
PLIPDECO
GETTING IN GEAR
2013
ANNUAL REPORT

Mission, Vision and Values

MISSION

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

VISION

To be a global player in port and estate management by consistently providing superior, innovative service.

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 far 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.

PLIPDECO's Strategic Pillars

1. **Position** Port as the National Port and the Regional Hub
2. **Expand** Industrial Lines of Business
3. **Expand** the Tenanted Estate
4. **Strengthen** our Health, Safety & Environment Capabilities
5. **Build** a "Results" Culture.

Contents

Corporate Information

Directors
Mr. Ian R. H. Atherly (Chairman)
Mr. Haroon Fyzool Awardy (Deputy Chairman)
Mr. Ibn Llama De Leon
Mrs. Janette James-Sebastien
Mr. Charles Percy
Mr. Prakash Ramnarine
Dr. Dale Sookoo

Corporate Secretary
Mr. Michael A. Phillip

Registered Office
PLIPDECO House
Orinoco Drive
Point Lisas Industrial Estate
Point Lisas, Couva,
Trinidad, West Indies

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Facsimile: (868) 636-4008
E-mail: plipdeco@plipdeco.com
Website: www.plipdeco.com

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

Registrar
Trinidad and Tobago Central Depository Limited
10th Floor, Nicholas Tower
63 – 65 Independence Square
Port of Spain
Trinidad, West Indies

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

Notice of Annual Meeting

NOTICE IS HEREBY GIVEN that the **Forty Seventh (47th) Annual Meeting of shareholders** of Point Lisas Industrial Port Development Corporation Limited ("the Corporation") will be held on ***Thursday June 12th, 2014 commencing at 2:00 p.m.*** at PLIPDECO's Conference Centre, PLIPDECO House, Orinoco Drive, Point Lisas Industrial Estate, Couva, Trinidad 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 December 31st, 2013, together with the Report of the Auditors thereon and to note the final dividend.

2. To elect Directors.

3. To appoint Auditors of the Company and authorize the Directors to fix their remuneration and expenses for the ensuing year.

BY ORDER OF THE BOARD

Michael A. Phillip
Corporate Secretary

April 11th, 2014

Notes

1. *No service contracts were entered into between the Company and any of its Directors.*
2. *A member of the Company entitled to attend and vote at the above meeting is entitled to appoint a proxy to attend and vote in his or her stead. Such Proxy need not also be a member of the Company.*
3. *Attached is a Proxy Form which must be completed, signed and then deposited with the Secretary of the Company not less than 48 hours before the time fixed for holding the meeting.*

Board of Directors

Dr. Dale Sookoo

Mr. Prakash Ramnarine

Mrs. Janette James-Sebastien

Mr. Charles Percy

Mr. Ibn Llama de Leon

Mr. Haroon Fyzool Awardy
Deputy Chairman

Mr. Ian R.H. Atherly
Chairman

Principal Officers

Mr. Averne Pantin
Vice President,
Technical Services

Mr. Niegel Subiah
Vice President,
Business Services

Mr. Michael Phillip
Corporate Secretary

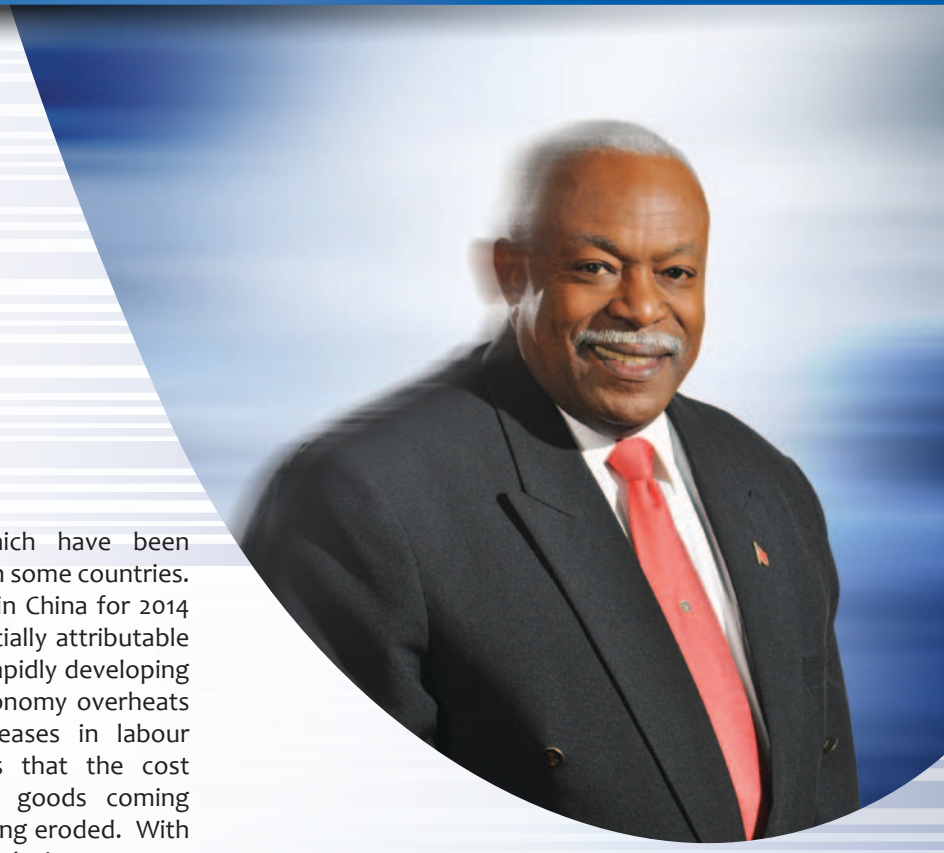
Mr. Harold Ragbir
Vice President,
Port Operations

Mr. Ashley Taylor
President

Report of the Chairman

for the financial Year 2013

Vision Statement: "To be a global player in port and estate management by consistently providing superior, innovative service."



INTRODUCTION

I am pleased to report on the performance of the Point Lisas Industrial Port Development Corporation Limited (PLIPDECO) for the financial year 2013. In my third report as Chairman of the Board of PLIPDECO, it is indeed quite heartening to see the sustained and improving performance of PLIPDECO after having gone through a financially difficult period just a few short years ago.

ECONOMIC PERSPECTIVE

The preceding is within the context of the regional and international economies performing at a rate that continue to be below projections despite the high levels of optimism prior to the ensuing periods. Estimated global economic growth for 2013 was 2.6%. This level of growth is expected to continue into 2014 where a growth level of 3.2% is projected. This will be spurred by the performance of the larger economies of USA, the Euro Zone and China as well as the emerging markets. While concerns have been raised about the slowing of the Chinese economy, it still leads the world economically with growth of 7.6% in 2013 and projected growth of 7.1% in 2014.

Emerging Asia, Sub-Saharan Africa as economic blocks have also been exhibiting strong growth. Emerging Asia success is due to dominance in manufacturing, trade and commerce. Africa is beginning to assert itself due to significant reserves of oil and gas which have been discovered within recent times in some countries. The reduced projected growth in China for 2014 compared to 2013 could be partially attributable to a phenomenon that affects rapidly developing economies, whereby as the economy overheats there are commensurate increases in labour costs. The result of this, is that the cost advantage that manufactured goods coming from China enjoyed is slowly being eroded. With this, Mexico and Brazil are playing a more prominent role as some manufacturing moves back to the West. Brazil is easily now considered one of the global economic powerhouses.

In general, the Latin American economies are expected to see an average growth of 3.1% in 2014 which is just about a 0.4% increase over 2013. The performance for the Caribbean as expected had an ever lower performance of 1.8% growth. A small improvement of 0.5% is projected for 2014. The largest economies of the English Speaking Caribbean had contrasting fortunes for 2013. Guyana led the list with a growth rate of 4.3%. Trinidad's performance in comparison was 2.5%. The worst performing were Jamaica at 0.8% and Barbados whose economy contracted by 0.5%. The performance of the regional economies in 2014 are expected to pretty much mirror 2013, but with small changes. Guyana will have a projected growth of 4.0%, Trinidad 2.6% and Jamaica 1.8%. The Barbados economy is projected to contract by another 0.4%.

The preceding scenario would have contributed to the underlying performance of PLIPDECO as the global and regional economies would have a consequential effect on trade. Similarly, the performance of the company would again be affected in 2014.

THE INDUSTRY IN REVIEW

The maritime sector continues to make investments that are far outstripping the rate at

Report of the Chairman
for the financial Year 2013

which the global economy has been appreciating. For example, recent figures have shown that containerised vessels slot capacity has increased by over 11% in 2013 compared to 2012. This on the back of shipping lines retiring smaller and older vessels in favour of larger capacity and more fuel efficient ones. With this strategy, shipping lines are not only making investments now to capitalise on reductions in operational costs but also positioning themselves for what they consider the inevitable and sustained economic turnaround. For the shipping lines that ply the Atlantic trade route, the larger vessels would also put them in a position to take advantage of the expanded Panama Canal due for completion in 2015. Several Ports across the USA and Caribbean are making what is being considered game changing investments to substantially increase capacity and also to make themselves attractive options to the regional trade lanes brought about by the Canal Expansion and the increasing vessel sizes.

The major shipping lines that call at Point Lisas compete aggressively among each other for the domestic cargo as well as transhipment cargo destined for the other Caribbean islands. The consequence of this is that due to the intense competition, the lines generally operate at very tight margins thereby exerting a downward pressure on port rates. The existence of two major ports further extends the level of competition to lines that call at Port of Spain as well. It must be noted that the rates charged by the ports in Trinidad are among the lowest in the region, even though Trinidad is considered as the major regional sub-hub.

In January of this year, Maersk announced the reintroduction of Sealand as a shipping line into the Caribbean – North America trade route. While no formal date has been set for commencement, this news would be of concern to the small carriers that call at Point Lisas as the decision taken by Maersk was to allow them to compete more effectively in this niche market.

STRATEGIC PLANNING

The Corporation has sought to position itself strategically for growth, development and sustainability. Within recent months those efforts have been ramped up with the commissioning of PricewaterhouseCoopers to conduct a feasibility study on the expansion of PLIPDECO's operations. The PLIPDECO expansion now has to be contemplated in the context of the announced plans by the Government to construct a major port and dry dock facility in La Brea.

These plans for the port development in La Brea may have an impact on investor interest in any large scale plans for PLIPDECO. Nevertheless, as the port nears capacity and to increase flexibility of operations, some mode of development is needed. As it stands, the largest size container vessel that can be accommodated at the Port of Point Lisas is 2,000 teus. This is several iterations below the largest class vessels that are currently on the market where the largest vessels in the world currently on rotation are the 18,000 teu units being deployed by Maersk. By comparison the largest size vessel that can be accommodated at Port of Spain is 5,000 teus.

The recently concluded Port Rationalisation Study that was initiated by the Ministry of Planning placed into context the need for development, thereby ensuring Trinidad and Tobago's relevance as a regional sub-hub. The report did not do a comparative site analysis of the proposed location for a third port at La Brea, or existing locations at Point Lisas or Port of Spain. What was further highlighted is that such a comparison would require substantial infrastructural analyses.

Taking all the preceding into context, the Corporation will be proceeding with plans for development, thereby ensuring shareholder value is continually maximised. This will include the implementation of value-added services, such as bunkering and establishment of a logistics zone. These would further serve to diversify the Corporation's revenue base as part of its medium to long term plans.

