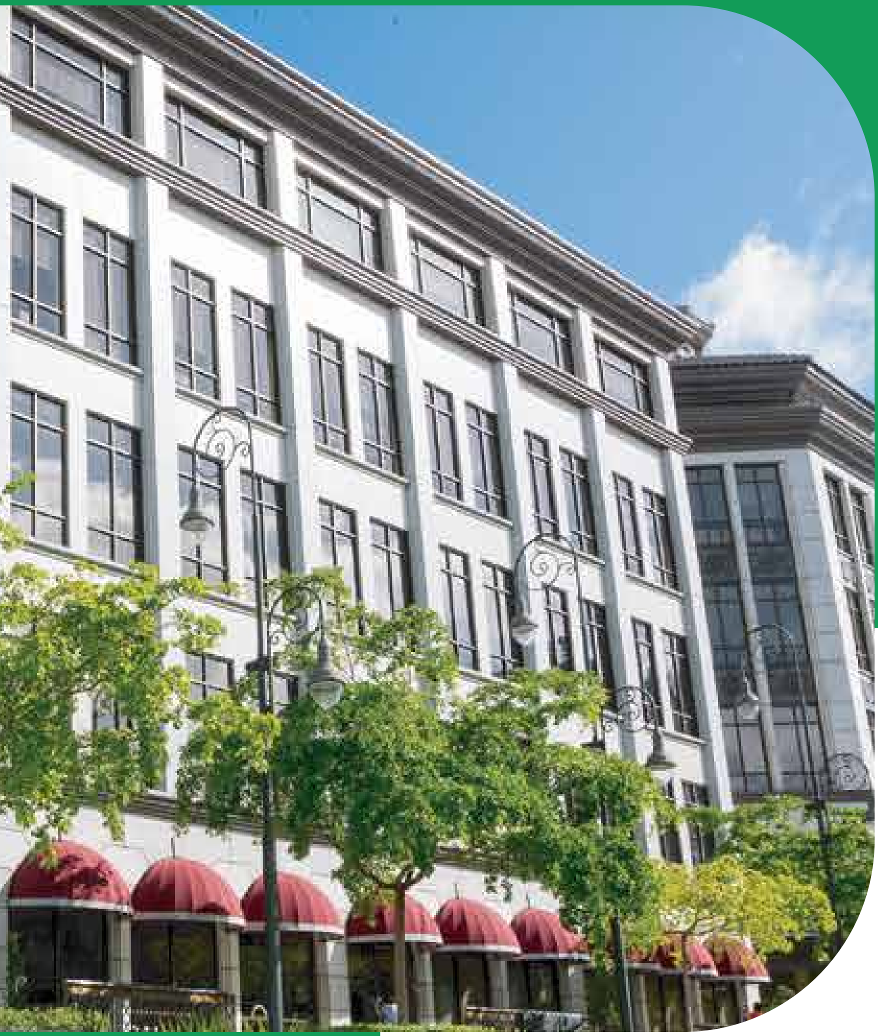
ENDEAVOUR
HOLDINGS LTD.



ANNUAL REPORT 2022

Building future wealth with real estate

Building a better tomorrow...today!

If the past few years have taught us anything, it's that a bright future is not always guaranteed, that's why we believe in making sound investments today to secure a better tomorrow. Investing in real estate can help build the foundation for financial freedom and our aim is to guide all our clients towards this goal.

ENDEAVOUR
HOLDINGS LTD.

Contents

CORPORATE INFORMATION

Chairperson	Mr. John Aboud
Deputy Chairperson	Mr. Anthony Rahael
Chief Financial Officer/ Corporate Secretary	Mr. Razard Bazil Ali
Registered Office EHL	No. 1 El Socorro Road Extension, San Juan Tel: (868) 675-5052 Fax: (868) 638-7670 Email: info@ehl.tt website: www.ehl.tt
Board of Directors	Mr. Anthony Rahael Mr. John Aboud Ms. Melissa Inglefield Mr. W. Keith Daniel Mr. John Tang Nian
Attorneys-at-Law	M. Hamel-Smith & Co. Attorneys-at-Law Eleven Albion, Cor. Dere & Albion Streets Port of Spain Tel: (868) 299-0981 Fax: (868) 625-9177 Email: mhs@trinidadlaw.com
Auditors	PricewaterhouseCoopers Chartered Accountants 11-13 Victoria Avenue Port of Spain Tel: (868) 299-0700 Fax: (868) 623-6025 Website: www.pwc.com/tt
Banker	Republic Bank Limited Primary Bankers 72 Independence Square Port of Spain Tel: (868) 625-2711 Fax: (868) 627-4125 Website: www.republictt.com

CHAIRMAN'S STATEMENT

I am pleased to report on the financial performance of Endeavour Holdings Limited ('EHL' or the 'Company') for the year ended April 30, 2022.

During the financial year May 1, 2021 to April 30, 2022, the Company continued to experience the effects of the various restrictions imposed due to the COVID-19 pandemic.

Restrictions on business operations remained in effect for about 7 months into our financial year. The lifting of the major restrictions started in September 2022 on a phased basis. Some restrictions such as limited opening hours, in-house seating capacity limits and non-serving of alcohol remained in effect and this significantly affected tenants in Price Plaza Mall involved in restaurants, fast food outlets, bars and casinos.

EHL continued to extend rental discounts in the amount of $9.2M to those Price Plaza Mall tenants whose businesses were severely impacted by the restrictions. Discounts and rebates had to be given to support these tenants.

Revenue was also impacted due the loss of a major tenant in October 2020 in Price Plaza and could not be replaced during the financial year due the economic conditions caused by the COVID-19 pandemic.

The Company's revenue was impacted by the factors mentioned above and resulted in a decline of $5.9M from $84.7M in 2021 compared to $78.8M in 2022.

Despite the continued challenges resulting from the impact of the pandemic on Trinidad and Tobago's economic environment, EHL ended the financial year April 30, 2022 with a net profit after tax of $43.1M compared to $4.3M in 2021.

The Company's net profit after tax included the property portfolio non-cash fair value adjustments of positive $12.2M in 2022 and negative $26.4M in 2021.

Net profits without the fair value adjustments were stable at $30.9M in 2022 compared to $30.8M in 2021.

EHL's total asset base remains strong at $869.4M in 2022 compared to $865.7M in year 2021.

A final dividend payment of 40 cents per share was declared and paid totaling $13.1M in April 2022.

In addition, EHL received a Cari A rating on its Bonds from Caribbean Information & Credit rating Services Limited (CariCRIS) in December 2021.

On July 8, 2022 EHL acquired 100% of the issued and outstanding shares of Massy Properties (Trinidad) Limited which owns two prime operating commercial properties in Port of Spain. This acquisition is hoped to add to the profitability of EHL.

The COVID-19 pandemic had a substantive impact on the retail sector which the Company has seen most prominently at the Price Plaza Mall. However, its diverse property holdings has softened the impact with EHL's other properties continuing to perform well.

With the lifting of all remaining COVID-19 restrictions and the visible resurgence of business activities there has been a marked improvement in the economy. The Country is returning to normalcy and we do hope for continued improvement in the coming financial year which will redound to EHL.

John Aboud
Chairman
July 27, 2022

BOARD OF DIRECTORS AND SENIOR OFFICERS

Back row (L-R): John Tang Nian, W. Keith Daniel, Melissa Inglefield, Razard Bazil Ali
Front row (L-R): Anthony Rahael, John Aboud

JOHN ABOUD [CHAIRMAN]

John Aboud has been the Financial Director of Amalgamated Security Services Limited (ASSL) since its inception in 1983. ASSL, a multi-faceted security firm spread across five Caribbean islands and headquartered in Trinidad, has an annual turnover of almost $500 million. Mr. Aboud's involvement at ASSL extends to strategic leadership, management and operational activities ranging from financial responsibility to the business at large, with focus on sustainability, resilience, social responsibility and due diligence.

As a key stakeholder in the private security industry in Trinidad and Tobago, Mr. Aboud has held and maintained a level of leadership and influence at various levels. He is actively involved in government and private organizations where policies and decision-making have crucial consequences to both the private and public sectors. His present appointments include Chairman, Crime Stoppers Trinidad & Tobago (over 5 years); Chairman, Caribbean Bermuda & Latin America Crime Stoppers Inc. (2013);

Chairman, Crime & Justice Committee – Trinidad and Tobago Chamber of Industry and Commerce; Member of the Cabinet–appointed National Drug Council (12 years); Member of the Association of Security Companies of Trinidad & Tobago and Member of the Private Security Network Commission.

In addition to the private security sector, over the course of his career since 1978, Mr. Aboud has been involved in several entrepreneurial undertakings, including garment and shoe manufacturing, printing, public warehousing, retail and distribution trade, freezone facility and project construction. His involvements in these sectors have included ownership, partnerships, investment, management, and advisor and consultant capacities. Mr. Aboud's present positions in business ventures include Chairman, Endeavour Holdings Ltd. – Real Estate Development; Chairman, Intercontinental Business Park – Public Freezone Operations; and Director, SuperPharm Limited – Member of the Agostini Group.

ANTHONY RAHAEL [DEPUTY CHAIRMAN & GROUP CHIEF EXECUTIVE OFFICER]

Anthony Rahael is the Group Chief Executive Officer for Broadway Properties, Amera Caribbean Development Limited, TrinityHousing Limited, Endeavour Holdings Limited, Rahael Holdings Limited and South Park Limited. For the subsidiaries of the RHL Group, Mr. Rahael directs all company operations and activities to maximize profitability, and he establishes objectives, plans, policies and standards. Mr. Rahael possesses over 30 years of professional experience in business, including manufacturing, wholesale and retail sales, finance, construction and business development.

He has sat on the Board of Directors of the National Entrepreneurship Development Company Limited, Premier Quality Services Limited and Trinidad & Tobago Bureau of Standards. He is a member of the Trinidad & Tobago Chamber of Commerce, Trinidad & Tobago Manufacturers' Association and the Downtown Owners & Merchants Association. Mr. Rahael is a past President of the Trinidad & Tobago Manufacturers' Association and has also served as Chairman of Fashion Week of Trinidad & Tobago (FWTT).

