial assets at fair value through other comprehensive income		1,220	1,022	927
		3,303,967	3,236,768	3,300,940
Current assets		342,613	288,660	301,174
Total assets		3,646,580	3,525,428	3,602,114
Equity and liabilities				
Equity attributable to owners of the parent				
Stated capital		139,968	139,968	139,968
Treasury shares		(32)	(32)	(32)
Investment revaluation reserve		283	85	(11)
Revaluation reserves		288,107	270,562	303,959
Retained earnings		2,866,409	2,774,863	2,810,912
		3,294,735	3,185,446	3,254,796
Non-current liabilities				
Long and medium-term liabilities	8	20,637	30,984	25,846
Retirement benefit obligation	7 a.	506	8,465	(824)
Casual employee retirement benefit obligation	7 b.	39,276	39,023	37,719
Deferred income tax liabilities		104,957	100,110	113,001
Deferred lease rental income		50,540	51,466	51,205
		215,916	230,048	226,947
Current liabilities		135,929	109,934	120,371
Total liabilities		351,845	339,982	347,318
Total equity and liabilities		3,646,580	3,525,428	3,602,114

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

On 3 Nov 2026, the Board of Directors of Point Lisas Industrial Port Development Corporation Limited authorised this condensed consolidated interim financial information for issue.

Director

Director

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Profit or loss and Other Comprehensive Income

(Expressed in Thousands of Trinidad and Tobago Dollars)

	Note	Three months ended 30 Sept 2026 $	30 Sept 2025 $	Nine months ended 30 Sept 2026 $	30 Sept 2025 $
Revenue		105,335	117,178	314,465	329,548
Cost of providing services		(32,606)	(40,924)	(104,755)	(109,736)
Gross profit		72,729	76,254	209,710	219,812
Unrealised fair value (losses)/gains on investment properties		(2,950)	1,205	32,520	32,450
Administrative expenses		(31,598)	(30,188)	(90,667)	(101,583)
Other operating expenses		(26,917)	(22,596)	(72,362)	(62,509)
Other income		217	221	2,765	418
Operating profit		11,481	24,896	81,966	88,588
Investment income		286	458	1,962	1,207
Finance costs		(533)	3	(2,287)	(1,276)
Profit before taxation		11,234	25,357	81,641	88,519
Income tax expense		(2,596)	(8,638)	(14,544)	(19,362)
Profit for the period		8,638	16,719	67,097	69,157
Other comprehensive income					
Items that may be subsequently reclassified to profit or loss					
Change in the fair value of equity investments at fair value through other comprehensive income		31	(138)	294	(110)
Gain/loss on revaluation of land & buildings & own site improvements		--	--	(18,848)	--
Deferred tax on accelerated tax depreciation - revalued property, plant and equipment and site improvements		666	501	7,648	1,503
Total comprehensive income for the period		9,335	17,082	56,191	70,550
Earnings per share					
Basic earnings per share	10	10¢	44¢	169¢	176¢
Diluted earnings per share	10	9¢	43¢	168¢	175¢

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Changes in Equity

(Expressed in Thousands of Trinidad and Tobago Dollars)

	Note	Stated capital $	Revaluation reserves $	Investment revaluation reserve $	Treasury shares $	Retained earnings $	Shareholders' equity $
Nine months ended 30 September 2026							
Balance as at 1 January 2026		139,968	303,959	(11)	(32)	2,810,912	3,254,796
Comprehensive income							
- Profit for the period		--	--	--	--	67,097	67,097
Other comprehensive income							
- Transfer of revaluation reserve to retained earnings, net of tax		--	(4,652)	--	--	4,647	(5)
- Change in the fair value of equity investments at fair value through other comprehensive income		--	--	294	--	--	294
- Adjustment to revaluation of land, buildings & own site improvements		--	(18,848)	--	--	--	(18,848)
- Deferred tax on accelerated tax depreciation-property, plant and equipment revalued and site improvements		--	7,648	--	--	--	7,648
Transactions with owners							
- Dividends	14	--	--	--	--	(16,247)	(16,247)
Balance as at 30 September 2026		139,968	288,107	283	(32)	2,866,409	3,294,735
Nine months ended 30 September 2025							
Balance as at 1 January 2025		139,968	272,565	195	(32)	2,718,050	3,130,746
Comprehensive income							
- Profit for the period		--	--	--	--	69,157	69,157
Other comprehensive income							
- Transfer of revaluation reserve to retained earnings, net of tax		--	(3,506)	--	--	3,506	--
- Change in the fair value of equity investments at fair value through other comprehensive income		--	--	(110)	--	--	(110)
- Deferred tax on accelerated tax depreciation-property, plant and equipment revalued and site improvements		--	1,503	--	--	--	1,503
Transactions with owners							
- Dividends	14	--	--	--	--	(15,850)	(15,850)
Balance as at 30 September 2025		139,968	270,562	85	(32)	2,774,863	3,185,446