FINANCIAL PERFORMANCE

As alluded to earlier, the Corporation recorded one of its strongest financial performances in over a decade. The Corporation's Group Profit Before Tax (and excluding Fair Value Gains) amounted to $26.2m, an increase of $8.3m or 46% over 2012 when a Profit Before Tax of $17.9m was recorded. Group Profits with the inclusion of Fair Value Gains (which are adjustments for changes in the value of the tenanted Industrial Estate and in accordance with International Financial Reporting Standards) amounted to $195.8m, a substantial increase over 2012 when the equivalent Group Profits reported was $45.5m. Before Fair Value Gains, Earnings Per Share (EPS) stood at 44 cents, an increase of 42% over 2012 when the EPS was 31 cents. Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA) and excluding Fair Value Gains were $63.4m, a $7.0m increase over 2012.

Report of the Chairman
for the financial Year 2013

For the period under review, Group Turnover increased by 9.1% to $264m. This was mainly due to increases in the throughput of containerised cargo where record volumes were registered and rate reviews for some.

CORPORATE SOCIAL RESPONSIBILITY

The Corporation focuses on the "human element" in all its endeavours. While philanthropic efforts target the local communities, the Corporation actively supports national initiatives that go far beyond the boundaries of Couva, Point Lisas and environs. In 2013, PLIPDECO collaborated with various organisations for a number of activities. These included:

- The Sport Company of Trinidad and Tobago for their Vacation Camp at Ato Boldon Stadium
- The Southern Games
- The Badminton Association of Trinidad and Tobago. The sponsorship resulted in Leon Cassie winning three medals in his category for the Caribbean Senior and Junior Badminton Championships.

We shall continue to support our adopted school, Couva South Government Primary for the development and growth of students and the community as a whole.

The internal social responsibility is just as important as the external CSR initiatives. We continued to foster camaraderie among staff by hosting a number of activities such as the Annual Cookout Competition, Sports and Family Day, Carnival Celebrations, as well as Cricket and Football Competitions and the Annual Christmas Dinner. Prime consideration is also given to employees' families as well. Activities in support of this included a Vacation Camp for children ages nine to twelve years old, a seven-week Vacation Internship Programme for students at both secondary and tertiary levels for them to gain valuable experience in their preparation for the world of work and to provide some level of financial support in their educational programmes. The Corporation also provides scholarship grants to eligible students at the tertiary levels, to assist parents in defraying the education expenses.

As landlords of the Industrial Estate, the Corporation maintains a strong commitment to the welfare of employees of Companies as well as persons of adjoining communities. This caring extends to the development of a comprehensive disaster response plan that would address the mode of response depending on the type of emergency that may develop at any of the existing facilities. A computerised simulation was developed and this has helped to inform the decision making process. The rollout of the plan will be completed in the coming months.

THE PERIOD AHEAD

As the Corporation heads into another pivotal year of its existence, the Board and Management are fully cognisant of past sacrifices that were made in stabilising the performance. Despite this however, some additional adjustment will have to be made in order to create the required level of stability in the financial performance. The changes will take on a renewed urgency due to the negotiations that are to commence shortly with the main Union, the Seamen and Waterfront Workers' Trade Union (SWWTU). The final settlements are expected to have a considerable effect on the company's bottom line performance.

PAYMENT OF DIVIDENDS

In the light of the improved financial performance of the Corporation and in recognition of the important role that shareholders have played and continue to play in the development of PLIPDECO, the Board of Directors has recommended a Dividend payment to Shareholders of 15 cents per share.

APPRECIATION TO STAKEHOLDERS

Our stakeholder base is wide and varied and includes employees, exporters, importers, shipping lines and agents, tenants on the Industrial Estate, Unions, support institutions such as Customs and Excise, the Government and in general all who utilise or benefit in some way from the services we provide.

I will like to reemphasise our appreciation to the preceding stakeholders for the invaluable support that has been provided to PLIPDECO in the preceding year. I assure you that the commitment of the organisation, Board and Management team remains unwavering as we look forward to your continued support in the year to come.

Ian R. H. Atherly
Chairman

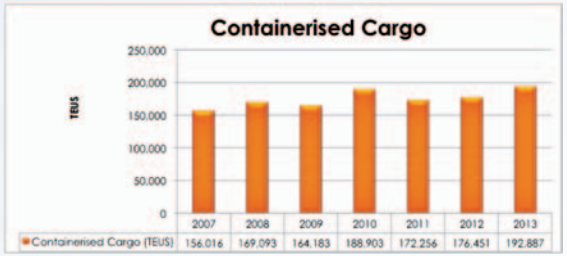
Report of the President

for the financial Year 2013

Mission Statement: "To develop, market and operate port, logistics and industrial estate infrastructure for continued economic growth."

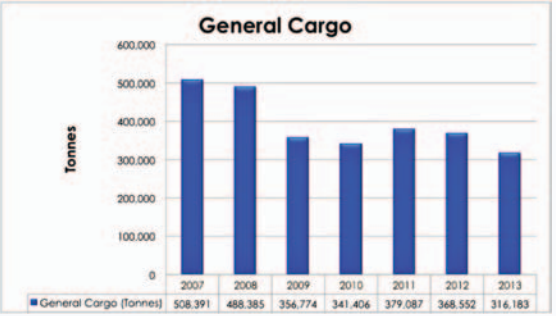
PERFORMANCE REVIEW

The operations of the Corporation were for 2013 a combination of consolidation and further implementation of key strategic initiatives. The result has been the best financial performance in over a decade. There were considerable improvements in a number of areas inclusive of a substantial increase in containerised throughput. In fact the Port had total containerised throughput of 192,887 teus, representing not only a 9% increase over the previous years, but also a record throughput for the Port. This performance was buoyed by increases in all types of cargo, with transhipment leading the way with a 25% increase. Transhipment of containerised cargo represented 18% of the total throughput in 2013 compared with 15.3% in 2012. Imports and exports had increases of 5% and 8.2% respectively compared to 2012. Both imports and exports each represented 41% of the total volumes handled.



Four out of the five major customers that call at Point Lisas recorded increases in volumes. These were Seafreight (20%), Tropical (17.8%), Maersk (11.5%) and Crowley (6.7%). Seaboard on the other hand recorded a drop of 6.5% to represent 31% of the Port's overall volumes for 2013 compared with 36% in 2012.

The throughput for general cargo declined by 14% for the year to 316,183 tonnes, mainly as a result of a 58% decrease in exports. The key subset of the reduction is due to the substantial decrease in steel exports by ArcelorMittal. It must be noted that imports of finished steel products increased by 51% to 52,905 tonnes. The other major contributor to the general cargo throughput – bulk cargo, decreased to 165,710 tonnes, representing an 11.5% decrease.



Productivity

The net average productivity for containerised operations was 16.7 moves per hour. This was 1.4 moves per hour better than the previous year, however the performance was affected by the impact of increased volumes in the last quarter resulting in some level of congestion. In fact, the average monthly throughput during the last 3 months of the quarter was 2,000 teus more than the equivalent 3 months of 2012 and 900 teus more than the monthly average for all of 2013. The preceding contributed to the challenges faced in receival, storage and delivery of cargo as a result of the increase in Christmas trade shipments.

LCL Warehouse

The marked increase in containerised cargo did not equate to a commensurate increase in LCL cargo. For 2013, there was a 5% decrease in the number of containers unstuffed and a 3% decrease in the number of deliveries. These numbers translated into 2,811 containers unstuffed and 25,763 deliveries made to customers.

The numbers indicate that an increased percentage of containers are FCLs destined directly for consignees' premises.

Report of the President
for the financial Year 2013

Container Examination Station

PLIPDECO continues to manage the Container Examination Station (CES) under a management agreement with Customs and Excise. For the year, the percentage of FCL containers examined at the CES dropped from 15.4% to 13.4%. This represented an average of 26 containers per day with an average examination time of 84 minutes. The number of containers examined by Customs and Excise and how detailed the examination is solely at the discretion of Customs and dependent upon specific profiling that may be done on particular customers or ports of origin or transhipment.

Harbour Management

PLIPDECO continues to play a critical role in managing the Point Lisas Harbour through the coordination with key stakeholders such as NEC, Pilots Association and the shipping lines and agents.

The total number of vessels handled at PLIPDECO's Berths showed a 17% increase over the previous year. The opposite was the case at the NEC owned Savonetta Piers where there was a 5.3% reduction compared with 2012. Overall there was a 6% increase in the total number of vessels handled. For the year 856 vessels were handled at PLIPDECO's Berths while 731 were handled at the Savonetta Piers giving a grand total of 1,587 vessels that traversed the channel.

KEY ACCOMPLISHMENTS AND INITIATIVES

Engineering and Maintenance

Over the last four years, the Corporation has embarked upon a phased replacement programme of ageing equipment infrastructure. The reasons for which include:

- Maintenance of high equipment fleet reliability needed to ensure that the desired levels of efficiency and productivity are achieved for vessel and yard operations.
- Controlling maintenance costs such that they are consistent with industry standards.

  As infrastructure ages, the cost of maintenance as a percentage of initial capital costs inevitably increases and in addition the support from original equipment manufacturers decreases as newer equipment models are deployed.

The aforementioned programme continued in 2013 with the commissioning of a Terex 5-High Reach Stacker and the subsequent procurement of a new Gottwald Mobile Harbour Crane.

To ensure that the capital investment in operational equipment is maximised for the duration of the life of the asset, it is also critical that the appropriate maintenance programmes are established and implemented. While the Corporation has sought to have maintenance programmes consistent with manufacturers' specifications and equipment failure modes, ensuring that there are competent personnel is an equally important part of the process of maintaining a high level of equipment reliability. It is on this basis that the Corporation worked jointly with the National Energy Skills Centre (NESC) in developing an appropriate training programme consistent with the maintenance requirements for the existing port equipment and personnel deficiencies identified. Twenty maintenance engineering personnel have been enrolled in the 18 month programme that commenced April 2013 and is due to be completed in October 2014.

Management also sought to provide the proper enabling environment to facilitate carrying out of the maintenance programmes for the operational equipment. A 6,000 square foot facility was constructed and commissioned into service in August and with improved lighting has significantly enhanced the ability to conduct maintenance on a 24/7 basis.

Technology and Operations

The Corporation continued during the year with its programme of technological and operational developments. This included several more initiatives that were in furtherance of the shift to practicing proactive information technology. Primary among these were the further development of the CCTV related infrastructure that would provide support from safety, security and operational perspectives. Most modern Ports around the globe are continuously searching for additional ways aimed at enhancing their productivity. All this is with the ultimate aim of reducing costs for the port's operations, as well as the shipping lines while at the same time improving customer satisfaction.

One method that has become increasingly popular in helping to provide that extra level of productivity is the placement of specialised cameras on cranes to help in improving the viewing angles for crane operators through in-cabin displays. This has so far been installed on one of two Gantry Cranes at the Port and due to the success and effectiveness so far, plans are to completely outfit both cranes. The cameras also have the added benefit of improving safety during operation of the cranes.

A number of cameras were also installed at the LCL Warehouse examination area as well as the newly constructed container ramp. The cameras were installed to permit remote monitoring of the operations by supervisory and management. Customs and Excise have also now been provided with a feed to these cameras thereby enabling them to be more responsive to their operational issues. The Corporation's IT team spent several weeks configuring a number of the port based cameras so that Customs House at Port of Spain could have dynamic viewing access. This is now also allowing the Customs to do operational monitoring of the Port.

As part of the thrust aimed at providing value added services to customers while at the same time increasing the potential revenue stream for PLIPDECO, the decision was taken to commence offering demurrage (container control) services. A software system has been developed in-house and discussions are currently

Report of the President
for the financial Year 2013

at an advanced stage with the first potential customer, one of the major shipping lines that call at the Port.

The initial stages for the Virtualisation of the Company's server system began in 2013 with the planning and acquisition of the new servers. The servers would replace ageing hardware infrastructure that was becoming increasingly unreliable and support from service providers was becoming more difficult to obtain. The virtualisation due to be completed quarter 2, 2014 would ultimately optimise the use of computer resources and improve system reliability.