W. KEITH DANIEL

W. Keith Daniel was a partner for 21 years with Deloitte & Touche and Pricewaterhouse Coopers and has over 35 years' experience in the auditing and accounting fields. His experience also included two years in the Toronto office of Deloitte & Touche.

Mr. Daniel was also a member of Council of the Institute of Chartered Accountants of Trinidad and Tobago and Chairman of the Auditing and Accounting Committees.

While at PricewaterhouseCoopers, he was in charge of the Insurance group and also had responsibility for Human Resources and Learning and Education.

His experience includes working in the following industries: insurance and banking, manufacturing, retail, service, airline, quick service, and petrochemicals in both the private and public sectors. Mr. Daniel retired from PricewaterhouseCoopers in June 2013 and now practices as a financial consultant. He is also the Chairman of a manufacturing company in the construction sector.

MELISSA INGLEFIELD

Melissa Inglefield is a Partner at M. Hamel-Smith & Co. and is a member of the Firm's Transactional Department. As part of Hamel-Smith's Property and Estates group, Ms. Inglefield has an active portfolio of Conveyancing matters ranging from the negotiation and preparation of commercial leases; acquisitions and sales of real property, including residential developments, and secured financing transactions involving the grant of security over real property.

Ms. Inglefield is also an active member of the Firm's Banking and Finance group, where she has represented both financing parties and issuers or borrowers (including EHL) in secured lending and securities transactions, loan financing, capital market transactions and banking and securities regulation.

JOHN TANG NIAN

A career banker with over 42 years' experience at Republic Bank Ltd., John Tang Nian retired in 2010.

Over the course of his career, he held many senior management positions in various functions of the Bank. Prior to his retirement, he served as General Manager – Corporate Operations and Process Improvement, a key member of the Executive Management Team with responsibility for the Bank's operational risk management and other key operational/administrative functions. This responsibility also included the Group's AML/CFT Compliance. John Tang Nian also served as General Manager – Corporate Business Division, with overall responsibility for the management of the Bank's Corporate Credit and Business Division.

As a member of the Group's Executive Management Team, he had gained valuable skills in Strategic Planning and Enterprise Risk Management. He is also a skilled practitioner in Financial and Credit Analysis and Management Accounting.

He holds a Diploma in Business Management from the University of the West Indies/Institute of Business, and over the years has solidified his expertise with significant overseas training, notably the Manchester Business School, UK and the International Banking Summer School in Dublin, Ireland.

Currently, Mr. Tang Nian serves as an independent director on the Boards of Massy Finance GFC Ltd., JMMB Bank (T&T) Ltd., JMMB Express Finance (T&T) Ltd. and Endeavour Holdings Ltd., as well as the Chairman of the Board of the Export Import Bank of Trinidad and Tobago Ltd. (EXIMBANK).

He is an avid golf enthusiast in his leisure time.

SENIOR OFFICERS

RAZARD BAZIL ALI – GROUP CHIEF OPERATIONS, FINANCIAL OFFICER & CORPORATE SECRETARY

Razard Bazil Ali performs the role of Chief Operating Officer and Chief Financial Officer for Endeavour Holdings Limited, pursuant to a services agreement. He establishes and implements operating procedures and plans and directs daily operations of the Company. Mr. Ali also manages the Company's financial plans, policies and practices. He plans and directs treasury, budgeting, reporting and accounting functions, directs auditing and tax planning, and maintains relationships with financing sources. He possesses over 40 years of professional experience in accounting, audit, finance, sales and marketing, procurement, production and operations. Prior to joining Rahael Holdings Limited Group of Companies, Mr. Ali was a Group Executive Director of Furness Trinidad Group of Companies. He is a member of the Society of Management Accountants of Canada (CMA) and the Institute of Chartered Accountants of Trinidad & Tobago (ICATT).

DIRECTORS' AND SENIOR OFFICERS' INTEREST AND MAJOR SHAREHOLDERS

ENDEAVOUR HOLDINGS LIMITED

The interests of the Directors and Senior Officers holding office as at April 30, 2022 in the ordinary shares in the Company were as follows:

NAME	POSITION	NO. OF SHARES HELD
JOHN ABOUD*	CHAIRMAN/DIRECTOR	NIL
ANTHONY RAHAEL*	CEO/DIRECTOR	NIL
MELISSA INGLEFIELD	DIRECTOR	NIL
WILLIAM KEITH DANIEL	DIRECTOR	NIL
JOHN TANG NIAN	DIRECTOR	NIL
RAZARD BAZIL ALI	CFO/CORPORATE SECRETARY	NIL

*As of April 30, 2022, John Aboud and Anthony Rahael owned indirectly 25% and 34% of Endeavour ABRA Holdings, which owns 97.31% of Endeavour Holdings Limited.

SUBSTANTIAL INTEREST / 10 LARGEST SHAREHOLDERS

As at April 30, 2022, the Substantial Interests in Endeavour Holdings Limited (EHL) were as follows:

NAME	BALANCE	PERCENTAGE
ENDEAVOUR ABRA HOLDINGS LIMITED	32,003,200	97.31%
T&T UNIT TRUST CORPORATION / FUS	80,000	0.24%
T&T UNIT TRUST CORPORATION – URF	60,000	0.18%
CHARLETT & GATCLIFFE LIMITED	30,000	0.09%
HENRY RAMBERAN	30,000	0.09%
ANTHONY JOHN ABOUD	30,000	0.09%
DEONANAN SEEPERSAD JAGDIP	28,000	0.09%
MOUTTET CAPITAL LIMITED	25,000	0.08%
CHRISTOPHER CHAMELY	25,000	0.08%
ANTHONY TOOLSIE & NALINI KOAT	24,000	0.07%

MANAGEMENT DISCUSSIONS AND ANALYSIS OF RESULTS FOR THE FINANCIAL YEAR ENDED 30 APRIL 2022

Forward looking statement – Cautionary Language

The Report (including information incorporated by reference in this Report) may contain 'forward-looking statements' concerning the Company. Generally, use of words such as 'anticipate', 'continue', 'estimate', 'expect', 'forecast', 'intend', 'may', 'plan', 'project', 'should', 'will', 'hope' or similar expressions is likely to identify forward-looking statements, which reflect current views about future events but are subject to risks and uncertainties that could cause actual outcomes to differ materially from those expressed in a forward-looking statement. Many such risks and uncertainties relate to factors which those making the forward-looking statement are unable to control or estimate precisely: for example, changes in general economic and business conditions, changes in currency exchange and interest rates, introduction of new or competing products or services and the behaviour of other market participants. Accordingly, forward-looking statements should be regarded with caution, and undue reliance should not be placed upon them. The Company's Directors do not intend, and accept no obligation to update forward-looking statements, except as may be required by law.

Overview

The following discussion aims to provide Management's perspective of the financial statements and the general operations for the year ended 30 April 2022.

The company is involved in rental of prime real estate throughout Trinidad and includes shopping malls, commercial rental (including Class A office buildings) and light industrial properties.

The financial statements attached should be read in conjunction with this discussion. The information provided aims to assist readers in understanding the financial performance during the period specified and any trends which may have impacted performance and future performance.

All amounts are stated in Trinidad & Tobago dollars unless otherwise stated.

Critical Accounting Policies

The accounting and reporting policies of the company conform to International Financial Reporting Standards (IFRS). Developments to these standards are actively monitored and disclosure is provided in accordance with IFRS and local best practice.

Summary

Net Profit for year ended 30 April, 2022 was $43.1M inclusive of fair value adjustment write-up of $12.2M on investment properties as compared to $4.4M for 2021 net of fair value adjustment write-down of $26.4M as illustrated below:

Table 1: profits adjusted for fair value adjustments

	2019	2020	2021	2022
	$M	$M	$M	$M
Net Profit for the Year	37.9	6.4	4.4	43.1
Fair value adjustment on Investment Properties decrease/(increase)	(2.8)	26.2	26.4	(12.2)
Adjusted profit without fair value adjustments	35.1	32.6	30.8	30.9
Gross revenue from contracts with customers	93.0	88.4	84.7	78.8
Discounts & rebates (included in rental expenses)	-	(1.7)	(12.6)	(9.4)
Net Revenue from contracts with customers	93.0	86.7	72.1	69.4
Adjusted profit as a percentage of net revenue from contracts with customers	37.7%	37.6%	42.7%	44.5%

Fair value adjustments on the investment properties have shown an overall improvement as economic recovery from Covid-19 has begun.

Fair value adjustment is recognised in the statement of comprehensive income.

Revenue from contracts with customers

Net Revenue declined by 4% from $72.1M to $69.4M. This was mainly in the shopping mall segment, as discounts were granted to tenants to assist in their recovery. Occupancy levels however have remained virtually unchanged from the prior year.

Table 2: Revenue by segment

	Financial Year Ended 30 April				
Segment	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**
Shopping Mall	37,676,206	38,730,558	33,948,115	34,052,310	29,440,351
Commercial Rental	35,397,652	36,980,031	36,522,855	35,549,072	34,718,331
Light Industrial	5,127,000	5,358,387	5,042,000	4,158,000	4,776,013
Service Charges	14,643,624	11,964,760	12,904,725	10,945,741	9,853,616
	92,844,482	**93,033,736**	**88,417,695**	**84,705,123**	**78,788,311**

The table above illustrates the change in gross rentals over the years. Shopping Mall revenue has shifted into second place with Commercial rental now being the largest revenue contributor.

Expenditure

	Financial Year Ended 30 April				
Expense Type	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**	**2021-2022**
Rental Expense	20,484,746	21,653,934	22,638,524	30,629,388	29,979,685
Financial Cost	21,104,609	19,424,376	17,742,786	16,525,608	15,188,019
Operating	2,939,950	3,004,293	3,486,147	2,327,400	927,295
Administrative	3,318,750	1,478,442	2,111,095	1,853,663	2,010,344
	47,848,055	**45,561,045**	**45,978,552**	**51,336,059**	**48,105,343**

Rental expenses decreased by $650K. There were some increases, with repairs and maintenance, insurances and commissions showing the largest upward movements. These were offset by the significantly lower discounts given to tenants (2022: $9.4M vs 2021: $12.6M).