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

Point Lisas Industrial Port Development Corporation Limited

Condensed Consolidated Interim Statement of Cash Flows

(Expressed in Thousands of Trinidad and Tobago Dollars)

	Nine months ended 30 September	
	2026	2025
	$	$
Cash flows from operating activities		
Cash generated from operations	61,555	72,723
Interest Paid	(1,178)	(1,081)
Income tax paid	(16,146)	(18,467)
Net cash generated from operating activities	44,231	53,175
Cash flows from investing activities		
Additions to property, plant and equipment	(17,497)	(12,410)
Purchase/sale of bonds	9,685	--
Interest received	1,962	1,207
Net cash used in investing activities	(5,850)	(11,203)
Cash flows from financing activities		
Dividends paid	(16,247)	(15,850)
Principal elements of lease payments	(748)	(778)
Repayment of borrowings	(5,209)	(7,071)
Net cash used in financing activities	(22,204)	(23,699)
Net increase in cash and cash equivalents	16,177	18,273
Cash and cash equivalents, beginning of period	213,914	184,942
Effects of exchange rate changes on cash and cash equivalents	1,103	153
Cash and cash equivalents, end of period	231,194	203,368
Cash and cash equivalents		
Cash at bank and on hand	198,764	70,894
Bank overdraft	(12,388)	--
Short-term deposits	44,818	132,474
	231,194	203,368

The notes on pages 7 to 16 are an integral part of this condensed consolidated interim financial information.

1 General information

Point Lisas Industrial Port Development Corporation Limited ("the Corporation" or "the Group") 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 involved in the supply of labour to the parent company for its cargo handling operations at the port.

This condensed consolidated interim financial information was approved for issue by the Board of Directors on 3 November 2026.

This condensed consolidated interim financial information was reviewed, not audited.

2 Accounting policies

a. *Basis of preparation*

This condensed consolidated interim financial information for the nine-month period ended 30 September 2026 has been prepared in accordance with International Accounting Standard 34, 'Interim Financial Reporting'.

The interim report does not include all the notes of the type normally included in an annual financial report. Accordingly, this condensed consolidated interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2025, which have been prepared in accordance with IFRS Accounting Standards.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the adoption of new and amended standards as set out below.

(i) *Historical cost convention*

This condensed consolidated interim financial information 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.

(ii) *New standards, amendments and interpretations adopted by the Group*

A number of new or amended standards became applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting these standards.

(iii) *New standards, amendments and interpretations not yet adopted by the Group*

There are no standards that are not yet effective and that would be expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

3 Estimates

The preparation of condensed consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this condensed consolidated interim financial information, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2025.

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 7 a.
- Estimation of casual employee retirement benefit – Note 7 b.
- Estimation of forward looking assumptions under IFRS 9
- Estimates in the assessment of impairment of property, plant and equipment.

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. The results of the assessment as at 31 December 2025 are applicable as at the period end and there is no impairment.

4 Financial risk management and financial instruments

a. *Financial risk factors*

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the Group's annual financial statements as at 31 December 2025. There have been no changes in any risk management policies since the year end.

b. *Liquidity risk*

Compared to year end, there was no material change in the contractual undiscounted cash outflows for financial liabilities.

c. *Fair value estimation*

To provide an indication about the reliability of the inputs used in determining fair value, the Group classifies its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows.

4 **Financial risk management and financial instruments (continued)**

c. *Fair value estimation (continued)*

The following shows the Group's financial assets measured and recognised at fair value at 30 September 2026, 30 September 2025 and 31 December 2025 on a recurring basis.

