Massy Holdings Ltd.

Unaudited Consolidated Financial Statements

31 March, 2023

Expressed in Thousands of Trinidad & Tobago Dollars

NOTES

Amendments to Unaudited Consolidated Financial Statements

1 The second column of "Consolidated Income Statement" on page 5 has been amended from "Unaudited Three Months Ended" to "Unaudited Six Months Ended". There has been no change to the financial data.

2 The second column of "Consolidated Statement of Other Comprehensive Income" on page 6 has been amended from "Unaudited Three Months Ended" to "Unaudited Six Months Ended". There has been no change to the financial data.

3 The second column of "Consolidated Statement of Changes in Shareholders' Equity" on page 7 has been amended from "Unaudited Three Months Ended" to "Unaudited Six Months Ended". There has been no change to the financial data.

4 The second column of "Consolidated Statement of Cash Flows" on page 8 has been amended from "Unaudited Three Months Ended" to "Unaudited Six Months Ended". There has been no change to the financial data.

Massy Holdings Ltd.

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CHAIRMAN'S STATEMENT

CHAIRMAN'S STATEMENT FOR SECOND QUARTER OF FY2023

The First Half of the 2023 Financial Year was a very important period for the Massy Group strategically, financially and purposefully. Strategically, the Group set out in 2019 to divest non-core businesses and assets and to focus future investments in its core Portfolios (Integrated Retail, Gas Products and Motors and Machines). Furthermore, at its Annual Strategy Retreat in 2022, the Group declared a bold new vision: "A Global Force For Good, an Investment Holding Company with a Caribbean Heart". In the First Half ("HY") of 2023 the Group has initiated the redeployment of capital released from divestments in transformative acquisitions in its core Portfolios. In December 2022, the Group acquired Rowe's IGA supermarkets in Jacksonville Florida for US$47 million. Rowe's acquisition is a major step in achieving the Group's global vision and provides an excellent beachfront for further niche supermarket acquisitions in the South East United States. In January, the Group acquired Air Liquide's operations in Trinidad for US$57 million consolidating the Group's position as the leading industrial gas manufacturer and distributor in the region with additional export opportunities to be tapped. In December 2022, the Group announced the signing of a Share Purchase Agreement (SPA) to acquire IGL Jamaica for US$140 million, which will consolidate the Group's position as the leading LPG business in the region and provide access to additional economies of scale to bring efficiencies to consumers. We are still working with the Jamaica Fair Trade Commission (FTC) to get approval for the transaction; and we expect the transaction to close in Q3 2023.

Financially, the Group continues to perform commendably. The Group's Third Party Revenue from Continuing Operations grew by 11% for the HY 2023 to $6.8 billion (US$1 billion). This was propelled by 16% Revenue growth from the IRP, which is benefiting from its acquisition of the Rowe's IGA supermarkets in December 2022. Group Profit Before Tax ("PBT") from Continuing Operations grew by 17% to $520 million (US$77.2 million) and Group Profit After Tax from Continuing Operations increased by 19% to $354 million (US$52.5 million) with a slightly lower Effective Tax rate of 32% compared to 33% in the prior HY.

Strong PBT growth in the Integrated Retail Portfolio of 20% and Motors and Machines Portfolio of 11% compensated for PBT decline in the Gas Products Portfolio of 11% in HY 2023. The rebalancing of the Divestment Funds Portfolio (DFP) and higher interest rates in the US facilitated significant improvements to the DFP and the TIRCL reinsurance business performance. In HY 2023, the DFP produced a gain of US$2.6 million versus a loss of US$1.4 million in the prior HY, a US$4 million swing. TIRCL PBT for HY 2023 was US$1.6 million versus a US$429K loss in the HY 2022, a US$2 million swing.

Purposefully, the Group is taking the opportunity to live out its Purpose through its celebrations and engagement initiatives around its 100 Year Anniversary (Our100). On February 1st 2023, the Group celebrated its 100th Anniversary. This is a significant milestone for the Group. Throughout our 100-year journey, the lessons we've learned along the way, our successes, and the mistakes we've made, have all helped us grow and shape who we are today. We have seen that our approach of love and care, tapping into our "Caribbean Heart", with a disciplined focus on our three main portfolios results in stronger engagement and leads to greater prosperity for all. As part of marking Our100 we have recommitted to an Employee Ownership initiative to ensure that all Massy employees are given an opportunity to own shares in the Group. In Jamaica, all employees were already granted a gift of US$100 worth of Massy shares; the response has been tremendously encouraging. Our100 also includes "Forces For Good" impact initiatives in which employees will be encouraged to submit proposals to support charities with cash, goods, skills and volunteers to significantly scale the impact of the charity's work.