Operating expenses decreased by $3.2M owing mainly to the lower bad debt provision and bad debt recoveries.

Finance costs continue to decline steadily at $1.3M below 2021, due to the continued pay-down of the loan principal.

Taxation further decreased to $2.0M, which represents only a deferred tax element.

Amendments to the Finance Act in December 2021 which took effect 1 January 2021, allowed newly listed Small and Medium Enterprises (SMEs) a full exemption from Corporation Tax for the first five years from listing and 50% of the standard rate of Corporation Tax for the next five years. Listed SMEs are liable to Business Levy and Green Fund Levy at the rate of zero percent for the first five years from listing and 50% of the standard rate would be applicable for the next five years. Thereafter, the standard rates will be applicable.

Statement of Financial Position

Net assets increased from $865.7M in 2021 to $869.5M in 2022. The increase in fair value of Investment properties of $12.2M offset the decrease in cash and cash equivalents of $11.0M, primarily due to the dividend payment of $13.2M at 40 cents per share and two principal payments on the bonds versus one in the prior year.

Trade receivables increased to $14.1M, this increase was largely due to the reduction in bad debt provision of $1.3M.

Current liabilities increased from $35.9M to $146.1M due to the inclusion of a balloon payment of $120M due in March 2023, which is due to be refinanced. Trade and other payables decreased by $909K.

Non-current liabilities decreased by $136.7M from $280.4M in 2021 to $143.7M in 2022, primarily due to the payment of the two loan principal instalments as per loan agreement and the reclassification of the balloon payment of $120.0M due in March 2023 to borrowing under current liabilities.

Risk Assessment

Financial risk factors

The Company's activities expose it to a variety of financial risks: market risk (including currency risk, credit risk and liquidity risk). Risk management is carried out by the finance department under policies approved by the Company's management. There is no exposure to fair value interest rate risk or price risk as there are no financial instruments carried at fair value. There is no exposure to cash flow interest rate risk as there are no financial instruments with variable rates. There have been no changes to policies and procedures compared to the prior year.

Foreign exchange risk - The Company does not operate internationally and is thus not exposed to foreign exchange risk arising from various currency exposures. The majority of the Company's financial assets, financial liabilities and rental income is determined and collected in Trinidad and Tobago dollars.

Credit risk - Credit risk arises from cash and cash equivalents and deposits with banks and financial institutions, as well as credit exposures to customers, including outstanding receivables and committed transactions. For banks and financial institutions, only reputable local institutions are recognised.

Customers consist of third parties who are involved in medium to long term contracts and as such risk of default is not considered significant or are long standing customers with no history of default. Credit limits were not exceeded during the reporting period, and management does not expect any losses from non-performance by these counterparts.

Liquidity risk- Prudent liquidity risk management implies maintaining sufficient cash and short-term funds and the availability of funding through an adequate amount of committed credit facilities. The expected collection and repayment dates of assets and liabilities are important factors in assessing the liquidity of this Company.

Capital risk management - The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and other stakeholders and to maintain an optimal capital structure.

The Company monitors capital on the basis of the gearing ratio. The ratio is calculated as net debt divided by total capital. The decrease in this ratio was due to repayment of loans during the fiscal year. There have been no changes to policies and procedures from the prior year.

Conclusion

The Company's financial performance has been consistent over the last two years of the Covid-19 pandemic showing growth in profit in 2022.

Further growth is forecasted for 2023 with the acquisition of Massy Properties (Trinidad) Ltd in July 2022 and also the removal of all Covid-19 restrictions.

ENDEAVOUR
HOLDINGS LTD.

Financial Statements
30 April 2022

(Expressed in Trinidad and Tobago Dollars)

Contents	Page

STATEMENT OF MANAGEMENT'S RESPONSIBILITIES

Statement of Management's Responsibilities

Management is responsible for the following:

- Preparing and fairly presenting the accompanying financial statements of Endeavour Holdings Limited (the Company) which comprise the statement of financial position as at 30 April 2022, the statements of comprehensive income, changes in equity and cash flows for the year then ended, and significant accounting policies and other explanatory information;
- Ensuring that the Company keeps proper accounting records;
- Selecting appropriate accounting policies and applying them in a consistent manner;
- Implementing, monitoring and evaluating the system of internal control that assures security of the Company's assets, detection/prevention of fraud, and the achievement of Company operational efficiencies;
- Ensuring that the system of internal control operated effectively during the reporting period;
- Producing reliable financial reporting that comply with laws and regulations, including the Companies Act; and
- Using reasonable and prudent judgement in the determination of estimates.

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

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

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

Chief Executive Officer	Chief Financial Officer
28 June 2022	28 June 2022

1

INDEPENDENT AUDITOR'S REPORT

Independent auditor's report

To the Shareholders of Endeavour Holdings Limited

Report on the audit of the financial statements

Our opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Endeavour Holdings Limited (the Company) as at 30 April 2022, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

What we have audited

The Company's financial statements comprise:

- the statement of financial position as at 30 April 2022;
- the statement of comprehensive income for the year then ended;
- the statement of changes in equity for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

Basis for opinion

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

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

Independence

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

Our audit approach

Overview

- Overall materiality: TTD$4,600,000 which represents 0.8% of net assets.

- In addition to determining materiality, we also assessed, amongst other factors, the following in designing our audit:
  - the risk of material misstatement in the financial statements
  - significant accounting estimates
  - the risk of management override of internal controls

- Fair value measurement of investment properties

Audit scope

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

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

Materiality

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

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

Overall materiality	TTD$4,600,000
How we determined it	0.8% of net assets
Rationale for the materiality benchmark applied	We chose net assets as the benchmark because, in our view, it is the benchmark against which the performance of the Company is most commonly measured by users, and is a generally accepted benchmark. We chose 0.8% which is within a range of acceptable benchmark thresholds.

Materiality (continued)

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above TTD$230,000 as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Key audit matters

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

<table>
<tr><th>Key audit matter</th><th>How our audit addressed the key audit matter</th></tr>
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Fair value measurement of investment properties

Refer to notes 2(e) and 6 to the financial statements for disclosures of related accounting policies and balances.

As at 30 April 2022, the Company's fair value of investment properties totalled TTD$823.4 million, or 94.7% of total assets. A net fair value gain adjustment of TTD$12.2 million was recognised in the statement of comprehensive income as a result of the revaluation of these properties.

The fair value of the investment properties is determined in accordance with the Company's valuation methodology, using the Income Approach, which requires an annual assessment to be performed by management.

We focused on this area because of the significant level of judgement required in arriving at the key assumptions, including the impact of the ongoing COVID-19 pandemic as follows:

- Future rental cash inflows, which are based on the location, type and quality of the properties, expected occupancy rates, and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties.
- Capitalisation rates, which are based on actual location, size, quality and age of the properties and maintenance programs and taking into account comparable market data at the valuation date.

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

- Obtained an understanding of and evaluated management's process for estimating investment property valuations.
- Performed independent fair value calculations for the investment properties and compared to the fair value recorded by management.
- Tested future rental cash inflow, taking into account likely impacts due to the COVID-19 pandemic, and on a sample basis, agreed the square footage and rental rates to the underlying signed lease contracts.
- Recalculated occupancy rates based on a sample of signed lease contracts.
- Evaluated and tested management's capitalisation rate assumption, using knowledge of the industry, continued impact of the COVID-19 pandemic and current and expected market conditions such as country risk premium and repo rates.
- Tested the reasonableness of the maintenance costs included in the fair value computation by comparing the historical costs of these expenses as a percentage of rental income.
- Tested the mathematical accuracy of management's calculations.

The results of our procedures indicated that the assumptions used by management for determining the fair value of investment properties were not unreasonable.

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Other information

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

Responsibilities of management and those charged with governance for the financial statements

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

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

Those charged with governance are responsible for overseeing the Company’s financial reporting process.

Auditor’s responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Auditor's responsibilities for the audit of the financial statements (continued)

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Kerry-Ann Chevalier.

PricewaterhouseCoopers

Port of Spain
Trinidad, West Indies
29 June 2022

STATEMENT OF FINANCIAL POSITION

(Expressed in Trinidad and Tobago Dollars)

	Notes	As at 30 April 2022 $	2021 $
Assets			
Non-current assets			
Investment properties	6	823,400,000	811,200,000
Property, plant and equipment	7	1,795,296	873,210
		825,195,296	812,073,210
Current assets			
Trade and other receivables	8	14,119,297	12,950,362
Taxation refundable		470,914	19,377
Cash and cash equivalents	10	29,693,978	40,697,560
		44,284,189	53,667,299
Total assets		869,479,485	865,740,509
Equity and liabilities			
Equity attributable to equity holders of the company			
Share capital	13	43,058,438	43,058,438
Maintenance reserve fund	25	5,067,463	4,690,285
Retained earnings		531,633,209	501,672,442
Total equity		579,759,110	549,421,165
Non-current liabilities			
Deferred income tax liability	14	54,413,048	52,370,327
Borrowings	15	89,241,168	228,039,417
		143,654,216	280,409,744
Current liabilities			
Due to related parties	9	227,542	439,971
Borrowings	15	139,230,769	28,461,538
Trade and other payables	16	6,098,966	7,008,091
Bank overdraft	10	508,882	--
		146,066,159	35,909,600
Total equity and liabilities		869,479,485	865,740,509

The notes on pages 11 to 43 are an integral part of these financial statements.

On 28 June 2022, the Board of Directors of Endeavour Holdings Limited authorised these financial statements for issue.