	Level 1	Level 2	Level 3
As at 30 September 2026	**$**	**$**	**$**
Financial assets at fair value through other comprehensive income	1,220	--	--
As at 30 September 2025			
Financial assets at fair value through other comprehensive income	1,022	--	--
As at 31 December 2025			
Financial assets at fair value through other comprehensive income	927	--	--

The different levels have been defined as follows:

- The fair value of financial instruments traded in active markets is based on quoted (unadjusted) 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. These instruments are included in level 1.
- The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

There were no transfers between levels during the period.

d. *Fair value of financial assets and liabilities measured at amortised cost*

The fair value of the following financial assets and liabilities approximate their carrying amount:

- Financial asset at amortised cost
- Trade and other receivables
- Cash and cash equivalents (excluding bank overdrafts)
- Trade and other payables
- Borrowings

5 Property, plant and equipment

Nine months ended 30 September 2026	**$**
Opening net book amount as at 1 January 2026	790,220
Additions	17,497
Disposals/Adjustments	(18,868)
Depreciation	(18,783)
Closing net book amount as at 30 September 2026	770,062

Nine months ended 30 September 2025	
Opening net book amount as at 1 January 2025	750,860
Additions	12,410
Disposals	(375)
Impairment	(4,790)
Depreciation	(19,484)
Closing net book amount as at 30 September 2025	738,621

Year ended 31 December 2025	
Opening net book amount as at 1 January 2025	750,860
Additions	22,526
Disposals/adjustments	42,895
Depreciation	(26,061)
Closing net book amount as at 31 December 2025	790,220

6 Investment properties

	30 September 2026 $	30 September 2025 $	31 December 2025 $
At the beginning of year	2,488,745	2,439,690	2,439,690
Unrealised fair value gains	32,520	32,450	49,055
At the end of year/period	2,521,265	2,472,140	2,488,745

The Group's investment properties were valued at 30 September 2026 by independent professional qualified valuators, 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. A full valuation report is received as at the end of the financial year and a summary report is received at the end of each quarter.

The Group's Finance department reviews the valuations performed by the independent valuators 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 valuators 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.

6 Investment properties (continued)

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.

The following table analyses the non-financial assets carried at fair value. The different levels have been defined as follows in Note 4 c.

Fair value measurements using

	Level 1	Level 2	Level 3
As at 30 September 2026	**$**	**$**	**$**
Recurring fair value measurements			
- Investment Properties	--	--	2,521,265
As at 30 September 2025			
Recurring fair value measurements			
- Investment Properties	--	--	2,472,140
As at 31 December 2025			
Recurring fair value measurements			
- Investment Properties	--	--	2,488,745

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 valuators prior to being reviewed and adopted by Management.

	30 September	
	2026	2025
	$	$
Rental income	78,141	84,996
Costs arising from investment properties	608	608

6 Investment properties (continued)

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 encumberances and management by the Group of unauthorized occupants and parties claiming an interest in the parcel. No progress was made on this matter from 2021 to June 2026.

7 a. Retirement benefit obligation

The figures in the table below have been pro-rated from the projected actuarial valuation for 2025.

The amounts recognised within administrative expenses in the condensed consolidated interim statement of profit or loss and other comprehensive income are as follows:

	30 September	
	2026	2025
	$	$
Current service costs	6,898	7,892
Net interest on defined benefit liability	(80)	399
Administrative expense allowance	390	429
Pension expense	7,208	8,720

The amounts recognised in the condensed consolidated interim statement of financial position were as follows:

	30 September		31 December
	2026	2025	2025
	$	$	$
Present value of defined benefit obligation	293,326	310,065	300,534
Fair value of assets	(292,820)	(301,600)	(301,358)
Defined benefit obligation	506	8,465	(824)

A defined contribution plan is currently in the process of being established. The rules of this plan has been submitted to the Board of Inland Revenue (BIR) for review and approval. This was not yet provided. Deductions from employees have not commenced. All new eligible members will be joining the defined contribution plan.

7 b. Casual employee retirement benefit obligation

The figures in the table below have been pro-rated from the projected actuarial valuation for 2025.

The amounts recognised within administrative expenses in the condensed consolidated interim statement of profit or loss and other comprehensive income are as follows:

	30 September	
	2026	2025
	$	$
Current service costs	1,587	1,684
Net interest on defined benefit liability	1,842	1,775
Pension expense	3,249	3,459

7 b. **Casual employee retirement benefit obligation (continued)**

The amounts recognised in the condensed consolidated interim statement of financial position were as follows:

	30 September 2026 $	30 September 2025 $	31 December 2025 $
Present value of benefit obligation	39,276	39,023	37,719

8 **Borrowings**

	30 September 2026 $	30 September 2025 $	31 December 2025 $
Non-current	20,637	30,984	25,846
Current	10,347	10,346	10,347
	30,984	41,330	36,193

Movements in borrowings are analysed as follows:

Nine months ended 30 September 2026	**$**
Opening amount as at 1 January 2026	36,193
Repayments of borrowings	(5,209)
Foreign exchange gain on borrowings	--
Closing amount as at 30 September 2026	30,984
Nine months ended 30 September 2025	
Opening amount as at 1 January 2025	48,401
Repayments of borrowings	(7,071)
Foreign exchange loss on borrowings	--
Closing amount as at 30 September 2025	41,330
Year ended 31 December 2025	
Opening amount as at 1 January 2025	48,401
Proceeds from borrowings	--
Repayments of borrowings	(12,209)
Foreign exchange loss on borrowings	1
Closing amount as at 31 December 2025	36,193

9 **Income taxes**

Income tax expense is recognised based on management's estimate of the statutory income tax rates applicable to the different categories of income. Unrealised fair value gain on investment properties are not subject to tax.