The Human Resources and Information Technology teams spent a considerable part of 2013 exploring the options for replacement of the previously existing leave management system. The previous system proved to be very user unfriendly, cumbersome to use and its utilisation promoted the potential for errors. The new online computerised system now allows for the easy application of leave by employees and dynamic approval by managers and supervisors. Installation, testing and training was done during the latter part of the year with commissioning into service on January 1, 2014.

To assist with the effective assignment of staff to the various shifts, an electronic labour allocation system was developed. This in large measure has replaced the manual system used by Timekeepers in Cargo Handling and has now facilitated the allocation of pay grades automatically with a link back to the time and attendance system and payroll. The system is now being rolled out in other areas of the company where there is a substantial labour component.

In October, an LCL Export Initiative was formally rolled out to stakeholders. The Initiative that was several months in planning included consultation with and feedback from potential customers. It will allow manufacturers who wish to send cargo in less than container load quantities to Caricom territories to do so by paying a per cubic foot rate. The cargo will be stuffed at PLIPDECO's Warehouse while the container will be facilitated a preferential handling charge at the Port. The benefit of this programme will be to give a boost to smaller manufacturers who are unable to sell in FCL quantities and also unable to ship goods in large quantities. Shipping lines will also benefit from improved capacity utilisation while the Port will ultimately increase sales and revenue.

Infrastructure

Ensuring that the infrastructure base is maintained and up to the desired international and operational standards is a key performance requirement for the Management team. To this end a number of key projects were embarked upon during the year. These included the following:

- Rehabilitation of internal Port roadways
- Running of new water lines
- LCL Warehouse ramp to allow the simultaneous handling of 4 containers
- Upgrade of Workers' Accommodation and Amenities

PROJECTIONS FOR 2014

Looking forward to 2014, several more initiatives are planned. These once more span the gamut of equipment procurement, infrastructure upgrade and rehabilitation, technological improvements, cost management and process changes.

The equipment acquisition programme includes the purchase of an Empty Container Handler and three Terminal Trucks.

Infrastructural works for the year will include:

- Repairs for Estate roadways
- Upgrade to Safe House Air Bank System
- Rehabilitation of Berths 1A, 3 and 4
- Rehabilitation of RTG storage bays
- Phase 2 of Estate street lighting programme

Under the area of technology, several projects are planned as the Corporation seeks to further position itself as a technology and information driven organisation. Some of the projects planned are:

- Completion of server virtualisation project
- CCTV cameras for critical areas on the Industrial Estate, RTG bays and LCL Warehouse
- Computerised General Cargo Management System that will mirror the functionality of the Navis Terminal Operating System that is used for containerised cargo operations

Cost containment and process improvements are just as important if not more important than other initiatives that Companies embark upon on an annual basis. The Corporation will seek to capitalise on and build upon some of the previously implemented strategies over the last four years. Some of these are:

- Operational training and development
- Process review meetings
- Realignment of responsibilities
- Additional use of technology to improve tasks and to make information more readily available
- Continuous collaboration with stakeholders to understand their changing and dynamic needs

The Management team has certainly set itself some very ambitious goals for 2014, but with the efforts that have facilitated the operational growth and recovery, I feel confident in our success.

In closing my 2013 Report, I will once more like to thank our shareholders and stakeholders alike for their continued support that has helped to position the Corporation on this path of continued growth.

Ashley Taylor
President

Directors' Report

Your Directors have pleasure in presenting their Report and the Audited Financial Statements for the financial year ended December 31st, 2013.

FINANCIAL HIGHLIGHTS ($'000)	GROUP	
	December 31, 2013	December 31, 2012
Turnover	264,339	242,000
Profit before Taxation (excluding Fair Value Gains)	26,230	17,979
Taxation	(8,879)	(5,523)
Profit after Taxation (excluding Fair Value Gains)	17,351	12,456
Dividend	(4,359)	(3,963)
Retained Earnings	1,540,970	1,353,539
Earnings per Share	$4.72	$1.01

Dividends

The Directors declared a final dividend of 15 cents (15¢) per share for the financial year. The dividend will be paid on May 29th 2014 to shareholders whose names appear on the Register of members of the Corporation at the Record Date of May 9th, 2014.

Directors

Mr. Ian R. H. Atherly, Mr. Haroon Fyzool Awardy, Mr. Ibn Llama de Leon, Mr. Charles Percy, Mrs. Janette James-Sebastien, Mr. Prakash Ramnarine and Dr. Dale Sookoo retire by rotation and being eligible offer themselves for re-election.

Auditors

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

Directors' Report

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.

Directors and Senior Officers	Shareholdings	Connected Persons Shareholdings
Mr. Ian R. H. Atherly	Nil	Nil
Mr. Haroon Fyzool Awardy	Nil	Nil
Mr. Ibn Llama de Leon	Nil	Nil
Mrs. Janette James-Sebastien	Nil	Nil
Mr. Charles Percy	Nil	Nil
Mr. Prakash Ramnarine	Nil	Nil
Dr. Dale Sookoo	Nil	Nil
Mr. Ernest Ashley Taylor	Nil	Nil
Mr. Averne Pantin	Nil	Nil
Mr. Harold Ragbir	4,046	Nil
Mr. Niegel Subiah	543	Nil
Mr. Michael Phillip	Nil	Nil

RBC Trust (Trinidad & Tobago) Limited holds a non-beneficial interest in 230,226 shares as Trustees of PLIPDECO's Employee Share Ownership Plan.

HOLDERS OF THE TEN (10) LARGEST BLOCKS OF SHARES

Issued Share Capital: 39,625,684

Name	Balance	Percentage
THE MINISTER OF FINANCE	20,210,296	51.00%
RBC TRUST (TRINIDAD & TOBAGO) LIMITED	2,422,277	6.11%
CHAN RAMLAL LIMITED	1,990,896	5.02%
TATIL LIFE ASSURANCE LIMITED	1,928,067	4.87%
REPUBLIC BANK LIMITED	1,217,749	3.07%
ATLANTIC INVESTMENTS COMPANY LIMITED	1,000,000	2.52%
BOURSE NOMINEE ACCOUNT	847,634	2.14%
TRINTRUST LIMITED	773,759	1.95%
OLYMPIC RENTALS LIMITED	600,000	1.51%
GEORGE ABOUD & SONS LIMITED	483,974	1.22%

BY ORDER OF THE BOARD

Michael A. Phillip
Corporate Secretary

April 11th 2014

Corporate Social Responsibility Initiatives

Inter-faith Service

PLIPDECO ensures its value system is strong, faith centred, operating always with the consciousness of a divine power.

Administrative Professionals Week

PLIPDECO recognises the invaluable contribution of Administrative Professionals in the success of our daily operations.

Carnival Celebrations

Calypso, Chutney and Ole Mas Competitions.

Sports and Family Day

Our Annual Sports and Family Day was held in June. Employees had an opportunity to enjoy recreational time with each other's families.

Corporate Social Responsibility Initiatives

Vacation Internship

Employees' children at secondary and tertiary education levels were exposed to a 7 week Internship programme during the months of July and August.

Annual Vacation Camp

Great emphasis is placed on our youth, ensuring that we play our part in enriching their lives, creating harmony, fun, new experiences and treasured childhood memories.

Inter-Department Activities

Teamwork is essential in building relationships both internally and externally. Team activities included Football, Cricket and Cook-out competitions.

Educational Grant

PLIPDECO understands the transformational power of education and award scholarships annually to employees' children at the tertiary level.

Corporate Social Responsibility Initiatives

Cultural Diversity and Recognition

Tokens were provided to Customers in celebration of Divali and Eid-ul-Fitr. Displays were erected at PLIPDECO House and the LCL Warehouse in commemoration of Emancipation.

Children's Christmas Party

Children's Christmas Party was held in November. Approximately 420 children enjoyed an afternoon of fun filled activities.

PLIPDECO's Dinner and Staff Party

Employees and guests were treated to dinner and an evening of dance and entertainment at our Annual Christmas Dinner and Staff Party.

Other CSR Activities

PLIPDECO, under the patronage of the Member of Parliament for Couva South Constituency, The Honourable Rudranath Indarsingh hosts an annual recognition ceremony for the students within the Couva and surrounding communities, who have excelled at the SEA and CAPE Examinations.

Corporate Social Responsibility Initiatives

Other CSR Activities (continued)

In an effort to foster camaraderie with our fence line community, our employees also engage in external social activities. We have participated in the Couva/Point Lisas Chamber of Commerce Annual Cookout and Family Day.

Employees also participated in Venture Credit Union's 5K Run and Fun Walk, where PLIPDECO placed 1st in the Corporate Category.

The Badminton Association of Trinidad and Tobago - this sponsorship resulted in Leon Cassie winning three medals in his category at the Caribbean Senior and Junior Badminton Championships in Puerto Rico.

The Sports Company of Trinidad and Tobago - Vacation Camp held at Ato Boldon Stadium.

Arima Race Club Jetsam Awards - sponsorship of trophy to Champion Apprentice Jockey. This award was presented to Mr. Dillon Khelawan.

PLIPDECO Team won the Super Industrial Services League Cricket Tournament.

Awards

The University of the West Indies, Faculty of Social Sciences - sponsorship of Award for Most Outstanding Student - Marketing.

Trade Facilitation

PLIPDECO participated in a World Trade Organization (WTO) Trade Facilitation Needs Assessment Workshop, hosted by the Ministry of Trade Industry and Investment.

Financials

Independent Auditor's Report
To The Shareholders Of
Point Lisas Industrial Port Development Corporation Limited

Report on the Parent and Group Financial Statements

We have audited the accompanying parent and consolidated financial statements of Point Lisas Industrial Port Development Corporation Limited (the Parent) and its subsidiary (together, the Group), which comprise the parent and consolidated statement of financial position as at 31 December 2013 and the parent and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Parent and Consolidated Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these parent and consolidated financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the parent and consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the parent and consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the parent and consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the parent and consolidated financial statements.

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

Opinion

In our opinion, the parent and consolidated financial statements present fairly, in all material respects, the financial position of the Parent and the Group as at 31 December 2013, and their financial performance and their cash flows for the year then ended in accordance with International Financial Reporting Standards.