_______________ Director   _______________ Director

7

STATEMENT OF COMPREHENSIVE INCOME

(Expressed in Trinidad and Tobago Dollars)

	Notes	Year ended 30 April 2022 $	2021 $
Revenue from contracts with customers	18	78,788,311	84,705,123
Rental expenses	17	(29,979,685)	(30,629,388)
Net rental income		48,808,626	54,075,735
Other income/(expenses)			
Net gain/(loss) from fair value adjustment on investment properties	6	12,200,000	(26,400,000)
Other income	18	420,978	424,737
		12,620,978	(25,975,263)
Expenses			
Administrative	19	(2,010,344)	(1,853,663)
Operating	20	927,295	(2,327,400)
		(1,083,049)	(4,181,063)
Operating profit		60,346,555	23,919,409
Finance costs	21	(15,188,019)	(16,525,608)
Profit before income tax		45,158,536	7,393,801
Taxation			
Current	22	--	(765,492)
Deferred taxation	22	(2,042,721)	(2,269,690)
		(2,042,721)	(3,035,182)
Profit for the year		43,115,815	4,358,619
Other comprehensive income		--	--
Total comprehensive income for the year		43,115,815	4,358,619
Earnings per share			
Basic earnings per share including fair value adjustment on investment properties	26	$1.31	$0.13
Basic earnings per share excluding fair value adjustment on investment properties	26	$0.94	$0.94

The notes on pages 11 to 43 are an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY

(Expressed in Trinidad and Tobago Dollars)

	Notes	Share capital $	Maintenance reserve fund $	Retained earnings $	Total equity $
Balance at 1 May 2021		43,058,438	4,690,285	501,672,442	549,421,165
Total comprehensive income for the year					
Profit for the year		--	--	43,115,815	43,115,815
Transfer to maintenance reserve	25	--	377,178	--	377,178
Total comprehensive income for the year		--	377,178	43,115,817	43,492,995
Transactions with owners in their capacity as owners					
Dividends for the period	24	--	--	(13,155,048)	(13,155,048)
Balance at 30 April 2022		43,058,438	5,067,463	531,633,211	579,759,110
Balance at 1 May 2020		43,058,438	4,313,107	497,313,823	544,685,368
Total comprehensive income for the year					
Profit for the year		--	--	4,358,619	4,358,619
Transfer to maintenance reserve	25	--	377,178	--	377,178
Balance at 30 April 2021		43,058,438	4,690,285	501,672,442	549,421,165

The notes on pages 11 to 43 are an integral part of these financial statements.

STATEMENT OF CASH FLOWS

(Expressed in Trinidad and Tobago Dollars)

	Notes	Year ended 30 April 2022 $	2021 $
Cash flows from operating activities			
Profit before income tax		45,158,536	7,393,801
Adjustments for:			
Net gain/(loss) from fair value adjustment on investment properties	6	(12,200,000)	26,400,000
Finance costs	21	15,188,019	16,525,608
Loss on disposal of asset		--	7,776
Depreciation	7	442,750	211,555
Operating profit before working capital changes		48,589,305	50,538,740
(Increase)/decrease in trade and other receivables		(1,168,935)	4,500,635
Decrease in trade and other payables		(770,212)	(8,453,327)
Decrease in due to related parties		(212,429)	(400,108)
Net cash generated from operations		46,437,729	46,185,940
Interest paid		(14,894,412)	(16,029,138)
Tax paid		(451,538)	(6,852,858)
Net cash flows generated from operating activities		31,091,779	23,303,944
Cashflows from investing activities			
Purchase of property, plant and equipment	7	(1,364,836)	(291,370)
Cashflows from financing activities			
Repayments of borrowings		(28,461,537)	(14,222,211)
Transfer to maintenance reserve fund		377,178	377,178
Dividends paid	24	(13,155,048)	--
Net cash flows used in financing activities		(41,239,407)	(13,845,033)
(Decrease)/increase in cash and cash equivalents		(11,512,464)	9,167,541
Cash and cash equivalents at beginning of the year		40,697,560	31,530,019
Cash and cash equivalents at end of the year	10	29,185,096	40,697,560

The notes on pages 11 to 43 are an integral part of these financial statements.

1 General information

Endeavour Holdings Limited is incorporated in the Republic of Trinidad and Tobago and was re-registered under the Companies Act, 1995 on 1 March 2001. On 22 April 2015, articles of amalgamation were filed with the Company Registry. The principal activity of the Company is property rental and real estate holdings. Its registered address is Tradezone No.1 El Socorro Extension Road, San Juan.

The Company is listed on the Small and Medium Enterprises (SME) stock market of the Trinidad and Tobago Stock Exchange (TTSE).

2 Significant accounting policies

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

a. *Going concern*

The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

b. *Basis of preparation*

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards ("IFRS") and interpretations issued by the IFRS Interpretations Committee ("IFRIC") applicable to companies reporting under IFRS. The financial statements comply with IFRS as issued by the International Accounting Standards Board (IASB).

The financial statements have been prepared under the historical cost convention, except for investment properties which have been measured at fair value.

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 Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4.

c. *Changes in accounting policies and disclosures*

(i) *New standards and interpretations not yet adopted*

A number of new standards and amendments to standards and interpretations are effective for annual periods beginning on or after 1 May 2021 and have not been applied in preparing these financial statements. None of these standards are expected to have a significant effect on the financial statements of the Company.

(ii) *Changes in accounting policies*

As a result of the COVID-19 pandemic, rent concessions have been granted to lessees. These concessions take the form of either discounts or deferrals.

Discounts - Under *IFRS 9 Financial Instruments* the financial asset is derecognised when the contractual rights to the cash flows from the financial asset expire. Rent discounts are recognised as a loss in the income statement with a corresponding reduction in the rent receivable in the period in which the reduction is contractually agreed.

Deferrals - *IFRS 15 Revenue from contracts with customers* requires the recognition of revenue when a performance obligation is satisfied. Deferred rent is recognised in the period in which it is deferred.

2 **Significant accounting policies (continued)**

d. *Foreign currency translation*

(i) *Functional and presentation currency*

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements are presented in Trinidad and Tobago dollars, which is the Company's functional 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. 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.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the statement of comprehensive income within finance costs or income. All other foreign exchange gains and losses are presented separately on the statement of comprehensive income.

e. *Investment properties*

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs (Note l).

After initial recognition, investment property is carried at fair value. Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment property under construction for which the fair value cannot be determined reliably, but for which the Company expects that the fair value of the property will be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed - whichever is earlier. Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the Company uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections. Valuations are periodically performed by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. Annually, management reviews these valuations and make the necessary amendments to the valuations if key assumptions and inputs have changed.

These valuations form the basis for the carrying amounts in the financial statements. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

2 **Significant accounting policies (continued)**

e. *Investment properties (continued)*

The fair value of investment property reflects, among other things, rental income from current leases and other assumptions such as the capitalisation rate, vacancy levels and outgoings which market participants would make when pricing the property under current market conditions.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Changes in fair values are recognised in the statement of comprehensive income. Investment properties are derecognised when they have been disposed.

Where the Company disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the statement of comprehensive income within net gain from fair value adjustment on investment property.

f. *Property, plant and equipment*

Property, plant and equipment comprise mainly fixtures and fittings and leasehold improvements and is stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributed 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 Company and the cost of the item can be reliably measured. All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

Land and buildings are not depreciated. Depreciation on other assets is calculated using the reducing balance basis to allocate their cost to their residual values over their estimated useful lives, or in the case of leasehold improvements, the shorter lease term as follows:

Furniture, fixtures and equipment	-	20%
Motor vehicles	-	25%
Leasehold improvements	-	33 1/3%
Office improvements	-	10%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

g. *Impairment of non-financial assets*

Assets that are subject to amortisation are reviewed for impairment at a minimum on an annual basis or whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

Non-financial assets that suffer impairment are reviewed for possible reversal of the impairment at each reporting date.

2 Significant accounting policies (continued)

h. *Financial assets*

Trade receivables are amounts due from customers for rental income earned during the ordinary course of business. If receipt of funds is expected in one year or less, they are classified as current assets. If not, they are presented as non-current assets.

(i) *Classification*

The Company classifies its financial assets at amortised cost.

Trade receivables are amounts due from tenants for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 to 90 days and therefore are all classified as current.

(ii) *Recognition and derecognition*

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Company has transferred substantially all the risks and rewards of ownership.

(iii) *Measurement*

The Company holds trade receivables with the objective to collect the contractual cash flows and therefore measures them initially at fair value and subsequently at amortised cost using the effective interest method, less impairment provision. The Company holds trade receivables with the objective to collect contractual cash flows.

(iv) *Impairment of financial assets*

The Company applies the simplified approach for trade receivables as permitted by *IFRS 9, 'Financial Instruments'*, which requires expected lifetime losses to be recognised from initial recognition of the receivables. The Company applies specific provisions for higher risk accounts using a risk-based methodology based on certain factors, including tenant profile and the nature of products sold or services rendered. All other non-specific accounts were grouped together and aged using a 'provisions matrix'. Scaled loss rates were then calculated based on historical payment profiles and applied to the different aging buckets as of the statement of financial position date. The loss rates were adjusted to incorporate forward-looking information.

i. *Offsetting financial instruments*

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

2 **Significant accounting policies (continued)**

j. *Cash and cash equivalents*

Cash and cash equivalents include cash in hand and at bank and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts.

k. *Borrowings*

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

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facilities will be drawn down. In this case, the fee is deferred until the draw-down occurs.

To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as non-current liabilities in the statement of financial position when the first repayment begins twelve months after statement of financial position date.

l. *Borrowing costs*

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

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in the statement of comprehensive income in the financial year in which they occurred.

m. *Share capital*

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

n. *Provisions*

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is probable than 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.

2 **Significant accounting policies (continued)**

n. *Provisions (continued)*

Provisions are measured at the present value of the expenditure expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as an interest expense.

o. *Trade payables*

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

p. *Maintenance reserve*

The purpose of the maintenance reserve fund is to ensure the availability of funds for the major capital expenditure for Briar Place as per tenants' lease terms. The reserve is charged at a rate of fifty cents per square foot. The Company covers the maintenance reserve for leases that exclude the charge and for vacant units, this charge is included in rental expenses. The full amount is transferred to maintenance reserve fund within equity.

q. *Revenue recognition*

Revenue includes rental income, service charges (common area maintenance) and reimbursable electricity income.