The statutory tax rate used for the year to 31 December 2025 and for the nine-month period to 30 September 2026 was 30%.

10 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.

	Nine months ended 30 September	
	2026	2025
Basic earnings per share	169¢	176¢
Diluted earnings per share	168¢	175¢

11 Segment information

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 and Technical, examines 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 transhipment 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.

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.

	Port and related activities $	Estate $	Other $	Total $
Nine months ended 30 September 2026				
Revenue	234,723	78,141	1,601	314,465
Gross profit	129,968	78,141	1,601	209,710
Unrealised fair value gains on investment properties	--	32,520	--	32,520
Depreciation	(15,348)	(608)	(4,145)	(20,101)
Repairs & Maintenance	(29,943)	(3,245)	(3,746)	(36,934)
Other expenses - net	(52,601)	(2,048)	(46,618)	(101,267)
Finance costs - net	(751)	--	(1,536)	(2,287)
Profit before taxation	31,325	104,760	(54,444)	81,641

11 **Segment information (continued)**

	Port and related activities $	Estate $	Other $	Total $
Nine months ended 30 September 2025				
Revenue	243,092	84,996	1,460	329,548
Gross profit	133,356	84,996	1,460	219,812
Unrealised fair value gains on investment properties	--	32,450	--	32,450
Depreciation	(15,624)	(608)	(4,536)	(20,768)
Repairs & Maintenance	(24,831)	(16)	(3,216)	(28,063)
Other expenses - net	(57,878)	(6,314)	(49,444)	(113,636)
Finance costs - net	(924)	--	(352)	(1,276)
Profit before taxation	34,099	110,508	(56,088)	88,519

The revenue reported to the chief operating decision makers is measured in a manner consistent with that in the condensed consolidated statement of comprehensive income.

	Port and related activities $	Estate $	Other $	Total $
Total segment assets				
30 September 2026	562,910	2,725,289	82,270	3,370,469
30 September 2025	520,099	2,668,021	97,372	3,285,492
31 December 2025	582,550	2,728,210	43,066	3,353,826

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

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

	30 September 2026 $	30 September 2025 $	31 December 2025 $
Total segment assets	3,370,469	3,285,492	3,353,826
Cash at bank and on hand	243,582	203,368	213,914
Deferred income tax asset	11,278	14,967	10,297
Other assets	21,251	21,601	24,077
Total assets as per statement of financial position	3,646,580	3,525,428	3,602,114

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

	Port and related activities $	Estate $	Other $	Total $
- 30 September 2026	16,952	37	508	17,497
- 30 September 2025	11,573	--	837	12,410
- 31 December 2025	20,825	--	1,701	22,526

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

11 Segment information (continued)

There are no differences from the last annual financial statements in the basis of segmentation or in the basis of measurement of segment profit or loss.

12 Transactions with related parties

	30 September 2026 $	2025 $
Key management compensation	2,194	4,061

13 Contingent liabilities

(i)	Customs bonds	3,750	3,750

The Group has approved bond facilities with First Citizens Bank of $1,250 and Scotiabank Trinidad and Tobago Limited of $2,500

(ii) 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 this condensed consolidated interim financial information, where applicable.

(iii) 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. There were challenges with its implementation and GORTT implemented waivers of the tax, the last of which expired on 30 September 2017. As of present date there have been no further changes to the legislation or extension of the waivers previously granted by the GORTT. The PTA has not yet been enforced primarily due to non-completion of property valuations by the statutory authority and assessments not being sent to taxpayers. While a present obligation exists, taxpayers are unable to reliably estimate the liability as the basis for fair value at this time has not been clarified.

14 Dividends

On 23 April 2026, the Board of Directors approved a final dividend of 41¢ per share, amounting to $16,247 in respect of the year ended 31 December 2025. 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.

15 Capital commitments

Authorised and contracted for and not provided for in the financial statements	44,238	58,508

16 Subsequent events

Subsequent to the period end, there were no events requiring adjustments or disclosures.