CHAIRMAN'S STATEMENT (Continued)

This is my last Massy Holdings Ltd. Chairman's Statement. I have served as a Director on the Massy Holdings board for the past 26 years. I am grateful to have had the opportunity to serve with many outstanding executives and directors. I have witnessed great successes and some failures during my tenure on the MHL Board. I retire from the position of Chairman with great pride in what the organization has achieved over the years and in its ability to stay resilient. I wish to take this opportunity to acknowledge the great work of all Massy's past employees and leaders and thank all our current staff, executives, customers and suppliers for their commitment and dedication. The Group would not have survived for 100 years and certainly would not be in this position of fortitude for another 100 years of purposeful growth without you all.

I also wish to take the opportunity to welcome the Group's incoming Chairman, Robert Riley. Robert was an accomplished executive who led bpTT's business for many years and is a Chaconia Gold awardee from the Government of Trinidad and Tobago for his contributions to national development while serving as bpTT President. He is also an accomplished international executive who served as the Global Head of Safety & Operational Risk for BP PLC. I have full confidence in Robert to lead the MHL Board to further success and impact in the world.

As expected, less profit was earned from Discontinued Operations in HY 2023 than earned in the same period in 2022, as the Group is near the completion of its divestment agenda. Consequently, Earnings Per Share (EPS) increased by 9% over prior year from 15.40 cents to 16.83 cents. Given that even greater contribution from Discontinued Operations came in the second half of 2022 which will not recur in the second half of 2023, the Board of Directors has approved a half year dividend of 3.15 cents which represents a 5% increase over half year dividend in 2022 of 3.00 cents.

Robert Bermudez
May 10, 2023

Massy Holdings Ltd.
Consolidated Statement of Financial Position
(Expressed in Thousands of Trinidad & Tobago dollars)

	UNAUDITED 31-Mar-23 $'000	UNAUDITED 31-Mar-22 $'000	AUDITED 30-Sep-22 $'000
Assets			
Non-Current Assets			
Property, plant and equipment and investment properties	**3,145,499**	2,773,186	2,826,581
Right of use assets	**905,358**	819,215	769,535
Investments in associates and joint ventures	**140,883**	154,291	140,228
Financial assets	**1,973,410**	1,057,907	1,861,390
Other non-current assets	**1,204,407**	829,056	783,169
	7,369,557	5,633,655	6,380,903
Current Assets			
Cash and cash equivalents	**1,188,610**	1,315,142	1,227,119
Assets classified as held for sale	**74,753**	2,309,037	79,821
Other current assets	**5,302,769**	4,515,264	5,010,740
	6,566,132	8,139,443	6,317,680
Total Assets	**13,935,689**	13,773,098	12,698,583
Equity and Liabilities			
Capital and reserves attributable to owners of the parent	**7,112,488**	6,757,345	7,066,954
Non-controlling interests	**208,842**	184,815	185,829
Total Equity	**7,321,330**	6,942,160	7,252,783
Non-Current Liabilities			
Borrowings	**1,745,417**	1,588,067	1,546,406
Lease liabilities	**846,188**	894,833	846,518
Deferred tax liabilities	**301,559**	241,296	224,210
Other non-current liabilities	**323,913**	299,177	307,458
	3,217,077	3,023,373	2,924,592
Current Liabilities			
Borrowings	**969,408**	299,677	239,822
Liabilities classified as held for sale	**-**	1,521,562	-
Other current liabilities	**2,427,874**	1,986,326	2,281,386
	3,397,282	3,807,565	2,521,208
Total Equity and Liabilities	**13,935,689**	13,773,098	12,698,583

On May 10, 2023 the Board of Directors of Massy Holdings Ltd. authorized these consolidated financial statements for issue.