Rental income from operating leases is recognised on a straight-line basis over the lease term.

Revenue from service and electricity charges is recognised in the accounting period in which control of the services are passed to the customer, which is when the service is rendered. For certain service contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided because the customer receives and uses the benefits simultaneously.

Some property management contracts may include multiple elements of service, which are provided to tenants. The Company assesses whether individual elements of service in contracts are separate performance obligations. Where the contracts include multiple performance obligations, and/or lease and non-lease components, the transaction price will be allocated to each performance obligation (lease and non-lease component) based on the stand-alone selling prices. Where these selling prices are not directly observable, they are estimated based on an expected cost. In the case of fixed price contracts, the customer pays the fixed amount based on a payment schedule.

Revenue is measured at the transaction price agreed under the contract. Amounts disclosed as revenue are net of variable consideration and payments to customers, which are not for distinct services. This consideration may include discounts and rebates.

2 **Significant accounting policies (continued)**

q. *Revenue recognition (continued)*

A receivable is recognised when services are provided as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

When the Company is acting as an agent, the reimbursable cost is recorded as revenue.

The Company pays sales commissions in order to secure certain contracts; these sales commissions are assessed to be an incremental cost of obtaining a contract. Sales commissions are recognised in the period in which the expense is incurred.

r. *Interest income*

Interest income is recognised on a time-proportion basis using the effective interest method. When a receivable is impaired, the Company reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at the original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loan and receivables is recognised using the original effective interest rate.

s. *Current and deferred income tax*

Income tax expense comprises current and deferred tax. Income tax expense 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 which case it is recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the date of the statement of financial position. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or a liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the date of the statement of financial position 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 to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

2 **Significant accounting policies (continued)**

s. *Current and deferred income tax (continued)*

The Company's business model for investment properties is to hold for rental income until possible sale, although there are no specific plans for sale. The Company's business model is not to substantially consume all economic benefits of the investment properties over time through use. As such the presumption of recovery through sale is not rebutted. The deferred tax is then calculated based on the temporary differences and tax consequences arising from recovery through sale.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

t. *Leases*

At inception, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- the contract involves the use of an identified asset;
- the Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the Company has the right to direct the use of the asset

At inception or on assessment of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

Short-term leases and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

u. *Dividend distribution*

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

v. *Operating segments*

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Company has determined that its chief operating decision-maker is the chief executive officer (CEO) of the Company.

3 **Financial risk management**

a. *Financial risk factors*

The Company's activities expose it to a variety of financial risks: market risk (including currency risk), credit risk and liquidity risk. Risk management is carried out by the finance department under policies approved by the Company's shareholders. There is no exposure to fair value interest rate risk or price risk as there are no financial instruments carried at fair value. There is no exposure to cash flow interest rate risk as there are no financial instruments with variable rates. There have been no changes to policies and procedures compared to prior year.

(i) *Market risk*

Foreign exchange risk

The Company does not operate internationally and is thus not exposed to foreign exchange risk arising from various currency exposures. The majority of the Company's financial assets, financial liabilities and rental income is determined and collected in Trinidad and Tobago dollars (TTD). However, there is some rental income billed in United States Dollars (USD), for which there is exposure to foreign exchange risk.

At 30 April 2022 if the USD had weakened/strengthened by 0.5% (2021: 0.5%), against the TTD with all other variables held constant, post-tax profit for the year would have been $4,721 higher/lower (2021: $6,637 higher/lower), mainly as a result of foreign exchange gains/losses on translation of USD denominated trade receivables.

(ii) *Credit risk*

Credit risk is the risk of default on financial assets that may arise from a counterparty failing to make payments or honour an obligation. Credit risk arises from cash and cash equivalents and deposits with banks and financial institutions, as well as credit exposures to customers, including outstanding receivables and committed transactions.

For banks and financial institutions, only reputable local institutions are accepted. Customers consist of third parties who are involved in medium to long term contracts and as such risk of default is not considered significant or are long standing customers with no history of default. Credit limits were exceeded during the reporting period, but management does not expect any significant losses from non-performance by these counterparties.

The following is a summary of the Company's maximum exposure to credit risk.

	2022	**2021**
	$	**$**
Cash and cash equivalents	29,693,978	40,697,560
Trade and other receivables	14,119,297	12,950,362
Total	43,813,275	53,647,922

The Company's trade and other receivables are subject to the Expected Credit Loss (ECL) model.

While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was NIL.

3 **Financial risk management (continued)**

a. *Financial risk factors (continued)*

(ii) *Credit risk (continued)*

Incorporation of forward-looking information

Historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Company has identified indicators such as trends in days outstanding, concentration risk and macroeconomic fundamentals specific to our industry to be the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

The simplified approach

The Company applies the IFRS 9 simplified approach to measuring ECL which uses a lifetime expected loss allowance for all trade and other receivables. To measure the ECL, trade and other receivables have been grouped based on shared credit risk characteristics and the days past due. The Company has assessed that there has been no significant increase in credit risk of trade and other receivable balances since initial recognition and has therefore concluded that the expected loss rates for trade receivables are reasonable.

The simplified approach eliminates the need to calculate 12-month ECL and to assess when a significant increase in credit risk has occurred. Accordingly, a lifetime expected loss allowance is used from day one. To measure the lifetime loss allowance, the Company first considers whether any individual tenant accounts require specific provisions.

Loss rates are then assigned to these accounts based on qualitative and quantitative factors using a Loss Given Default matrix. All other non-specific trade receivables and work in progress are then grouped based on shared credit risk characteristics and the days past due.

The expected loss rates for non-specific accounts are based on the payment profiles of sales over a period of 12 months starting 1 May 2021 and ending on 30 April 2022 and the corresponding historical credit losses experienced within this period. There has been no change in the estimation technique or significant assumptions in the current year.

Assets written off

Trade and other receivables are written off when there is no reasonable expectation of recovery. The Company categorises a receivable for write off when a debtor fails to make contractual payments, even after several attempts at enforcement and/or recovery efforts. Where receivables have been written off, the Company continues to engage in enforcement activity as necessary, to attempt to recover the receivable due. Where recoveries are made, these are recognised in profit or loss.

Over the term of the financial asset, the Company accounts for its credit risk by appropriately providing for ECL on a timely basis. In calculating the ECL rates, the Company considers historical loss rates for the financial assets and adjusts for forward looking macroeconomic data. The Company provides for credit losses on financial assets as follows:

3 **Financial risk management (continued)**

a. *Financial risk factors (continued)*

(ii) *Credit risk (continued)*

	Current $	30 to 90 days past due $	More than 90 days past due $	Total $
At 30 April 2022				
Trade receivable	6,825,447	5,011,861	9,086,495	20,923,804
Loss allowance	--	--	2,275,313	2,275,313
Expected loss rate	0%	0%	25%	11%

	Current $	30 to 90 days past due $	More than 90 days past due $	Total $
At 30 April 2021				
Trade receivable	6,301,877	4,659,650	10,188,287	21,149,814
Loss allowance	--	--	3,083,633	3,083,633
Expected loss rate	0%	0%	30%	15%

(iii) *Liquidity risk*

Prudent liquidity risk management implies maintaining sufficient cash and short-term funds and the availability of funding through an adequate amount of committed credit facilities.

The expected collection and repayment dates of assets and liabilities are important factors in assessing the liquidity of this Company.

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

	Less than 1 year $	Between 1 and 2 years $	Between 2 and 5 years $	Over 5 years $
As at 30 April 2022				
Borrowings	153,680,648	15,597,207	42,918,622	59,310,340
Due to related parties	227,542	--	--	--
Trade and other payables, excluding non-financial liabilities	5,586,198	--	--	--
	159,494,388	15,597,207	42,918,622	59,310,340

3 **Financial risk management (continued)**

a. *Financial risk factors (continued)*

(iii) *Liquidity risk (continued)*

	Less than 1 year $	**Between 1 and 2 years** $	**Between 2 and 5 years** $	**Over 5 years** $
As at 30 April 2021				
Borrowings	46,754,043	150,171,272	44,847,622	72,978,547
Due to related parties	439,971	--	--	--
Trade and other payables, excluding non-financial liabilities	6,874,324	--	--	--
	54,068,338	150,171,272	44,847,622	72,978,547

b. *Capital risk management*

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and other stakeholders and to maintain an optimal capital structure.

The Company monitors capital on the basis of the gearing ratio. The ratio is calculated as net debt divided by total capital. The decrease in this ratio was due to repayment of loans during the fiscal year. There have been no changes to policies and procedures from prior year.

	2022 $	**2021** $
Total borrowings (Note 15)	228,471,937	256,500,955
Less: Cash and cash equivalents (Note 10)	(29,185,096)	(40,697,560)
Net debt	199,286,841	215,803,395
Total equity	579,759,110	549,421,165
Total capital	779,045,951	765,224,560
Gearing ratio	26%	28%

3 **Financial risk management (continued)**

b. *Capital risk management (continued)*

The following are the loan covenants arising from the borrowings (Note 15):

Covenant		**Without Refinance**	**With Refinance**
(i)	Minimum debt service coverage ratio of 1.25:1	0.32	1.08
(ii)	Minimum free cashflow to total debt repayment of 1.0:1	0.32	1.04
(iii)	Maximum total financial debt to tangible fixed assets of 50%	28%	28%

A bullet payment of $120,000,000 is due on 30 March 2023. It is the intention of the Company that this will be refinanced. As such, the table above demonstrates the covenants with and without this intended refinance being included.

c. *Fair value estimation*

The carrying value less impairment provision of trade receivables, cash and cash equivalents and payables are assumed to approximate their fair values.

There were no investments measured at fair value at year end.

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.

a. *Critical accounting estimates and assumptions*

The Company 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.

(i) *Fair value measurement of investment properties*

The fair value of investment properties is determined by using valuation techniques which includes certain key judgements and assumptions such as the future rental cash inflow and capitalisation rates. See Note 6.