PricewaterhouseCoopers

24 March 2014
Port of Spain
Trinidad, West Indies

Statement Of Financial Position
(Expressed In Trinidad And Tobago Dollars)

PARENT Year Ended 31 December 2012 $'000	PARENT Year Ended 31 December 2013 $'000		Notes	GROUP Year Ended 31 December 2013 $'000	GROUP Year Ended 31 December 2012 $'000
		ASSETS			
		Non-current Assets			
485,212	546,528	Property, plant and equipment	5	546,528	485,212
1,302,574	1,471,381	Investment properties	6	1,471,381	1,302,574
279	154	Other non-current assets		154	279
38,580	42,474	Long-term investments	7	42,154	38,260
--	1,037	Available-for-sale financial assets	8	1,037	--
9,808	6,731	Deferred income tax assets	9	6,731	9,808
1,836,453	2,068,305			2,067,985	1,836,133
		Current Assets			
12,384	13,838	Inventory	10	13,838	12,384
23,913	26,660	Trade and other receivables	11	27,334	24,733
17	--	Taxation recoverable		739	756
50,107	54,614	Cash at bank and on hand	12	55,852	50,863
86,421	95,112			97,763	88,736
1,922,874	2,163,417	**Total Assets**		2,165,748	1,924,869
		EQUITY AND LIABILITIES			
		Equity Attributable To Owners of the Parent			
139,968	139,968	Stated capital	13	139,968	139,968
(32)	(32)	Unallocated ESOP shares	14	(32)	(32)
81,769	126,767	Revaluation reserves	15	126,767	81,769
1,352,352	1,539,608	Retained earnings		1,540,970	1,353,539
1,574,057	1,806,311			1,807,673	1,575,244
		Non-current Liabilities			
55,195	55,195	Floating rate bonds 2012 - 2016	16	55,195	55,195
64,189	61,039	Long and medium-term borrowings	17	61,039	64,189
27,522	26,926	Retirement benefit obligation	18	26,926	27,522
68,699	78,546	Deferred income tax liabilities	9	78,546	68,699
64,510	63,416	Deferred lease rental income	19	63,416	64,510
280,115	285,122			285,122	280,115

Statement Of Financial Position (Continued)
(Expressed In Trinidad And Tobago Dollars)

PARENT Year Ended 31 December 2012 $'000	PARENT Year Ended 31 December 2013 $'000		Notes	GROUP Year Ended 31 December 2013 $'000	GROUP Year Ended 31 December 2012 $'000
		Current Liabilities			
--	619	Bank overdraft	12	619	--
26,014	23,188	Long and medium-term borrowings	17	23,188	26,014
3,591	3,658	Deferred lease rental income	19	3,658	3,591
39,097	44,223	Trade and other payables	20	45,192	39,904
--	296	Current income tax liabilities		296	1
68,702	71,984			72,953	69,510
348,817	357,106	**Total Liabilities**		358,075	349,625
1,922,874	2,163,417	**Total Equity And Liabilities**		2,165,748	1,924,869

The notes on pages 25 to 61 are an integral part of these parent and consolidated financial statements.

On 21 March 2014, the Board of Directors of Point Lisas Industrial Port Development Corporation Limited authorised these parent and consolidated financial statements for issue.

_____ Director

_____ Director

Statement Of Comprehensive Income
(Expressed In Trinidad And Tobago Dollars)

PARENT Year Ended 31 December 2012 $'000	2013 $'000		Notes	GROUP Year Ended 31 December 2013 $'000	2012 $'000
242,000	264,339	Revenue	27	264,339	242,000
(76,070)	(75,928)	Direct costs	21	(75,121)	(75,211)
165,930	188,411	**Gross Profit**		189,218	166,789
27,545	169,580	Unrealised fair value gains on investment properties	6	169,580	27,545
(79,466)	(85,445)	Administrative expenses	21	(85,965)	(79,992)
(65,382)	(75,128)	Other operating expenses	21	(75,128)	(65,382)
48,627	197,418	**Operating Profit**		197,705	48,960
5,293	5,430	Investment income	22	5,430	5,293
(8,726)	(7,322)	Finance costs		(7,325)	(8,729)
45,194	195,526	**Profit Before Taxation**		195,810	45,524
(5,407)	(8,770)	Taxation	23	(8,879)	(5,523)
39,787	186,756	**Profit For The Year**		186,931	40,001
		Other Comprehensive Income			
		Items that may be subsequently reclassified to profit or loss			
--	471	Change in value of available-for-sale financial assets	8	471	--
		Items that will not be reclassified to profit or loss			
--	45,620	Gains on revaluation of land, buildings and own site improvements	5.2	45,620	--
(9,257)	3,766	Remeasurements of retirement benefit obligation	18	3,766	(9,257)
30,530	236,613	**Total Comprehensive Income For The Year**		236,788	30,744
		Earnings Per Share			
		Basic earnings per share	24		
--	--	Including fair value gains		472¢	101¢
--	--	Excluding fair value gains		44¢	31¢

The notes on pages 25 to 61 are an integral part of these parent and consolidated financial statements.

Statement Of Changes In Equity
(Expressed In Trinidad And Tobago Dollars)

Parent	Notes	Stated Capital $'000	Revaluation Reserves $'000	Investment Revaluation Reserves $'000	Unallocated ESOP Shares $'000	Retained Earnings $'000	Shareholders' Equity $'000
Year Ended 31 December 2013							
Balance as at 1 January 2013		139,968	81,769	--	(32)	1,352,352	1,574,057
Transfer of revaluation reserve to retained earnings	15	--	(1,093)	--	--	1,093	--
Comprehensive income							
- Profit for the year		--	--	--	--	186,756	186,756
Other comprehensive income							
- Change in value of available-for-sale financial assets	8	--	--	471	--	--	471
- Gains on revaluation of land, buildings and own site improvements	5.2	--	45,620	--	--	--	45,620
- Remeasurements of retirement benefit obligation	18	--	--	--	--	3,766	3,766
Transactions with owners							
- Dividends	25	--	--	--	--	(4,359)	(4,359)
Balance as at 31 December 2013		139,968	126,296	471	(32)	1,539,608	1,806,311
Year Ended 31 December 2012							
Balance as at 1 January 2012		139,968	83,229	--	(32)	1,324,325	1,547,490
Transfer of revaluation reserve to retained earnings	15	--	(1,460)	--	--	1,460	--
Comprehensive income							
- Profit for the year		--	--	--	--	39,787	39,787
Other comprehensive income							
- Remeasurements of retirement benefit obligation	18	--	--	--	--	(9,257)	(9,257)
Transactions with owners							
- Dividends		--	--	--	--	(3,963)	(3,963)
Balance as at 31 December 2012		139,968	81,769	--	(32)	1,352,352	1,574,057

The notes on pages 25 to 61 are an integral part of these parent and consolidated financial statements.

Statement Of Changes In Equity (Continued)
(Expressed In Trinidad And Tobago Dollars)

Group	Notes	Stated Capital $'000	Revaluation Reserves $'000	Investment Revaluation Reserves $'000	Unallocated ESOP Shares $'000	Retained Earnings $'000	Shareholders' Equity $'000
Year Ended 31 December 2013							
Balance as at 1 January 2013		139,968	81,769	--	(32)	1,353,539	1,575,244
Transfer of revaluation reserve to retained earnings	15	--	(1,093)	--	--	1,093	--
Comprehensive income							
- Profit for the year		--	--	--	--	186,931	186,931
Other comprehensive income							
- Change in value of available-for-sale financial assets	8	--	--	471	--	--	471
- Gains on revaluation of land, buildings and own site improvements	5.2	--	45,620	--	--	--	45,620
- Remeasurements of retirement benefit obligation	18	--	--	--	--	3,766	3,766
Transactions with owners							
- Dividends	25	--	--	--	--	(4,359)	(4,359)
Balance as at 31 December 2013		139,968	126,296	471	(32)	1,540,970	1,807,673
Year Ended 31 December 2012							
Balance as at 1 January 2012		139,968	83,229	--	(32)	1,325,298	1,548,463
Transfer of revaluation reserve to retained earnings	15	--	(1,460)	--	--	1,460	--
Comprehensive income							
- Profit for the year		--	--	--	--	40,001	40,001
Other comprehensive income							
- Remeasurements of retirement benefit obligation	18	--	--	--	--	(9,257)	(9,257)
Transactions with owners							
- Dividends		--	--	--	--	(3,963)	(3,963)
Balance as at 31 December 2012		139,968	81,769	--	(32)	1,353,539	1,575,244

The notes on pages 25 to 61 are an integral part of these parent and consolidated financial statements.

Statement Of Cash Flows
(Expressed In Trinidad And Tobago Dollars)

PARENT Year Ended 31 December 2012 $'000	PARENT Year Ended 31 December 2013 $'000		Notes	GROUP Year Ended 31 December 2013 $'000	GROUP Year Ended 31 December 2012 $'000
52,655	65,603	**Cash Generated From Operations**	26	66,195	52,701
(8,887)	(6,723)	Interest paid		(6,723)	(8,887)
3,812	4,629	Interest received		4,629	3,812
47,580	63,509			64,101	47,626
(503)	(2,928)	Income tax paid		(3,038)	(626)
47,077	60,581	**Net Cash Generated From Operating Activities**		61,063	47,000
		Cash Flows From Investing Activities			
(4,398)	(41,898)	Purchases of property, plant and equipment	5	(41,898)	(4,398)
--	(566)	Purchase of available-for-sale financial asset	8	(566)	--
81	--	Proceeds from sale of property, plant and equipment		--	81
(3,812)	(3,894)	Increase in long term investments		(3,894)	(3,812)
(8,129)	(46,358)	**Net Cash Used In Investing Activities**		(46,358)	(8,129)
		Cash Flows From Financing Activities			
(41,072)	(25,909)	Repayment of long and medium-term borrowings		(25,909)	(41,072)
--	19,933	Proceeds from long and medium-term borrowings		19,933	--
(3,963)	(4,359)	Dividends paid		(4,359)	(3,963)
(45,035)	(10,335)	**Net Cash Used In Financing Activities**		(10,335)	(45,035)
(6,087)	3,888	**Net (Decrease)/Increase In Cash And Cash Equivalents**		4,370	(6,164)
56,194	50,107	**Cash And Cash Equivalents at Beginning Of Year**		50,863	57,027
50,107	53,995	**Cash And Cash Equivalents at End Of Year**	12	55,233	50,863

The notes on pages 25 to 61 are an integral part of these parent and consolidated financial statements.

Notes To The Financial Statements
31 December 2013
(Expressed In 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 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), is engaged in the following activities:

Industrial estate - Development and maintenance of onshore infrastructure, including a Free Zone area, for the purpose of leasing.

Port operations - Manager and port operator.
Cargo handling operations.

2 Summary Of Significant Accounting Policies

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

(a) Basis of preparation

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and IFRS Interpretations Committee (IFRS IC), under the historical cost convention, as modified by the revaluation of land, buildings and own site improvements, available-for-sale financial assets and investment properties.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

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

There are no IFRSs or IFRICs interpretations that are effective for the first time for the financial year beginning on or after 1 January 2013 that had a material impact on the Group.

- Amendments to IAS 1, 'Financial Statement presentation' regarding other comprehensive income. The main change resulting from these amendments is a requirement for entities to group items presented in 'other comprehensive income' (OCI) on the basis of whether they are potentially reclassifiable to profit or loss subsequently (reclassifications adjustments).

2 **Summary Of Significant Accounting Policies (Continued)**

(a) **Basis of preparation (Continued)**

(i) New and amended standards adopted by the Group (Continued)

- IFRS 10, 'Consolidated financial statements' builds on existing principles by identifying the concept of control as the determining factor in whether an entity should be included within the consolidated financial statements of the parent company. The standard provides additional guidance to assist in the determination of control where this is difficult to assess. This had no impact on the Group's reporting under the current group structure.

- IFRS 12, 'Disclosures of interests in other entities' includes the disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, structured entities and other off balance sheet vehicles. This had no impact on the Group's reporting under the current Group structure.

- IFRS 13, ' Fair value measurement', aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across IFRSs. The requirements, which are largely aligned between IFRSs and US GAAP do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within IFRSs or US GAAP.

(ii) New standards and interpretations not yet adopted

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2013, and have not been applied in preparing the parent and Group financial statements. The Group and parent entity's assessment of the impact of these new standards and interpretations is set out below.

- IFRS 9, 'Financial instruments', addresses the classification, measurement and recognition of financial assets and financial liabilities. IFRS 9 was issued in November 2009 and October 2010. It replaces the parts of IAS 39 that relate to the classification and measurement of financial instruments. IFRS 9 requires financial assets to be classified into two measurement categories: those measured as at fair value and those measured at amortised cost.

  The determination is made at initial recognition. The classification depends on the entity's business model for managing its financial instruments and the contractual cash flow characteristics of the instrument. For financial liabilities, the standard retains most of the IAS 39 requirements. The main change is that, in cases where the fair value option is taken for financial liabilities, the part of a fair value change due to an entity's own credit risk is recorded in other comprehensive income rather than the income statement, unless this creates an accounting mismatch.