Director
E. G. Warner

Director
V. Martin

Massy Holdings Ltd.
Consolidated Income Statement (revised)
(Expressed in Thousands of Trinidad & Tobago dollars)

	UNAUDITED THREE MONTHS ENDED		UNAUDITED SIX MONTHS ENDED		AUDITED TWELVE MONTHS ENDED
	31-Mar-23 $'000	31-Mar-22 $'000 (restated)	31-Mar-23 $'000	31-Mar-22 $'000 (restated)	30-Sep-22 $'000
Continuing Operations:					
Revenue	**3,400,418**	2,913,113	**6,796,338**	6,142,338	12,367,145
Operating profit after finance costs	**215,715**	164,277	**508,727**	426,755	1,010,477
Share of results of associates and joint ventures	**4,735**	6,765	**11,220**	18,891	18,842
Profit before tax	**220,450**	171,042	**519,947**	445,646	1,029,319
Income tax expense	**(73,519)**	(62,480)	**(166,363)**	(147,687)	(305,976)
Profit for the period from continuing operations	**146,931**	108,562	**353,584**	297,959	723,343
Discontinued Operations:					
Profit for the period from discontinued operations	**3,589**	14,543	**5,288**	28,889	134,845
Profit for the period	**150,520**	123,105	**358,872**	326,848	858,188
Owners of the parent:					
Profit for the period from continuing operations	**134,662**	98,957	**327,784**	275,941	679,084
Profit for the period from discontinued operations	**3,589**	14,543	**5,288**	28,889	134,845
Profit attributable to owners of the parent	**138,251**	113,500	**333,072**	304,830	813,929
Non-controlling interests:					
Profit for the period from continuing operations	**12,269**	9,605	**25,800**	22,018	44,259
Profit attributable to non-controlling interests	**12,269**	9,605	**25,800**	22,018	44,259
Profit for the period	**150,520**	123,105	**358,872**	326,848	858,188
Earnings per share attributable to the owners of the parent (cents):					
Basic earnings per share					
-from continuing operations	**6.81**	4.99	**16.56**	13.94	34.31
-from discontinued operations	**0.18**	0.75	**0.27**	1.46	6.81
	6.99	5.74	**16.83**	15.40	41.12

Massy Holdings Ltd.

Consolidated Statement of Other Comprehensive Income (revised)

(Expressed in Thousands of Trinidad & Tobago dollars)

	UNAUDITED SIX MONTHS ENDED		AUDITED TWELVE MONTHS ENDED
	31-Mar-23 $'000	31-Mar-22 $'000	30-Sep-22 $'000
Profit for the period	**358,872**	326,848	858,188
Other comprehensive income:			
Items that will not be reclassified to profit or loss			
- remeasurement of defined benefit pension plans	-	-	(24,587)
Items that may be subsequently reclassified to profit or loss			
- financial assets at fair value through OCI	**15,776**	-	(35,859)
- currency translation differences	**10,158**	17,870	(37,262)
Other comprehensive income/(loss) for the period, net of tax	**25,934**	17,870	(97,708)
Total comprehensive income for the period	**384,806**	344,718	760,480
Attributable to:			
Owners of the Parent	**358,079**	321,480	715,241
Non-controlling interests	**26,727**	23,238	45,239
Total comprehensive income for the period	**384,806**	344,718	760,480

Massy Holdings Ltd.

Consolidated Statement of Changes in Shareholders' Equity (revised)

(Expressed in Thousands of Trinidad & Tobago dollars)

	UNAUDITED SIX MONTHS ENDED		AUDITED TWELVE MONTHS ENDED
	31-Mar-23 $'000	31-Mar-22 $'000	30-Sep-22 $'000
Balance at the beginning of the year	**7,066,954**	6,668,132	6,668,132
Profit attributable to owners of the Parent	**333,072**	304,830	813,929
Other comprehensive income/(loss)	**25,005**	16,650	(98,688)
Dividends paid	**(250,986)**	(227,629)	(287,011)
Other reserve movements	**(61,557)**	(4,638)	(29,408)
	7,112,488	6,757,345	7,066,954

Massy Holdings Ltd.
Consolidated Statement of Cash Flows (revised)
(Expressed in Thousands of Trinidad & Tobago dollars)