(ii) *Impairment assessment of non-financial assets of the Company*

Estimates are required in determining the recoverable amount of assets to assess whether an impairment exists. The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less costs of disposal and its value in use. An asset is impaired when its carrying amount exceeds its recoverable amount. IAS 36 'Impairment of non-financial assets' describes some indicators that an impairment loss may have occurred. If any of those indicators are present, the Company will make a formal estimate of recoverable amount. At the statement of financial position date, the market capitalisation of the Company was significantly less than the net assets of the Company. As such, management determined that an impairment assessment was required to determine if the assets of the Company were impaired. See Note 28.

b. *Critical judgements in applying the entity's accounting policies*

(i) *Deferred tax on investment properties*

The Company has not rebutted the presumption contained within IAS 12 'Income Taxes' that the carrying amount of the investment properties will be recovered through sale.

The Company's business model is based on possible sale, although it currently has no specific plans to sell the investment properties and there is no business model to substantially consume all the economic benefits of the investment property over time. Accordingly, the deferred income tax implications have been calculated based on the tax consequences of sale.

(ii) *Property tax*

The Property Tax Act 2009 gives rise to a present legal obligation; however an estimate of the likely outflow is unable to be reliably measured. As such, the property tax obligation is reflected as a contingent liability in accordance with IAS 37 'Provisions, contingent liabilities and contingent assets'. See Note 27.

5 Operating segment

The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Company has determined that its chief operating decision-maker is the chief executive officer (CEO) of the Company, Mr. Anthony Rahael.

Management has determined there is one operating segment – Investment Property based on the reports reviewed by the CEO in making strategic decisions.

The operating segment derives its revenue primarily from rental income from lessees. The Company's main business activities is reported within the above segment. There is also a corporate office function which carries out support functions in the areas of accounting, information technology and human resources and is not considered an operating segment as its activities and expenses incurred are only incidental to the core business. Although not an operating segment, results for the corporate activities are also presented to show how the segmental information presented below reconciles to the statement of comprehensive income.

The segment information provided to the CEO for the operating segment for the year ended 30 April 2022 is as follows:

	Investment properties $	Corporate office $	Total $
Total segment revenue:			
Revenue and other income from external customers	78,917,927	291,362	79,209,289
Operating profit/(loss)	61,823,428	(1,476,871)	60,346,557
Included in operating profit:			
Depreciation	439,936	2,814	442,750
Net gain from fair value adjustment on investment properties	12,200,000	--	12,200,000
Not included in operating profit			
Interest expense	14,644,167	543,852	15,188,019
Income tax expense	2,042,721	--	2,042,721

The segment information provided to the CEO for the operating segment for the year ended 30 April 2021 is as follows:

	Investment properties $	Corporate office $	Total $
Total segment revenue:			
Revenue and other income from external customers	85,053,130	76,730	85,129,860
Operating profit/(loss)	25,503,202	(1,583,793)	23,919,409
Included in operating profit:			
Depreciation	208,039	3,516	211,555
Net loss from fair value adjustment on investment properties	(26,400,000)	--	(26,400,000)
Not included in operating profit			
Interest expense	15,950,313	575,295	16,525,608
Income tax expense	3,035,182	--	3,035,182

5 Operating segment (continued)

The CEO assesses the performance of the operating segment based on a measure of operating profit. The operating profit and profit or loss of the Company's operating segments reported to the CEO are measured in a manner consistent with that in profit or loss. A reconciliation of operating profit to profit before tax is therefore not presented separately.

The amounts provided to the CEO in respect of total assets and total liabilities are measured in a manner consistent with that of the financial statements. These assets and liabilities are allocated based on the operations of the segment and the physical location of the asset. As all assets and liabilities have been allocated to the one operating/reportable segment, reconciliation of the reportable segment's assets to total assets, and of the reportable segment's liabilities to total liabilities, are not presented.

The breakdown of revenue from all services is as follows:

Analysis of revenue by category	**2022** **$**	**2021** **$**
Rental income		
- shopping mall	29,440,351	34,052,310
- commercial rental	34,718,331	35,549,072
- light industrial	4,776,013	4,158,000
Total rental income	68,934,695	73,759,382
Service and management charges	10,274,594	11,370,478
Total revenue	79,209,289	85,129,860

Revenues are derived from a large number of tenants and in 2022, there were 3 tenants who contributed more than 10% of the Company's revenue. Revenues from these tenants amounted to $28,909,821 (2021: $29,362,423) and are included within the commercial rental segment.

6 Investment properties

Year ended 30 April 2022

	1 May 2021 **$**	**Fair value adjustment** **$**	**30 April 2022** **$**
Shopping mall	381,900,000	7,400,000	389,300,000
Commercial rental	388,700,000	(600,000)	388,100,000
Light industrial property	40,600,000	5,400,000	46,000,000
Total carrying value	811,200,000	12,200,000	823,400,000

6 **Investment properties (continued)**

Year ended 30 April 2021

	1 May 2020 $	Fair value adjustment $	30 April 2021 $
Shopping mall	390,800,000	(8,900,000)	381,900,000
Commercial rental	404,500,000	(15,800,000)	388,700,000
Light industrial property	42,300,000	(1,700,000)	40,600,000
Total carrying value	837,600,000	(26,400,000)	811,200,000

All investment properties in the current and prior year are classified as Level 3 in the fair value hierarchy as per IFRS 13, ‘Fair Value Measurement’ as the inputs for the valuations are not based on observable market data.

There were no investment properties measured at cost.

The Company's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer. There were no transfers in fair value hierarchy levels in the current year.

At 30 April 2022, the Company had no unprovided contractual obligations for future repairs and maintenance (2021: Nil).

Bank borrowings are secured on investment properties valued at $823,400,000 (2021: $811,200,000), see Note 15.

Direct operating expenses recognised in the statement of comprehensive income of $29,979,685 (2021: $30,629,388) relate to investment properties that were let throughout the year (Note 17).

Sensitivity analysis of investment properties for 2022

Future rental cash inflow

The properties were sensitised using future cash flows in respect of rent and vacancy assumptions.

Segment	**Current valuation** **$**	**5% Rent reduction impact** **$**	**5% Increased vacancy impact** **$**
Shopping mall	389,300,000	360,700,000	364,500,000
Commercial rental	388,100,000	368,300,000	379,200,000
Light industrial property	46,000,000	43,500,000	43,500,000
	823,400,000	772,500,000	787,200,000

6 **Investment properties (continued)**

Sensitivity analysis of investment properties for 2022 (continued)

Capitalisation rates

Property	Cap rate %	Current valuation $	Impact $	Cap rate (.5% higher) %	Impact $	Cap rate (.5% lower) %
Lot 17 D to H Garden Road	9.25	70,600,000	67,000,000	9.75	74,700,000	8.75
Briar Place, Sweet Briar Road, St Clair	8.00	170,200,000	160,300,000	8.50	181,600,000	7.50
Lot 1# Price Plaza Mall	8.50	185,000,000	174,100,000	9.00	197,100,000	8.00
Price Plaza North Car Park Area	8.00	74,700,000	70,300,000	8.50	79,700,000	7.50
Price Plaza South	8.00	129,600,000	121,300,000	8.50	138,200,000	7.50
Lot H Price Plaza - Superpharm Chaguanas	8.00	28,600,000	26,900,000	8.50	30,500,000	7.50
#2 Kairi Road, Valsayn - Superpharm Valsayn	8.25	17,900,000	16,900,000	8.75	19,100,000	7.75
Lot #2 South Trunk, - Superpharm Gulf View	8.25	74,200,000	69,900,000	8.75	78,900,000	7.75
Lot L1A Columbus Boulevard Westmoorings - Superpharm	8.25	26,600,000	25,100,000	8.75	28,300,000	7.75
Tumpuna Park Limited	8.50	46,000,000	43,400,000	9.00	48,800,000	8.00
		823,400,000	775,200,000		876,900,000	

6 Investment properties (continued)

Sensitivity analysis of investment properties for 2021

Future rental cash inflow

The properties were sensitised using future cash flows in respect of rent and vacancy assumptions.

Segment	Current valuation $	5% Rent reduction impact $	5% Increased vacancy impact $
Shopping mall	381,900,000	359,000,000	362,700,000
Commercial rental	388,700,000	368,900,000	379,800,000
Light industrial property	40,600,000	38,000,000	38,000,000
	811,200,000	765,900,000	780,500,000

Capitalisation rates

Property	Cap rate %	Current valuation $	Impact $	Cap rate (.5% higher) %	Impact $	Cap rate (.5% lower) %
Lot 17 D to H Garden Road	9.25	70,600,000	67,000,000	9.75	74,700,000	8.75
Briar Place, Sweet Briar Road, St Clair	8.00	170,200,000	160,300,000	8.50	181,600,000	7.50
Lot 1# Price Plaza Mall	8.50	185,700,000	174,300,000	9.00	197,600,000	8.00
Price Plaza North Car Park Area	8.00	72,200,000	67,900,000	8.50	77,000,000	7.50
Price Plaza South	8.00	124,000,000	116,700,000	8.50	132,900,000	7.50
Lot H Price Plaza - Superpharm Chaguanas	8.00	29,200,000	27,500,000	8.50	31,200,000	7.50
#2 Kairi Road, Valsayn - Superpharm Valsayn	8.25	17,900,000	16,900,000	8.75	19,100,000	7.75
Lot #2 South Trunk, - Superpharm Gulf View	8.25	74,200,000	69,900,000	8.75	78,900,000	7.75
Lot L1A Columbus Boulevard Westmoorings - Superpharm	8.25	26,600,000	25,100,000	8.75	28,300,000	7.75
Tumpuna Park Limited	8.50	40,600,000	38,300,000	9.00	43,100,000	8.00
		811,200,000	763,900,000		864,400,000	

6 **Investment properties (continued)**

Valuation processes of the Company

The Company's management performed the valuation of all investment properties in the current year using the Income Approach Valuation method. In the prior year, three properties were valued by independent professionally qualified valuers who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment property valued. These properties are: Lot 17 D to H Garden Road; Lot #1 Price Plaza Mall and Price Plaza South. The management team comprises of individuals with over 120 years of combined experience in property conceptualisation development, construction and management of a diverse portfolio of premier properties in Trinidad and Tobago. This method is used to estimate the value of properties which are regarded as investments and moreover, where the basis of arriving at the market price is directly related to the income which the property is producing or capable of producing.