- Amendments to IAS 36, 'Impairment of assets', on the recoverable amount disclosures for non-financial assets. This amendment removed certain disclosures of the recoverable amount of Cash Generating Units (CGUs) which had been included in IAS 36 by the issue of IFRS 13. The amendment is not mandatory for the Group until 1 January 2014.

- IFRIC 21, 'Levies', sets out the accounting for an obligation to pay a levy that is not income tax. The interpretation addresses what the obligating event is that gives rise to pay a levy and when should a liability be recognised. The Group is not currently subjected to significant levies so the impact on the Group is not material.

2 Summary Of Significant Accounting Policies (Continued)

(b) 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 over 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 is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred.

- Intercompany transactions, balances and unrealised gains and losses on transactions between Group companies are eliminated.

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

(ii) Changes in ownership interests in subsidiaries without change control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(iii) Disposal of subsidiaries

When the Group ceases to have control any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is 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.

2 **Summary Of Significant Accounting Policies (Continued)**

(c) **Segment Reporting**

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.

(d) **Foreign currency translation**

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). These consolidated financial statements are presented in Trinidad and Tobago dollars, which is the Group's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

(e) **Property, plant and equipment**

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 valuations by external independent valuators, less subsequent depreciation for buildings and own site improvements. 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 restated to the revalued amount of the asset. All other property, plant and equipment is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or 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 the replaced part is derecognised. All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land, own site improvements and buildings are credited to other comprehensive income and shown as revaluation reserves in shareholders' equity. Decreases that offset previous increases of the same asset are charged in other comprehensive income and debited against the revaluation reserves directly in equity; all other decreases are charged to the statement of comprehensive income. The difference between depreciation based on the revalued carrying amount of the asset charged to the statement of comprehensive income, and depreciation based on the asset's original cost is transferred from "revaluation reserve" to retained earnings. See Note 15.

2 **Summary Of Significant Accounting Policies (Continued)**

(e) **Property, plant and equipment (Continued)**

Land is not depreciated. Depreciation on other assets is calculated at varying rates to allocate cost or revalued amounts of each asset to their residual values over their estimated useful lives. Depreciation is calculated as follows:

Office equipment, furniture and fittings	-	12.5% - 25%	reducing balance basis
Motor vehicles	-	25%	reducing balance basis
Computer equipment	-	33.3%	reducing balance basis
Other assets	-	10% - 25%	reducing balance basis
Port equipment	-	6.67%	straight-line basis
Berths and piers	-	2%	straight-line basis
Own site improvements	-	5%	straight-line basis
Bridges	-	1%	straight-line basis
Estate infrastructure	-	1%	straight-line basis

Based on independent professional advice, buildings are being written off over their estimated 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. Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount. Gains and losses on disposals are determined by comparing proceeds with carrying amounts and are recorded within the statement of comprehensive income. On disposal of revalued assets, the amounts included in the revaluation reserves are transferred to retained earnings.

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

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation 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 largely independent cash inflows (cash generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

(g) **Financial assets**

Classification

The Group classifies its financial assets as loans and receivables, held-to-maturity investments and available-for-sale financial assets. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

2 **Summary Of Significant Accounting Policies (Continued)**

(g) **Financial assets (Continued)**

(i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The Group's loans and receivables comprise 'trade and other receivables' and 'cash and cash equivalents' in the statement of financial position (Notes j and k).

Impairment testing of trade receivables is described in Note j.

(ii) Held-to-maturity investments

Management determines the classification of its investments at the time of purchase. Investments with a fixed maturity that management has the intent and ability to hold to maturity are classified as long-term investments (held-to-maturity) and are included in non-current assets. Held-to-maturity investments are carried at amortised cost using the effective yield method. For investments carried at amortised cost, gains and losses are recognised in income when the investments are derecognised or impaired as well as through the amortisation process.

Regular purchases and sales of financial assets are recognised on the trade date – that is, the date that the Group commits to purchase or sell the asset.

(iii) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the investment matures or management intends to dispose of it within 12 months of the end of the reporting period.

Recognition and measurement

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Available-for-sale financial assets are subsequently carried at fair value. Loans and receivables are subsequently carried at amortised cost using the effect interest method.

Changes in the fair value of monetary and non-monetary securities classified as available for sale are recognised in other comprehensive income. When securities classified as available-for¬-sale are sold or impaired, the accumulated fair value adjustments recognised in equity are included in the statement of comprehensive income as 'gains and losses from investment securities'.

Interest on available-for-sale securities calculated using the effective interest method is recognised in the statement of comprehensive income as part of finance income. Dividends on available-for-sale equity instruments are recognised in the statement of comprehensive income as part of other income when the Group's right to receive payments is established.

2 **Summary Of Significant Accounting Policies (Continued)**

(g) **Financial assets (Continued)**

(iii) Available-for-sale financial assets *(Continued)*

Available for sale financial assets are carried at fair value, by valuation method. The different levels have been defined as follows:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).
Level 3 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

(h) **Investment properties**

Investment properties, principally comprising freehold and leasehold land, are held for long term rental yields and are not occupied by the Group. Investment properties are carried at fair value, representing open market value determined annually by independent external valuators. The fair value of investment properties reflects rental income from current leases and assumptions about rental income from future leases in light of current market conditions. Changes in fair value are recorded in the statement of comprehensive income.

(i) **Inventories**

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.

(j) **Trade Receivables**

Trade receivables are amounts due from customers for services performed in the ordinary course of business. If collection is expected in one year or less, they are classified as current assets. If not, they are presented as non- current assets.

Trade receivables are recognised initially at fair value less provision for impairment. A provision for impairment of trade and other receivables is established where there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivables are impaired. 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 statement of comprehensive income within distribution costs. When a receivable is uncollectible, it is written off against the allowance account for trade receivables. Subsequent recoveries of amounts previously written off are credited against finance costs in the statement of comprehensive income.

(k) **Cash and cash equivalents**

In the statement of cash flows, cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdraft. In the consolidated statement of financial position, bank overdraft is shown in current liabilities.

2 **Summary Of Significant Accounting Policies (Continued)**

(l) **Share capital**

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.

(m) **Trade payables**

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. They are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

(n) **Borrowings**

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

The Group capitalises general and specific borrowing costs directly attributable to the acquisition, construction or production of a qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use.

(o) **Current and deferred income tax**

The tax expense for the period comprises current and deferred income tax. Tax is recognised in the statement of comprehensive income, 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. The current income tax is calculated on the basis of the tax laws enacted or substantially enacted at the statement of financial position date.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially 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. 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 liabilities and when the deferred income tax asset and liabilities relate to income taxes levied by the same taxation authority.

2 Summary Of Significant Accounting Policies (Continued)

(p) Employee benefits

Pension obligations

The parent company operates a defined benefit pension plan for its eligible employees. 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 company, taking account of the recommendations of independent qualified actuaries.

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

The liability recognised in the statement of financial position in respect of the defined benefit plan is the present value of the defined benefit obligations less the fair value of plan assets at the financial position date, together with adjustments for unrecognised actuarial gains or losses and past service costs.

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 most recent completed actuarial valuation was as at 31 December 2013. 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.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to equity in other comprehensive income in the period in which they arise.

Past-service costs are recognised immediately in income, unless the changes to the pension plan are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past service costs are amortised on a straight-line basis over the vesting period.

Termination benefits

Benefits are payable when employment is terminated before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits when it is demonstrably committed to terminating employment of current employees according to a formal plan without the possibility of withdrawal. 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 provision where contractually obliged or where there is a past practice that has created a constructive obligation. Liabilities for bonus plans are expected to be settled within 12 months.

2 **Summary Of Significant Accounting Policies (Continued)**

(p) **Employee benefits (Continued)**

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.

(q) **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.

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of service rendered by employees up to the end of the reporting period.

(r) **Leases**

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the statement of comprehensive income on a straight-line basis over the period of the lease.

(s) **Revenue recognition**

Revenue is measured at the fair value of the consideration received or receivable for the sale of services in the ordinary course of the Group's activities. Revenue represents the amounts received and receivable for lease rents, port and warehousing services and management fees, and is shown net of value added tax, discounts and after eliminating sales within the Group.

The Group recognises revenue when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the entity and when specific criteria have been met as follows:

(i) Investment property lease income (see note u)

(ii) Port

The Group provides 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 and are recognised in the period in which the services are provided.

2 **Summary Of Significant Accounting Policies (Continued)**

(s) **Revenue recognition (Continued)**

(iii) Interest income

Interest income is recognised on a time proportion basis, taking account of the principal outstanding and the effective rate over the period to maturity, when it is determined that such income will accrue to the Group.

(iv) Dividend income

Dividend income is recognised when the right to receive payment is established.

(t) **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.

(u) **Investment property lease income**

Premiums

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 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

Commitment fees received on all leases are taken into income upon receipt.

3 **Financial Risk Management**

The Group has exposure to the following risks.

3.1 Credit risk
3.2 Liquidity risk
3.3 Market risk
i) Foreign exchange risk
ii) Interest rate risk

The following 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.

3 Financial Risk Management (Continued)

3.1 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 equivalents, deposits with banks 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. Management does not expect any losses from non-performance by counterparties. There was no concentration of risk due to the number and diversity of operations of the customer base.

Cash and deposits are held with a number of reputable financial institutions, with amounts varying between $66,000 and $26,000,000 (2012: $68,000 and $25,802,000). The maximum limit with any one financial institution is $50,000,000.

a) *Exposure to credit risk*

The carrying amount of financial assets represents the maximum exposure to credit risk:

Group	Fully Performing $'000	Past Due $'000	Impaired $'000	Provision For Impairment $'000	Total $'000
31 December 2013					
Certificates of investment in T&T Government bonds	42,154	--	--	--	42,154
Cash at bank	55,788	--	--	--	55,788
Trade receivables	1,745	13,124	18	(18)	14,869
	99,687	13,124	18	(18)	112,811
31 December 2012					
Certificates of investment in T&T Government bonds	38,260	--	--	--	38,260
Cash at bank	50,802	--	--	--	50,802
Trade receivables	5,003	12,550	2	(2)	17,553
	94,065	12,550	2	(2)	106,615

b) *Impairment analysis*

The main considerations for impairment include whether payments are in arrears for trade receivables. It is done on a specific loss component which relates to significant specific exposures (See Note 11).

3 Financial Risk Management (Continued)

3.2 Liquidity risk

Liquidity risk is the risk that the Group is unable to meet its payment obligations associated with its financial liabilities when they fall due. The Group's liquidity risk management process is measured and monitored by senior management within the Group. 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.

Group	< 1 year $'000	1-2 years $'000	2-5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
31 December 2013						
Borrowings	30,627	98,540	32,967	--	162,134	139,422
Bank overdraft	619	--	--	--	619	619
Trade payables	9,227	--	--	--	9,227	9,227
TOTAL	40,473	98,540	32,967	--	171,980	149,268

	< 1 year $'000	1-2 years $'000	2-5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
31 December 2012						
Borrowings	29,051	52,445	80,657	--	162,153	145,398
Trade payables	9,396	--	--	--	9,396	9,396
TOTAL	38,447	52,445	80,657	--	171,549	154,794

The fair values are based on cash flows discounted using the borrowing rates as disclosed in notes 16 and 17.

	Fair value $'000	Carrying amount $'000
31 December 2013		
Fixed rate borrowings	40,744	37,323
31 December 2012		
Fixed rate borrowing	27,824	25,113

3 Financial Risk Management (Continued)

3.3 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.
- Holding foreign currency balances.
- Invoicing only in a stable exchange currency like the US$ or in TT$.

The impact on the statement of comprehensive income at 31 December 2013 if the US$ strengthened/weakened against the TT$ by an average rate of 5% is a loss or gain of $1,902,585 (2012: $2,520,641) respectively.