	UNAUDITED SIX MONTHS ENDED		AUDITED TWELVE MONTHS ENDED
	31-Mar-23 $'000	31-Mar-22 $'000	30-Sep-22 $'000
Cash flows from operating activities			
Profit before income tax from continuing operations	**519,947**	445,646	1,029,319
Profit before tax from discontinued operations	**5,415**	43,207	138,946
Share of results of associates and joint ventures	**(11,220)**	(18,880)	(18,842)
Adjustments for non-cash items	**179,155**	189,103	236,065
Operating profit before working capital changes	**693,297**	659,076	1,385,488
Net working capital changes	**(450,769)**	(142,775)	(383,223)
Cash generated from operations	**242,528**	516,301	1,002,265
Tax payments	**(145,684)**	(152,179)	(321,154)
Cash flows from operating activities	**96,844**	364,122	681,111
Investing activities	**(783,262)**	(836,990)	(1,557,126)
Financing activities	**638,222**	(101,110)	(318,692)
Decrease in short term funds	**(48,196)**	(573,978)	(1,194,707)
Cash, cash equivalents and bank overdrafts at start of year	**1,169,333**	2,362,092	2,362,092
Translation difference on cash held	**2,889**	3,257	1,948
Cash, cash equivalents and bank overdrafts at end of year	**1,124,026**	1,791,371	1,169,333

Massy Holdings Ltd.
Segment Information
(Expressed in Thousands of Trinidad & Tobago dollars)

	Integrated Retail	Gas Products	Motors & Machines	Financial Services	Real Estate	Corporate Services and Other Adjustments	Total
Six Months Ended 31st March 2023							
Group revenue	4,718,728	765,586	1,633,170	81,180	17,034	24,478	7,240,176
Inter-segment revenue	(246,566)	(13,717)	(168,589)	-	(1,616)	(13,350)	(443,838)
Third party revenue	4,472,162	751,869	1,464,581	81,180	15,418	11,128	6,796,338
Operating profit/(loss) after finance costs	308,480	111,084	104,165	44,899	(2,771)	(57,130)	508,727
Share of results of associates and joint ventures	-	12,366	(1,146)	-	-	-	11,220
Profit/(loss) before income tax	308,480	123,450	103,019	44,899	(2,771)	(57,130)	519,947
Six Months Ended 31st March 2022 (restated)							
Group revenue	4,053,700	794,607	1,568,480	70,109	16,493	9,085	6,512,474
Inter-segment revenue	(231,317)	(8,819)	(116,723)	-	(4,226)	(9,051)	(370,136)
Third party revenue	3,822,383	785,788	1,451,757	70,109	12,267	34	6,142,338
Operating profit/(loss) after finance costs	256,379	119,987	92,609	46,057	(616)	(87,661)	426,755
Share of results of associates and joint ventures	-	18,891	-	-	-	-	18,891
Profit/(loss) before income tax	256,379	138,878	92,609	46,057	(616)	(87,661)	445,646

	Group Revenue		Inter-Segment		Third-party revenue		Profit Before Tax	
	Mar-23	Mar-22 (Restated)	Mar-23	Mar-22 (Restated)	Mar-23	Mar-22 (Restated)	Mar-23	Mar-22 (Restated)
Trinidad and Tobago	2,534,304	2,491,767	(131,144)	(86,532)	2,403,160	2,405,235	202,285	222,972
Barbados	1,252,221	1,125,553	(135,150)	(139,186)	1,117,071	986,367	78,304	66,752
Eastern Caribbean	791,107	735,259	-	(4,626)	791,107	730,633	70,086	62,535
Guyana	919,320	780,947	(43,003)	(33,855)	876,317	747,092	145,992	116,333
Jamaica	377,174	362,218	(2,167)	(1,098)	375,007	361,120	34,191	28,247
Colombia	850,604	863,396	-	(44)	850,604	863,352	27,138	32,645
U.S.A.	515,446	153,334	(132,374)	(104,795)	383,072	48,539	19,081	3,823
Corporate Services and Other adjustments	-	-	-	-	-	-	(57,130)	(87,661)
	7,240,176	6,512,474	(443,838)	(370,136)	6,796,338	6,142,338	519,947	445,646

Notes:

All monetary amounts are stated in Trinidad and Tobago dollars. Highlights of the Unaudited Consolidated Financial Statements (Highlights) have been prepared in accordance with International Financial Reporting Standards. The Highlights do not include all information and disclosures required in the Annual Financial Statements, and should be read in conjunction with the Group's Annual Financial Statements as at 30th September 2022. For comparative purposes, adjustments and reclassifications to the interim prior year have been made to conform to the current year reporting.

The interim prior year results have been restated to disclose separately, operations that were sold during FY2022 for a like to like comparison. These include: Endervelt Ltd. and Massy Properties Trinidad.
These financial highlights can be accessed online at www.massygroup.com