Annual Rental Value is determined either from the actual rent income or calculated through the use of comparable rates and relevant expenses, outgoings and estimated vacancies are deducted from the rental income to arrive at a net income position. This figure is then capitalised using rates of return or yields from analysis of similar type transactions or against benchmarked interest parameters in addition to considering current market conditions and outlook.

Investment type properties are more heterogeneous than others and accordingly it is usually difficult to obtain useful comparable information, except for rental values. For all properties, their current use equates to the highest and best use.

At each financial year end, Management:

- verifies all major inputs to calculate outgoings;
- assesses property income potential via rent rolls;
- determines vacancy levels; and
- identifies appropriate capitalisation rates to apply to the cash flows.

As part of the assessment, the finance department reviews the key assumptions used in determining the fair value and the reasons for these movements.

a. *Future rental cash inflow*

Based on the location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties. Management also made adjustments to the future rental cash inflow based on our knowledge of tenants experiencing difficulty where discounts have been granted in the past.

b. *Maintenance costs*

Including necessary investments to maintain functionality of the property for its expected useful life.

c. *Capitalisation rates*

Based on actual location, size, quality and age of the properties and maintenance programs and taking into account comparable property market data at the valuation date.

d. *COVID-19 Pandemic*

Management has carried out an extensive review and considered the impact of COVID-19 in the assumptions used to derive the fair value of Investment Properties. The economy is recovering from the impact of COVID-19 and this recovery has been reflected in the valuation of the portfolio.

7 Property, plant and equipment

	Furniture, fixtures and equipment $	Leasehold improvements $	Total $
At 30 April 2020			
Cost	1,517,658	5,154,921	6,672,579
Accumulated depreciation	(716,487)	(5,154,921)	(5,871,408)
Net book amount	801,171	--	801,171
Year ended 30 April 2021			
Opening net book amount	801,171	--	801,171
Additions	291,370	--	291,370
Disposals	(7,776)	--	(7,776)
Depreciation charge	(211,555)	--	(211,555)
Closing net book amount	873,210	--	873,210
At 30 April 2021			
Cost	1,471,918	5,154,921	6,626,839
Accumulated depreciation	(598,708)	(5,154,921)	(5,753,629)
Net book amount	873,210	--	873,210
Year ended 30 April 2022			
Opening net book amount	873,210	--	873,210
Additions	1,364,836	--	1,364,836
Depreciation charge	(442,750)	--	(442,750)
Closing net book amount	1,795,296	--	1,795,296
At 30 April 2022			
Cost	2,836,754	5,154,921	7,991,675
Accumulated depreciation	(1,041,458)	(5,154,921)	(6,196,379)
Net book amount	1,795,296	--	1,795,296

8 Trade and other receivables

	2022 $	2021 $
Gross rent and CAM receivable	20,923,804	21,149,814
Less provision for impairment – specific	(5,215,498)	(5,716,107)
Less provision for impairment – expected credit loss	(2,275,313)	(3,083,633)
Rent and CAM receivable, net of provision for impairment	13,432,993	12,350,074
Insurance prepaid	686,304	600,288
	14,119,297	12,950,362

The estimated fair values of receivables are the discounted amount of the estimated future cash flows expected to be received and approximate their carrying amounts. Expected cash flows are discounted at current market rates to determine fair values. Details about the Company's impairment policies and calculation of the loss allowance are provided in Note 3a(ii).

The Company is faced with increased concentration risk in the current year with respect to trade receivables, as there are a number of tenants within the Shopping Mall segment that have been negatively impacted by COVID-19. A provision is recognised for amounts not expected to be recovered and previous years' provisions were reviewed and adjusted accordingly.

Movements in the accumulated impairment losses on trade receivables were as follows:

	2022	2021
Accumulated impairment losses at 1 May	8,799,740	6,705,115
(Reversal)/additional impairment losses recognised during the year	(1,308,929)	2,094,625
Accumulated impairment losses at 30 April	7,490,811	8,799,740

The carrying value of trade and other receivables approximates the fair value. The Company does not hold any collateral as security. Trade receivables denominated in USD amount to $944,124 (2021: $1,438,244).

The other classes within trade and other receivables do not contain impaired assets.

9 Related party transactions

a. *Identity of related parties*

The ownership of the Company is as follows:

Company	2022	2021
Endeavour ABRA Holdings Limited	97.31%	97.31%
Public Shareholders	2.69%	2.69%

b. *Related party transactions and balances*

The following transactions were carried out with related parties:

The balances below are interest free and there are no fixed repayment terms.

	1 May 2021 $	Purchases $	Payments $	30 April 2022 $
Due to related parties				
Amalgamated Security Services Limited	153,338	2,059,495	(1,987,801)	225,032
Amera Caribbean Development Limited	219,014	3,592,345	(3,811,359)	--
Endeavour ABRA Holdings Limited	--	12,801,200	(12,801,200)	--
Albertwood Limited	2,836	560,960	(561,286)	2,510
Wazifa Services Limited	64,783	810,073	(874,856)	--
	439,971	19,824,073	(20,036,502)	227,542

	1 May 2020 $	Purchases $	Payments $	30 April 2021 $
Due to related parties				
Amalgamated Security Services Limited	433,178	1,169,339	(1,449,179)	153,338
Amera Caribbean Development Limited	285,946	3,499,446	(3,566,378)	219,014
Albertwood Limited	46,195	556,667	(600,026)	2,836
Wazifa Services Limited	74,760	827,092	(837,069)	64,783
	840,079	6,052,544	(6,452,652)	439,971

9 **Related party transactions (continued)**

b. *Related party transactions and balances (continued)*

The balance payable to Amalgamated Security Services Limited represents security services provided to Endeavour Holdings Limited during the period.

The transactions with Amera Caribbean Development Limited represent property management services as well as asset management services provided.

Wazifa Services Limited provides asset management services to Endeavour Holdings Limited.

Endeavour Holdings Limited also has a rental agreement with Albertwood Limited for rental of premises of $467,648 (2021: $467,648) (Note 17).

	1 May 2021 $	Loans advanced $	Receipts $	30 April 2022 $
Loan to related party				
Endeavour ABRA Holdings Limited	--	11,938,664	(11,938,664)	--
	--	11,938,664	(11,938,664)	--

A short-term loan was granted in February 2022 at a rate of 10%, and principal and interest were fully paid off before the year-end.

c. *Transactions with key management personnel*

Personnel services for the Company are outsourced to Amera Caribbean Development Limited, who retains staff. The management fees paid amounted to $2,344,594 (2021: $2,458,096).

	2022 $	2021 $
Key management compensation		
Directors' fees	304,000	286,000

There were no guarantees or collateral given to or received from any related party.

10 **Cash and cash equivalents**	2022 $	2021 $
Cash and cash equivalents	29,185,096	40,697,560

Cash and cash equivalents include the following for the purposes of the statement of cash flows:

	2022	2021
Cash and cash equivalents, excluding bank overdraft	29,693,978	40,697,560
Less: bank overdraft	(508,882)	--
Cash and cash equivalents, including bank overdraft	29,185,096	40,697,560

11 Financial instruments by category

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

Assets as per statement of financial position

	2022 $	2021 $
Loans and receivables		
Trade and other receivables, excluding prepayments	13,432,993	12,350,074
Cash and cash equivalents	29,693,978	40,697,560
Total	43,126,971	53,047,634

Liabilities as per statement of financial position

	2022 $	2021 $
Other financial liabilities measured at amortised cost		
Borrowings	228,471,937	256,500,955
Trade and other payables, excluding non-financial liabilities	5,586,198	6,874,324
Bank overdraft	508,882	--
Due to related parties	227,542	439,971
Total	234,794,559	263,815,250

Prepayments and non-financial liabilities are excluded from the receivables and payables figures above, as this analysis is only required for financial instruments.

12 Credit quality of financial assets

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or to historical information about counterparty default rates:

	2022 $	2021 $
Trade receivables		
Counterparties without external credit rating:		
Existing customers (more than 6 months) with some defaults in the past	6,825,448	6,301,877
Cash at bank and short-term bank deposits		
Local banks/cash in hand:		
Cash in bank	29,688,978	40,692,560
Cash in hand	5,000	5,000
	29,693,978	40,697,560

Cash at bank is held with reputable local financial institutions.

13 Share capital

	2022 $	2021 $
Authorised shares		
The total authorized number of no par value shares is unlimited		
Issued and fully paid		
32,887,619 ordinary shares of no par value	43,058,438	43,058,438

14 Deferred income tax liability

Deferred income taxes are calculated in full on temporary differences under the liability method. Deferred income tax is computed using a rate of 30%.

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

Deferred tax liability – investment properties

Beginning of the year	52,370,327	50,100,637
Charge for the year (Note 22)	2,042,721	2,269,690
End of year	54,413,048	52,370,327

15 Borrowings

2022			2021		
Current $	Non-current $	Total $	Current $	Non-current $	Total $
139,230,769	89,241,168	228,471,937	28,461,538	228,039,417	256,500,955

The borrowings include amounts secured on investment properties to the market value of $823,400,000 (2021: $811,200,000) (Note 6). The fair value of current borrowings equals their carrying amount, as the impact of discounting is not significant.

This bond was granted by First Citizens Trustee Services Limited on 30 September 2015. It is repayable in three tranches.