(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 finances its operations through a mixture of retained profits and borrowings. The Group is also exposed to interest rate risk on cash held on deposit and borrowings. The Group manages the interest rate risk by maintaining an appropriate mix of fixed and variable rate instruments. At 31 December 2013, 12% (2012: 17%) of the Group's borrowings is at a fixed rate of interest.

a) **Profile**

	Carrying Amount 2013 $'000	Carrying Amount 2012 $'000
Fixed Rate Instruments		
Secured borrowings	37,323	25,113
Variable Rate Instruments		
Secured floating rate bonds	55,195	55,195
Secured borrowings	46,904	65,090
Bank overdraft	619	--

3 **Financial Risk Management (Continued)**

(ii) *Interest rate risk (continued)*

b) **Sensitivity analysis - Variable Rate Instruments**

	Increase /decrease In US Libor %	(Decrease) /increase effect on profit $'000
2013	+20	(272)
	-15	204
2012	+20	(401)
	-15	301

(iii) *Contractual cash flows of floating rate borrowings*

Group	< 1 year $'000	1-2 years $'000	2-5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
31 December 2013						
Borrowings	19,723	84,835	10,872	--	115,430	102,718

	< 1 year $'000	1-2 years $'000	2-5 years $'000	More than 5 years $'000	Contractual cash flows $'000	Carrying amount $'000
31 December 2012						
Borrowings	24,361	34,103	80,657	--	139,121	120,285

3.4 **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 consolidated statement of financial position) add bank overdraft less cash and cash equivalents. Total capital is calculated as 'shareholders' equity' as shown in the 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%.

3 Financial Risk Management (Continued)

3.4 Capital risk management (continued)

The gearing ratios as at 31 December 2013 and 2012 were as follows:

Group	2013 $'000	2012 $'000
Total borrowings (including overdraft)	140,041	145,398
Less: cash at bank and on hand and short-term bank deposits	(55,852)	(50,863)
Net debt	84,189	94,535
Total equity	1,807,673	1,575,244
Total capital	1,891,862	1,669,779
Gearing ratio	4%	6%

4 Critical Accounting Estimates And Judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below:

Pension benefits

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.

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 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.

Other key assumptions for pensions are based in part on current market conditions. Additional information is disclosed in Note 18. The impact of a 1% increase or decrease in the discount rate or future salary increases is disclosed in Note 18.

Investment properties

The Group has adopted the investment method to ascertain open market values of the investment properties. This involves the capitalisation of the estimated net rental income from a property by a year's purchase (multiplier) to arrive at a capital value for the property. The open market value represents the best price at which interest in a property might reasonably be expected to be sold at the end of the financial year.

Revaluation of property, plant and equipment

The Group revalues its land, own site improvements and buildings. Key assumptions and methodology for valuation are based in part on current market conditions. Additional information is disclosed in Note 5.

Notes To The Financial Statements (Continued)
31 December 2013
(Expressed In Trinidad And Tobago Dollars)

5 Property, Plant And Equipment – Parent/Group

	Land $'000	Own Site Improvements $'000	Estate Infrastructure $'000	Berths And Piers $'000	Port Equipment $'000	Buildings $'000	Equipment, Furniture And Fittings $'000	Capital Work In Progress $'000	Total $'000
Year Ended 31 December 2013									
Opening net book amount	53,420	51,029	61,009	164,647	103,167	36,893	14,858	189	485,212
Additions	--	835	--	--	10,002	--	3,965	27,096	41,898
Transfers	--	1,975	--	--	20,256	314	792	(23,337)	--
Revaluation (Note 5.2)	27,255	13,435	--	--	--	11,052	--	--	51,742
Disposals/adjustments	--	(2,339)	--	--	(1)	--	(75)	--	(2,415)
Depreciation	--	(4,241)	(1,305)	(4,399)	(12,108)	(3,023)	(4,833)	--	(29,909)
Closing net book amount	80,675	60,694	59,704	160,248	121,316	45,236	14,707	3,948	546,528
At 31 December 2013									
Cost/valuation	80,675	60,694	77,808	219,928	243,715	45,236	60,130	3,948	792,134
Accumulated depreciation	--	--	(18,104)	(59,680)	(122,399)	--	(45,423)	--	(245,606)
Net book amount	80,675	60,694	59,704	160,248	121,316	45,236	14,707	3,948	546,528
Year Ended 31 December 2012									
Opening net book amount	53,420	51,609	62,316	169,048	116,787	39,192	10,798	8,065	511,235
Additions	--	--	--	--	--	178	3,124	1,096	4,398
Transfers	--	3,502	--	--	--	540	4,930	(8,972)	--
Disposals/adjustments	--	(3)	--	(2)	--	(9)	(630)	--	(644)
Depreciation	--	(4,079)	(1,307)	(4,399)	(13,620)	(3,008)	(3,364)	--	(29,777)
Closing net book amount	53,420	51,029	61,009	164,647	103,167	36,893	14,858	189	485,212
At 31 December 2012									
Cost/valuation	53,420	59,138	77,808	219,928	231,157	42,897	57,084	189	741,621
Accumulated depreciation	--	(8,109)	(16,799)	(55,281)	(127,990)	(6,004)	(42,226)	--	(256,409)
Net book amount	53,420	51,029	61,009	164,647	103,167	36,893	14,858	189	485,212
At 31 December 2011									
Cost/valuation	53,420	55,640	77,834	219,932	231,854	42,188	53,563	8,065	742,496
Accumulated depreciation	--	(4,031)	(15,518)	(50,884)	(115,067)	(2,996)	(42,765)	--	(231,261)
Net book amount	53,420	51,609	62,316	169,048	116,787	39,192	10,798	8,065	511,235

5 Property, Plant And Equipment – Parent/Group (Continued)

5.1 The land, buildings and own site improvements were last revalued on 31 December 2013 by Raymond & Pierre, Chartered Valuation Surveyors. The valuation surveyors used the Depreciated Replacement Cost Method to determine the values of land, buildings and own site improvements.

This basis of valuation was used due to the specialised nature of the properties, derived from the exigencies of the operations. The revaluation surplus net of applicable deferred income tax was credited to revaluation reserve.

The following table analyses the non-financial assets carried at fair value. The different levels have been defined as follows:
- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

	Fair value measurements as at 31 December 2013 using		
	Quoted prices In active markets for identical assets (level 1) $'000	**Significant other observable inputs (level 2) $'000**	**Significant unobservable inputs (level 3) $'000**
Recurring fair value measurements			
- Land	--	80,675	--
- Buildings	--	45,236	--
- Own site improvements	--	60,694	--

There were no transfers between levels 1 and 2 during the year.

Level 2 fair values of land has been derived using the Sales Comparison 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 2 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.

5 Property, Plant And Equipment – Parent/Group (Continued)

5.2 The gains on revaluation of land, buildings and own site improvements were recorded in revaluation reserve net of deferred income tax as follows:

	2013 $'000	2012 $'000
Revaluation	51,742	--
Deferred income tax	(6,122)	--
Other comprehensive income	45,620	--

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

	2013 $'000	2012 $'000
Cost	95,947	95,626
Accumulated depreciation	(49,251)	(44,323)
Net carrying amount	46,696	51,303

5.4 Depreciation expense has been included in 'other operating expenses'.

5.5 Borrowings are secured on all property, plant and equipment.

5.6 The subsidiary has no property, plant and equipment.

6 Investment Properties

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
		30 year leases:		
1,213,135	1,240,680	At beginning of year	1,240,680	1,213,135
27,545	169,580	Unrealised fair value gains	169,580	27,545
1,240,680	1,410,260	At end of year	1,410,260	1,240,680
61,894	61,121	96 years and longer leases	61,121	61,894
1,302,574	1,471,381	At the end of year	1,471,381	1,302,574

6 Investment Properties (Continued)

Thirty year leases are stated at fair value. The Group's investment properties were valued at 31 December 2013 by independent professionally 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. For all investment properties, their current use equates to the highest and best use. The valuation is based upon Open Market Value which comprises both the Investment Method and Direct Capital Comparison Method. 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 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 valuer.

Under the Investment Method, the estimated net rental income from a property by a years 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 rate of 5%. The valuation also assumes that all tenants will have renewal clauses in their leases which will extend the lease for the additional 30 years.

Under the Direct Capital Comparison Method, sales of comparable properties are analysed to determine a value for the property under consideration.

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

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

Fair value measurements as at 31 December 2013 using

	Quoted prices In active markets for identical assets (level 1) $'000	Significant other observable inputs (level 2) $'000	Significant unobservable inputs (level 3) $'000
Recurring fair value measurements			
- Investment Properties	--	1,471,381	--

6 Investment Properties (Continued)

The valuation surveyors used the Open Market Value Method to determine the values of Investment Properties. Level 2 fair values have been derived using the Open Market Value Method. 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.

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
		The following amounts have been recognised in the statement of comprehensive income		
66,058	68,976	Lease rental income (Note 27)	68,976	66,058
(1,583)	(1,701)	Costs arising from investment properties	(1,701)	(1,583)

7 Long-term Investments

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
		Held-to-maturity		
38,260	42,154	Certificates of Investment in Trinidad & Tobago Government Bonds (Note 16)	42,154	38,260
		Investment in subsidiary		
320	320	Point Lisas Terminals Limited (100%) 320,002 shares of no par value	--	--
38,580	42,474		42,154	38,260

8 Available-for-sale Financial Assets

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
--	566	Purchase	566	--
--	471	Change in value transfered to equity	471	--
--	1,037	At end of year	1,037	--

Available-for-sale financial assets comprise solely of securities listed on the Trinidad and Tobago Stock Exchange and are denominated in Trinidad and Tobago dollars. This valuation method is categorised as Level 1 as it utilises quoted prices in active markets.

Notes To The Financial Statements (Continued)
31 December 2013
(Expressed In Trinidad And Tobago Dollars)

PARENT 2012 $'000	PARENT 2013 $'000			GROUP 2013 $'000	GROUP 2012 $'000
		9	**Deferred Income Tax**		
57,073	58,891		At beginning of year - net	58,891	57,073
(3,085)	1,256		Tax on remeasurement of defined benefit obligation recognised in other comprehensive income (Note 18)	1,256	(3,085)
--	6,122		Tax on gains on revaluation of buildings and own site improvements recognised in other comprehensive income (Note 5.2)	6,122	--
4,903	5,546		Charge for the year (Note 23)	5,546	4,903
58,891	71,815		At end of year - net	71,815	58,891

The deferred income tax (asset)/liability in the statement of financial position and the deferred income tax charge/(credit) in the statement of comprehensive income are attributable to the following:

Parent/Group

	2012 $'000	Charge to OCI $'000	Charge/(Credit) to SOCI $'000	2013 $'000
Deferred income tax liabilities				
Accelerated tax depreciation	62,639	--	4,193	66,832
Revaluation of land, buildings and own site improvements	6,060	6,122	(468)	11,714
	68,699	6,122	3,725	78,546

	2012 $'000	Credit to OCI $'000	Charge/(Credit) to SOCI $'000	2013 $'000
Deferred income tax assets				
Taxation losses	(2,928)	--	2,928	--
Retirement benefit obligation	(6,880)	1,256	(1,107)	(6,731)
	(9,808)	1,256	1,821	(6,731)
Net deferred income tax liabilities	58,891	7,378	5,546	71,815

9 Deferred Income Tax (Continued)

	2011 $'000	Credit to OCI $'000	Charge/(Credit) to SOCI $'000	2012 $'000
Deferred income tax liabilities				
Accelerated tax depreciation	62,002	--	637	62,639
Revaluation of land, buildings and own site improvements	6,425	--	(365)	6,060
	68,427	--	272	68,699
Deferred income tax assets				
Taxation losses	(6,856)	--	3,928	(2,928)
Retirement benefit obligation	(4,498)	(3,085)	703	(6,880)
	(11,354)	(3,085)	4,631	(9,808)
Net deferred income tax liabilities	57,073	(3,085)	4,903	58,891

10 Inventory

The inventory balance comprises consumable maintenance spares and is shown net of provision for obsolete spares of $1,669,000 (2012: $349,000).