15 **Borrowings (continued)**

The security held over this facility is a first demand debenture over the fixed and floating assets of the company: the properties located at Price Plaza Chaguanas Lot#1 Price Plaza, Superpharm, Lot H Price Plaza, Chaguanas, Superpharm, #2 Kariri Road Valsayn, Superpharm Lot1 A Columbus Boulevard Westmoorings, Superpharm-Gulf View, Briar Place, #10 Sweet Briar Road St Clair, Ministry of National Security, Lot 17D to H Garden Road, Aranguez and Tumpuna Park LP# 155 Tumpuna Road Guanapo. It is stamped to cover $400 million, as well as the assignment of all risk insurance.

Tranche A is over seven (7) years with a rate of interest fixed at 5.50% per annum and a total value of $240 million. Tranche A - Equal semi-annual payments of principal payable in arrears commencing six months after issue date with a 50% balloon payment due 30 March 2023. This is to be refinanced. The effective interest rate is 2.87%.

Tranche B is over fifteen (15) years with a rate of interest fixed at 6.25% per annum and a total value of $120 million. Tranche B - Equal semi-annual payments of principal payable in arrears commencing six months after issue date. The maturity date of this facility is 30 March 2031. The effective interest rate is 3.48%.

Tranche C is over twenty (20) years with a rate of interest fixed at 6.90% per annum and a total value of $40 million. Tranche C - Equal semi-annual payments of principal payable in arrears commencing six months after issue date. The maturity date of this facility is 30 March 2036. The effective interest rate is 3.53%.

The principal sum due on each Tranche of the Bonds on 30 September 2020 were deferred by six months and all subsequent payments of principal have been deferred by six months.

16 **Trade and other payables**

	2022 $	2021 $
Tenant deposits	3,628,598	4,202,497
Accruals	1,523,897	1,641,456
Accounts payable	433,702	1,030,371
Value – added tax	512,769	133,767
	6,098,966	7,008,091

The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

17 Rental expenses

	2022 $	2021 $
Discounts	9,389,983	12,625,512
Repairs and maintenance	4,356,158	3,707,581
Electricity	4,264,584	4,606,581
Security	3,296,481	3,421,450
Management fees	3,073,570	3,162,580
Janitorial and landscaping	1,690,236	1,611,847
Insurance	1,661,682	1,511,458
Rental - premises	467,648	467,648
Depreciation	442,750	211,555
Advertising and promotion	411,276	219,741
Maintenance reserve expense	347,207	337,440
Rates and taxes	299,351	(1,429,273)
Commissions	216,282	99,507
Telephone, cable and internet	39,202	45,943
General expenses	23,275	22,042
Loss on disposal of asset	--	7,776
	29,979,685	30,629,388

18 Revenue from contracts with customers

Rental income	65,790,151	70,636,482
Common area maintenance (CAM)	9,386,690	9,820,900
Electricity income	3,611,470	4,247,741
	78,788,311	84,705,123

Other income

Loan interest	206,595	--
Reimbursable income	121,140	331,212
Other income	84,000	77,763
Water income	8,474	14,970
Bank interest	769	792
	420,978	424,737

18 **Revenue from contracts with customers (continued)**

The period of leases whereby the Company leases out its investment properties under operating leases is three years or more.

Contingent rents in 2022 and 2021 recognised as income were nil. The Company's revenue is primarily generated from property assets, which are held in Trinidad and Tobago. The breakdown of the major components of revenue from external customers by rental type is disclosed in Note 5, Segment information.

Revenues are derived from a large number of tenants and no single tenant or group under common control contributes more than 15% of the Company's revenues.

Revenue recognised in relation to services to tenants and third-party property management charges is recognised over time.

Assets and liabilities related to contracts with customers

There were no Contract assets and liabilities relating to service contracts with customers during the year.

Significant changes in contract assets and liabilities

There were no significant changes in contract assets and liabilities.

Revenue recognised in relation to contract liabilities

There was no revenue recognised in the current reporting period that relates to performance obligations satisfied in a prior year in respect of both financial years.

Unsatisfied contracts

There were no unsatisfied performance obligations resulting from fixed price service and property management contracts.

Assets recognised from costs to obtain a contract

The Company has not incurred costs to obtain specific contracts that did not meet the practical expedient available under IFRS 15 for the 2022 and 2021 financial years.

19 **Administrative expenses**

	2022	**2021**
	$	**$**
Legal and professional	883,253	779,258
Management fees	700,171	728,485
Audit fees	426,920	345,920
	2,010,344	1,853,663

20 Operating expenses

	2022 $	2021 $
Advertising and public relations	180,903	143,540
Printing, postage and stationery	67,064	58,597
Rental - cable and internet	23,280	21,773
Telephone	6,537	30,556
General expenses	725	270
Travel	--	120
Bad debts (net of recoveries)	(1,205,804)	2,072,544
	(927,295)	2,327,400

21 Finance costs

	2022 $	2021 $
Interest on borrowings	15,076,733	16,416,239
Finance charges	100,000	100,000
Bank charges and interest	11,286	9,369
	15,188,019	16,525,608

22 Income tax expense

	2022 $	2021 $
Current taxation		
Green fund levy	--	255,164
Business levy	--	510,328
Total current tax	--	765,492
Deferred tax (Note 14)		
Charge for the year	2,042,721	2,269,690
Tax charge in the statement of comprehensive income	2,042,721	3,035,182

22 **Income tax expense (continued)**

The tax on profit before tax differs from the theoretical amount that would arise using the tax rate applicable to profits as follows:

	2022 $	2021 $
Profit before tax	45,158,536	7,393,801
Deferred tax	2,042,721	2,269,690
Business levy	--	510,328
Green fund levy	--	255,164
Tax charge in the statement of comprehensive income	2,042,721	3,035,182

The Company is listed on the Small and Medium Enterprises (SME) market on the Trinidad & Tobago Stock Exchange (TTSE). Under the Finance Act, 2020 effective January 1, 2021 the Corporation Tax rate for a listed SME was changed from 10% to 0% for the first 5 years from listing, 15% for the succeeding 5 years and the standard rate of tax of 30% thereafter.

Deferred tax liability is calculated at the corporation tax rate of 30%.

23 **Impact of Covid-19 pandemic**

A nationwide lockdown began on 30 April 2021, and with rising Covid-19 cases, the government implemented a state of emergency which ran from 15 May to 17 November 2021. The government thereafter embarked upon a vaccination drive and commenced the gradual lifting of restrictions on 19 February 2022, upon attaining a milestone of 50 percent of the population being fully vaccinated. On 4 March 2022, the Prime Minister announced Trinidad and Tobago's transition from the Covid-19 pandemic phase to the endemic phase and businesses are now able to operate without adverse restrictive measures. The Company's revenue and cash flows are expected to steadily increase and return to pre-Covid levels accompanied by a gradual decrease in concessions and rent deferrals to tenants.

24 **Dividends**

Total dividends declared for the year amounted to $13,155,048 ($0.40 per share) (2021: no dividends were declared).

There were no dividends payable in respect of financial years ended 30 April 2021 and 30 April 2022.

25 **Maintenance reserve fund**

The purpose of this reserve is for the replacement of fixed assets at Briar Place.

26 Earnings per share

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

	2022 $	2021 $
Profit attributable to shareholders	43,115,815	4,358,619
Number of common shares in issue during the year	32,887,619	32,887,619
Basic earnings per share including fair value adjustment on investment properties	$1.31	$0.13
Basic earnings per share excluding fair value adjustment on investment properties	$0.94	$0.94

The Company has no dilutive potential ordinary shares. The diluted earnings per share are the same as the basic earnings per share.

27 Commitments and contingencies

There were no capital commitments for financial year ends 2021 and 2022.

The Company has a legal obligation for the payment of property taxes based on the Property Tax Act which was assented to on 31 December 2009 and the subsequent amendments and waivers. The Act provides for the Government to commence the collection of property tax after the Valuation Division of the Ministry of Finance has completed 50% of the assessment of properties in Trinidad and Tobago. The Company's properties have not been assessed by the Valuation Division to enable a quantification of the likely impact of this liability. Recent pronouncements from the Minister of Finance also indicated that the intention is to focus collection on only residential and non-commercial properties from December 2022. Therefore, it is anticipated that there will be no property tax obligation to be incurred in respect of the current period and as such, no provision has been recorded in these financial statements.

28 Impairment assessment of non-financial assets of the Company

At the statement of financial position date, the market capitalisation of the Company was significantly less than the net assets of the Company. Given this indicator of impairment, management performed an impairment assessment to determine if the net assets of the Company were impaired. The most significant asset group included on the statement of financial position is investment properties of $823,400,000 (2021: $811,200,000) which are carried at fair value and as such addresses the impairment indicator identified. See Note 6.

29 Impact of the Russia/Ukraine war

On 24 February 2022, Russia invaded Ukraine. Russian attacks were launched on a northern front from Belarus towards Kyiv, a north-eastern front towards Kharkiv, a southern front from Crimea, and a south-eastern front from the cities of Luhansk and Donetsk. Fighting has continued since then. Energy prices were immediately impacted with fluctuations arising due to uncertainty. Ongoing fighting could have a further impact worldwide, particularly with regard to the sanctions imposed on Russia's economy which has triggered food and energy security issues and volatility and pricing shocks for several commodity-based products. With peace negotiations aimed at cessation of the war proving futile thus far, the impact of this ongoing geopolitical conflict on the local economy is uncertain.

30 Subsequent events

Endeavour Holdings Limited has entered into a sale and purchase agreement with Massy Holdings Ltd. (Massy) for 100% of the issued and outstanding shares of Massy's wholly-owned subsidiary, Massy Properties (Trinidad) Ltd. (Massy Properties). The agreement was entered into on 31 May 2022 and the acquisition is scheduled to be completed on 30 June 2022, subject to the satisfaction of all conditions precedent, including the obtaining of all applicable regulatory requirements.

NOTES

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CORONAVIRUS COVID-19 PREVENTION

WASH HANDS

USE HAND SANITIZER

USE MASK

PRACTISE SOCIAL DISTANCING

DISINFECT HIGH-TRAFFIC AREAS

AVOID HANDSHAKES

QUARANTINE IF EXPOSED

ENDEAVOUR
HOLDINGS LTD.

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