11 Trade And Other Receivables

	PARENT 2012 $'000	PARENT 2013 $'000	GROUP 2013 $'000	GROUP 2012 $'000
Trade receivables	17,555	14,887	14,887	17,555
Less: provision for impairment	(2)	(18)	(18)	(2)
Trade receivables – net	17,553	14,869	14,869	17,553
Other receivables and prepayments	2,523	5,794	6,468	3,343
Value added tax	3,837	5,997	5,997	3,837
	23,913	26,660	27,334	24,733

11 Trade And Other Receivables (Continued)

Trade receivables that are less than 3 months past due are not considered impaired. Payments on invoices are due 30 days after issue. The creation and release of provision for impaired receivables have been included in 'administrative expenses' in the statement of comprehensive income. Trade receivables of $13,124,000 (2012: $12,550,000) were past due but not impaired. These relate to a number of customers for whom there is no recent history of default. The ageing analysis of trade receivables in arrears is as follows:

	2013 $'000	2012 $'000
Up to 1 month	1,545	3,385
1 to 2 months	660	59
Over 2 months	10,919	9,106
	13,124	12,550

As of 31 December 2013, trade receivables of $18,000 (2012: $2,000) were impaired and fully provided for. The individually impaired receivables mainly relate to customers, which are in unexpectedly difficult economic situations. The ageing of these receivables is as follows:

Over 12 months	18	2

Movements on the Group's provision for impairment of trade receivables are as follows:

At 1 January	2	202
Unused amounts reversed	--	(200)
New provision	16	--
At 31 December	18	2

The carrying amounts of trade and other receivables are denominated in Trinidad and Tobago dollars.

The fair value of trade and other receivables amounts to $27,334,000 (2012: $24,733,000).

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable mentioned above. The Group does not hold any collateral as security.

12 Cash And Cash Equivalents

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
16,641	13,326	Cash at bank and in hand	14,564	17,397
33,466	41,288	Short-term bank deposits	41,288	33,466
50,107	54,614		55,852	50,863
--	(619)	Bank overdraft	(619)	--
50,107	53,995		55,233	50,863

12 Cash And Cash Equivalents (Continued)

The effective interest rates on cash and short-term deposits were between 0.33% and 1.50% (2012: 1.00% and 2.25%) per annum. Short term deposits have original maturities of three months or less. The Corporation has unsecured overdraft facilities of $22,500,000. Interest is charged at the rate of 6.5% (2012: 6.5%) per annum.

13 Stated Capital

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
		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:		
139,968	139,968	39,625,684 ordinary shares of no par value	139,968	139,968

14 Employee Share Ownership Plan (ESOP) – Parent/Group

	No of Shares	2013 $'000	2012 $'000
Fair value of shares held – unallocated	6	34	34
Fair value of shares held – allocated	224	829	829
	230	863	863
Cost of unallocated ESOP shares		32	32
Charge to earnings for shares allocated to employees		--	--

The parent company operates an 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 Point Lisas Terminals Limited (PLTL) 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 company contributions and cash advances by the company to the ESOP. The cost of the shares so acquired and which remain unallocated to employees have been recognised in Shareholders' Equity under 'Unallocated ESOP Shares'. Any further dealings in the shares will be credited against the same account at fair value. The fair value of shares was derived from the closing market price prevailing on the Trinidad and Tobago Stock Exchange at the year-end.

PARENT 2012 $'000	PARENT 2013 $'000			GROUP 2013 $'000	GROUP 2012 $'000
		15	**Revaluation Reserves**		
83,229	81,769		As beginning of year	81,769	83,229
--	45,620		Revaluation of land and building (Note 5.2)	45,620	--
--	471		Fair value gain of available-for-sale financial assets (Note 8)	471	--
(1,460)	(1,093)		Transfer to retained earnings	(1,093)	(1,460)
81,769	126,767		At end of year	126,767	81,769

16 **Floating Rate Bonds 2012 – 2016**

The parent company raised via an issue of bonds the sum of $55,195,094 on 30 May 1994 through Citibank (Trinidad and Tobago) Limited, from which $49,776,497 was used to repay bonds managed by Clico Investment Bank Limited and RBTT Merchant Bank Limited. The balance of $5,418,597 was invested by the trustee in Certificates of Investment in Trinidad and Tobago Government Bonds yielding interest at 11% per annum (Note 7). This shall fully provide for repayment of the loan at the redemption date. The bonds are redeemable at par on 30 November 2016 subject to a conditional prepayment option on or after 30 November 2012. This option was not exercised in 2012.

Citibank (Trinidad and Tobago) Limited retired as trustees and a new trust deed was executed between RBC Trust (Trinidad and Tobago) Limited and Point Lisas Industrial Port Development Corporation Limited. Consequently, the charge by way of mortgages over certain freehold lands of the parent company, leases granted by the parent company in respect thereof and the rents arising therefrom, was executed in favour of RBC Trust (Trinidad and Tobago) Limited to be exercised in event of default of payment.

Interest is payable semi-annually at a floating rate set at 1% per annum below the average prime rate of licensed commercial banks. The rate is set at the beginning of each interest period, that is, 30 May and 30 November of each year. The rate in effect at 31 December 2013 was 6.5% (2012: 6.75%).

Notes To The Financial Statements (Continued)
31 December 2013
(Expressed In Trinidad And Tobago Dollars)

PARENT 2012 $'000	PARENT 2013 $'000			GROUP 2013 $'000	GROUP 2012 $'000
		17	**Long and Medium-term Borrowings**		
11,965	23,957		Scotiabank Trinidad and Tobago Limited	23,957	11,965
25,007	17,328		T&T Unit Trust Corporation	17,328	25,007
53,125	42,880		First Citizens Bank Limited	42,880	53,125
106	62		General Finance Corporation Limited	62	106
90,203	84,227			84,227	90,203
(26,014)	(23,188)		Less: Current portion	(23,188)	(26,014)
64,189	61,039			61,039	64,189

Scotiabank Trinidad and Tobago Limited

In March 2004, the Corporation established a US$ Non-Revolving Term Loan facility with Scotiabank Trinidad and Tobago Limited for US$12,750,000. The sum of US$11,752,377 was used to refinance existing loans. In November 2009, the Corporation restructured the loan and repaid a bullet payment of $2,345,236 reducing the loan balance to US$5,000,000. The loan is repayable by 8 semi annual instalments of US$ 625,000, which commenced in November 2010. Interest is based on the bank's US dollar money market rate which is reset every six months. The present effective rate is 3.9%. The loan is secured by a charge over the fixed and floating assets including uncalled capital.

In September 2013, the Corporation established a US$ Non-Revolving Term Loan facility with Scotiabank Trinidad and Tobago Limited for US$6,250,000. The amount drawn down on this facility was US$3,095,941 at year end. This loan has a one year moratorium on principal which expires in November 2014. Principal repayments will commence in May 2015 by semi-annual instalments of US$139,286. The final bullet payment of US$2,925,000 will be payable in November 2018. Interest is charged at the fixed rate of 2% per annum. The loan is secured by a charge over the fixed and floating assets including uncalled capital.

At 31 December 2013, the Corporation had available US$3,129,059 of undrawn approved borrowing facilities in respect of which all conditions precedent had been met.

Trinidad & Tobago Unit Trust Corporation

In September 2005, the Corporation established a US$ term loan facility with Trinidad and Tobago Unit Trust Corporation for US$9,047,763. The loan is amortised over 10 years with a 2 year moratorium on principal payments, followed by 16 semi-annual payments of US$725,818 which commenced in March 2008. Interest is charged at the fixed rate of 6.20% per annum.

The loan is secured by chattel mortgage over specific cranes.

17 Long and Medium-term Borrowings (Continued)

First Citizens Bank Limited

In September 2007, the Corporation established a US$ term loan facility with First Citizens Bank Limited for US$15,260,000. The amount drawn down on this facility was US$13,320,000 and is amortised over 10 years with a 2 year moratorium on principal payments, followed by 16 semi-annual payments of US$832,500 which commenced in September 2008. Interest is charged at a rate of 6 month Libor plus 1.5% (present effective: 1.8685%). There were no draw-downs on Facility 2 US$489,000. Facility 1 is secured by chattel mortgage over assets financed.

At 31 December 2013, the Corporation had available US$1,940,000 (2012: US$1,940,000) of undrawn approved borrowing facilities in respect of which all conditions precedent had been met.

General Finance Corporation Limited/Ansa Merchant Bank Limited

The loan with General Finance Corporation Limited is repayable by monthly instalments of $3,611. Interest is charged at the rate of 9% per annum and is secured by the asset financed.

17.1 The carrying amounts of the Group's borrowings (Notes 16 and 17) are denominated in the following currencies:

	2013 $'000	2012 $'000
US dollar	84,165	90,097
TT dollar	55,257	55,301
	139,422	145,398

18 Retirement Benefit Obligation

PARENT/GROUP

The Group operates a defined benefit pension plan based on employee pensionable remuneration and length of service. The plan is operated in accordance with a Trust Deed between the parent company and First Citizens Trustee Services Limited dated 19 July 1985.

	2013 $'000	2012 $'000
Net liability in statement of financial position		
Present value of defined benefit obligation	153,204	139,995
Fair value of assets	(126,278)	(112,473)
Net defined benefit obligation	26,926	27,522

18 Retirement Benefit Obligation (Continued)

Movement in present value of defined benefit obligation	2013 $'000	2012 $'000
Defined benefit obligation at start of year	139,995	114,286
Current service cost	9,754	7,912
Interest cost	6,899	6,213
Members' contributions	1,855	2,301
Past service cost/credit	--	(3,475)
Experience adjustments	(1,228)	5,560
Actuarial loss	--	10,273
Benefits paid	(4,071)	(2,671)
Expense allowance	--	(404)
Defined benefit obligation at end of year	153,204	139,995

		2013	2012
i)	The defined benefit obligation is allocated between the plan's members as follows;		
	Active members	73%	73%
	Deferred members	6%	6%
	Pensioners	21%	21%
ii)	The weighted average duration of the defined benefit obligation at year end:	16.6yrs	17yrs

iii) 92% of the benefits for active members are vested.

iv) 33% of the defined benefit obligation for active members is conditional on future salary increases.

Movement in fair value of plan assets	2013 $'000	2012 $'000
Plan assets at start of year	112,473	96,296
Expected return on plan assets	5,729	5,492
Actuarial gain	3,794	3,490
Company contributions	6,933	7,969
Members' contributions	1,855	2,301
Benefits paid	(4,071)	(2,671)
Expense allowance	(435)	(404)
Plan assets at end of year	126,278	112,473
Actual return on plan assets	9,523	8,982

18 Retirement Benefit Obligation (Continued)

Asset allocation	2013 $'000	2012 $'000
Locally listed equities	21,483	14,700
Overseas equities	11,005	--
Government bonds	29,762	31,650
Corporate bonds	46,208	42,460
Cash and cash equivalents	12,653	18,497
Other (immediate annuity policies)	5,167	5,166
Fair value of plan assets at end of year	126,278	112,473

The asset values as at 31 December 2013 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 relatively 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 CLICO 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 CLICO'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 80% of the assets must be invested in Trinidad &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.

Expense recognised in the statement of comprehensive income

	2013 $'000	2012 $'000
Current service cost	9,754	7,508
Net Interest on net defined benefit liability	1,170	721
Past service credit	--	(3,475)
Administration expense allowance	435	404
Pension expense (Note 21.1)	11,359	5,158

18 Retirement Benefit Obligation (Continued)

Remeasurements recognised in other comprehensive income	2013 $'000	2012 $'000
Experience (gains)/losses	(5,022)	12,343
Deferred income tax (Note 9)	1,256	(3,086)
Total amount recognised in other comprehensive income	(3,766)	9,257

Reconciliation of opening and closing statement of financial position entries

Opening net defined benefit obligation	27,522	17,990
Pension expense	11,359	5,158
Re-measurements recognised in other comprehensive income	(5,022)	12,343
Company contributions paid	(6,933)	(7,969)
Closing net defined benefit obligation	26,926	27,522
Actuarial (gains)/losses recognised in the statement of comprehensive income in the year	(5,022)	9,650

Summary of principal assumption

	Per Annum	Per Annum
Discount rate	5.00%	5.50%
Underlying salary and wage inflation	4.00%	4.00%
Average individual salary increases	5.00%	5.00%
Future pension increases	0.00%	0.00%

Assumptions regarding future mortality are based on published mortality tables. The life expectancies underlying the value of the defined benefit obligation as at 31 December 2013 are as follows:

	2013	2012
Life expectancy at age 60 for current pensioner in years		
- Male	21	21
- Female	25.1	25.1
Life expectancy at age 60 for current members age 40 in years		
- Male	21.4	21.4
- Female	25.4	25.4

18 Retirement Benefit Obligation (Continued)

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 2013 would have changed as a result of a change in the assumptions used.

	1% pa increase $'000	1% pa decrease $'000
Discount rate	(21,545)	27,580
Future salary increases	10,539	(9,183)

An increase of 1 year in the assumed life expectancies shown above would increase the defined benefit obligation at 31 December 2013 by $2.088 million.

These sensitivities were computed by re-calculating the defined benefit obligations using the revised assumptions.

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 $8.9 million to the pension plan during 2014.

19 Deferred Lease Rental Income

PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
5,810	6,207	At beginning of year	6,207	5,810
63,439	61,894	96 years and longer leases	61,894	63,439
64,910	67,949	Amounts received during the year	67,949	64,910
134,159	136,050		136,050	134,159
(66,058)	(68,976)	Income brought into account	(68,976)	(66,058)
68,101	67,074	At end of year	67,074	68,101
(64,510)	(63,416)	Less: long-term portion	(63,416)	(64,510)
3,591	3,658	Current portion	3,658	3,591

Notes To The Financial Statements (Continued)
31 December 2013
(Expressed In Trinidad And Tobago Dollars)

	PARENT 2012 $'000	PARENT 2013 $'000		GROUP 2013 $'000	GROUP 2012 $'000
20			**Trade And Other Payables**		
	9,396	9,227	Trade payables	9,227	9,396
	25,660	31,302	Other payables and accruals	35,965	30,508
	35,056	40,529		45,192	39,904
	4,041	3,694	Due to subsidiary	--	--
	39,097	44,223		45,192	39,904
21			**Expenses By Nature**		
	137,780	139,094	Staff costs (Note 21.1)	138,741	137,376
	29,777	29,909	Depreciation	29,909	29,777
	12,735	19,218	Repairs and maintenance spares utilised	19,218	12,735
	11,151	12,203	Accommodation	12,203	11,151
	6,024	9,954	Repairs and maintenance on property, plant and equipment	9,954	6,024
	5,844	9,015	Office expenses	9,070	5,905
	3,104	5,033	Other	5,033	3,104
	5,695	3,844	Insurance	3,844	5,695
	2,430	2,746	Vehicle and transport	2,746	2,430
	1,625	1,764	Communication	1,775	1,635
	3,129	1,486	Legal and professional fees	1,486	3,129
	1,137	1,240	Marketing	1,240	1,137
	487	995	Directors' remuneration	995	487
	220,918	236,501	Total direct cost, administrative expenses and other operating expenses	236,214	220,585
21.1			**Staff costs**		
	132,622	127,735	Wages, salaries and benefits	127,382	132,218
	5,158	11,359	Pension expense (Note 18)	11,359	5,158
	137,780	139,094		138,741	137,376

Notes To The Financial Statements (Continued)
31 December 2013
(Expressed In Trinidad And Tobago Dollars)

PARENT 2012 $'000	PARENT 2013 $'000			GROUP 2013 $'000	GROUP 2012 $'000
		22	**Investment Income**		
3,778	4,630		Interest income – tax exempt	4,630	3,778
1,515	800		Other income	800	1,515
5,293	5,430			5,430	5,293
		23	**Taxation**		
		23.1	Taxation charge		
--	3,224		Corporation tax	3,224	--
492	--		Business levy - current year	109	608
12	--		- prior year	--	12
4,903	5,546		Deferred income tax (Note 9)	5,546	4,903
5,407	8,770			8,879	5,523
		23.2	The tax charge differs from the theoretical amount that would arise using the basic tax rate of 25% (2012-25%) as follows:		
45,194	195,526		Profit before taxation	195,810	45,524
11,299	48,882		Tax calculated at applicable tax rate	48,953	11,381
(9,201)	(44,209)		Allowances/income not subject to tax	(45,286)	(9,199)
1,567	4,097		Expenses not deductible for tax	5,103	1,387
1,238	--		Prior year deferred income tax under provision	--	1,334
12	--		Prior year business levy	--	12
492	--		Business levy	109	608
5,407	8,770			8,879	5,523

24 Earnings Per Share

Basic earnings per share is calculated by dividing the profit for the year attributable to the ordinary shareholders of the parent company by the weighted average number of ordinary shares in issue during the year.

	GROUP	
Basic earnings per share	**2013 $'000**	**2012 $'000**
Profit for the year	186,931	40,001
Weighted average number of shares (excluding treasury shares) 39,619,607 (2012 - 39,619,607)		
Basic earnings per share	472¢	101¢

25 Dividends

On 21 March 2013, the Board of Directors approved a final dividend of 11¢ per share, amounting to $4,358,825 in respect of the year ended 31 December 2012. This is reflected in these financial statements.

On 21 March 2014, the Board of Directors approved a final dividend of 15¢ per share, amounting to $5,943,853 in respect of the year ended 31 December 2013. This is not reflected in the statement of changes in equity.

26 Cash Generated From Operating Activities

PARENT			GROUP	
2012 $'000	**2013 $'000**		**2013 $'000**	**2012 $'000**
45,194	195,526	Profit before taxation	195,810	45,524
(27,545)	(169,580)	Unrealised fair value gains on investment properties	(169,580)	(27,545)
29,777	29,909	Depreciation	29,909	29,777
563	2,415	Loss on disposal of property, plant and equip.	2,415	563
124	125	Decrease in other non-current assets	125	124
(692)	(1,454)	Increase in inventory	(1,454)	(692)
(27)	(2,747)	(Increase)/decrease in trade and other receivables	(2,601)	75
(2,811)	4,426	Net movement in retirement benefit obligation	4,426	(2,811)
--	17	Decrease in taxation recoverable	17	--
5,075	2,094	Interest (net)	2,094	5,075
(375)	(254)	Decrease in deferred lease rental income	(254)	(375)
3,372	5,126	Increase in trade and other payables	5,288	2,986
52,655	65,603	**Cash Generated From Operations**	66,195	52,701

27 Segment Information – Group

The Group is organised and managed on the basis of two segments, port operations and estate operations. 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 $'000	Estate $'000	Unallocated $'000	Total $'000
Year ended 31 December 2013				
Revenue	194,152	68,976	1,211	264,339
Gross profit	119,031	68,976	1,211	189,218
Unrealised fair value gains on investment properties	--	169,580	--	169,580
Depreciation	(25,402)	(1,701)	(2,806)	(29,909)
Other expenses – net	(76,903)	(3,465)	(45,386)	(125,754)
Finance costs – net	(4,022)	(2,296)	(1,007)	(7,325)
Profit before taxation				195,810
Year ended 31 December 2012				
Revenue	174,513	66,058	1,429	242,000
Gross profit	99,302	66,058	1,429	166,789
Unrealised fair value gains on investment properties	--	27,545	--	27,545
Depreciation	(25,864)	(1,583)	(2,330)	(29,777)
Other expenses - net	(61,932)	(4,005)	(44,367)	(110,304)
Finance costs – net	(5,893)	(2,383)	(453)	(8,729)
Profit before taxation				45,524

Included under Port are Cargo Handling, Marine, Container Examination Station and Warehouse operations. The revenue reported to the chief operating decision makers is measured in a manner consistent with that in the statement of comprehensive income.

Total segment assets

31 December 2013	491,652	1,541,036	24,498	2,057,186
31 December 2012	433,925	1,370,002	20,159	1,824,086

27 Segment Information – Group (Continued)

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:

	31 December 2013 $'000	2012 $'000
Total segment assets	2,057,186	1,824,086
Cash and cash equivalents	55,852	50,863
Long-term investments	42,154	38,260
Deferred income tax	6,731	9,808
Other assets	3,825	1,852
Total assets as per statement of financial position	2,165,748	1,924,869

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

	Port and Related Activities $'000	Estate $'000	Other $'000	Total $'000
- 31 December 2013	37,448	1,003	3,447	41,898
- 31 December 2012	1,514	361	2,523	4,398

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

28 Transactions With Related Parties

	2013 $'000	2012 $'000
Labour (See Note 1)	44,064	52,078
Post retirement benefits	551	804
Key management compensation	2,947	2,702

29 Contingent Liabilities

(i)	Customs bonds	5,757	3,616

(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 and therefore no provision has been made in these financial statements.

Management Proxy Circular

REPUBLIC OF TRINIDAD AND TOBAGO
THE COMPANIES ACT, Ch. 81:01
(Section 144)

1. **Name of Company:**

POINT LISAS INDUSTRIAL PORT DEVELOPMENT CORPORATION LIMITED

Company No. P70(C)

2. **Particulars of Meeting:**

Forty-Seventh (47th) Annual Meeting of the Shareholders of the company to be held on **Thursday June 12th, 2014** at PLIPDECO's Conference Centre, PLIPDECO House, Orinoco Drive, Point Lisas Industrial Estate, Couva, Trinidad.

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.

Date	Name and Title	Signature
April 11th, 2014	Michael A. Phillip Corporate Secretary	

Form of Proxy

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 Meetings:

Forty Seventh (47th) Annual Meeting of the Shareholders to be held on Thursday June 12th, 2014 at 2:00 p.m. at PLIPDECO's Conference Centre, PLIPDECO House, Orinoco Drive, Point Lisas Industrial Estate, Couva, Trinidad.

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_____ 2014

_____
Signature(s) of Shareholder(s)

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 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 31st, 2013 together with the Report of the Auditors thereon.		
2.	To elect Directors and for such purpose pass the following resolutions: (i) Be it resolved that the Directors to be elected be elected en bloc. (ii) Be it resolved that Mr. Ian R. H. Atherly, Mr. Haroon Fyzool Awardy, Mr. Ibn Llama de Leon, Mr. Charles Percy, Mrs. Janette James - Sebastien, Mr. Prakash Ramnarine and Dr. Dale Sookoo be elected Directors of Point Lisas Industrial Port Development Corporation Limited.		
3.	Be it resolved that PricewaterhouseCoopers be appointed Auditors of the Company for the period ending at the conclusion of the next Annual Meeting and that the Directors be authorized to fix their remuneration and expenses for the ensuing year.		

_____
Signature(s) of Shareholder(s)

Form of Proxy

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, authorize 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 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.

RETURN TO:

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

www.plipdeco.com

Designed by Mical Marketing Ltd