



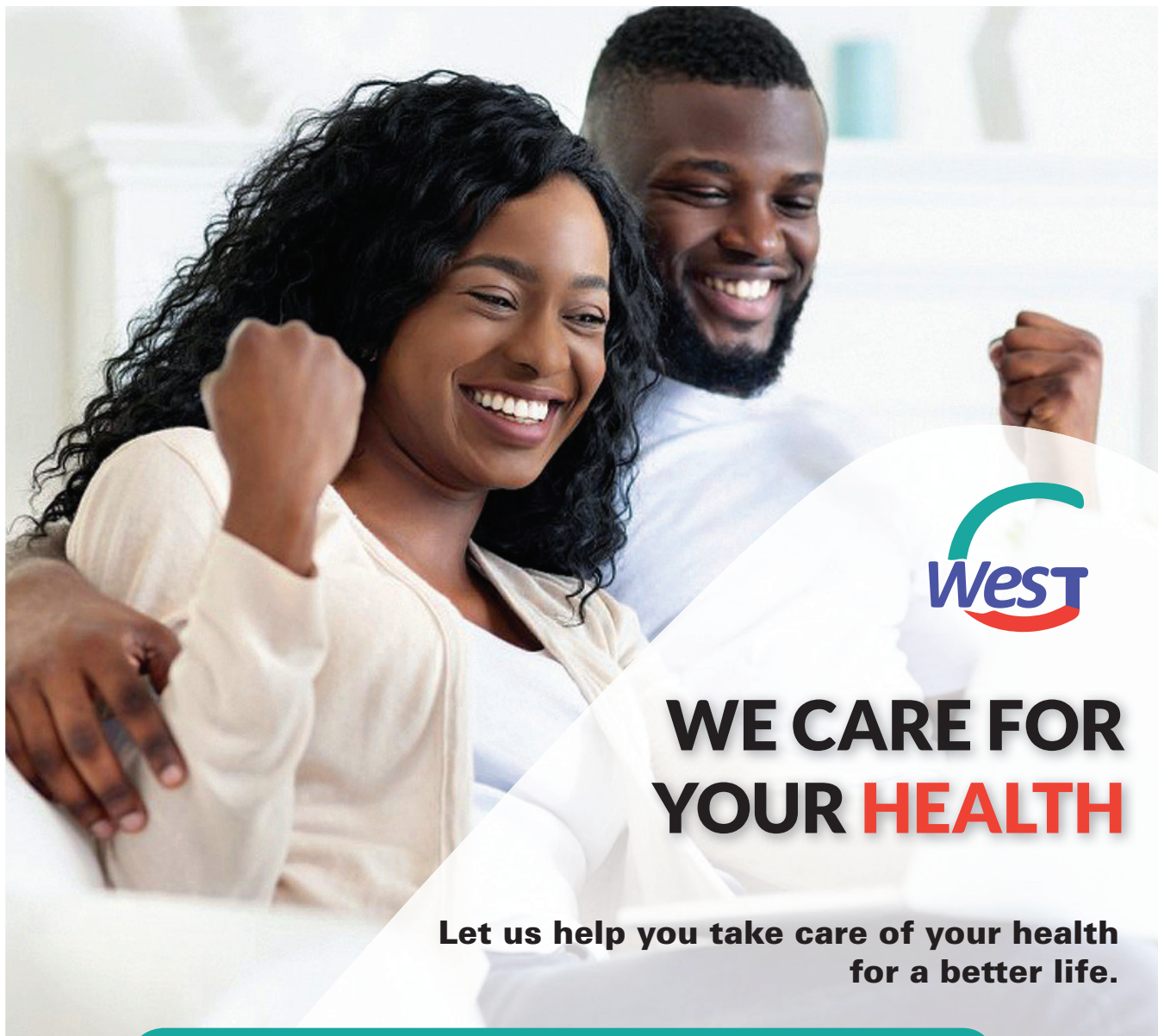
Corporation



**ANNUAL** 20  
**REPORT** 23



# GWEST MEDICAL CENTRE



**WE CARE FOR  
YOUR HEALTH**

**Let us help you take care of your health  
for a better life.**

**Call or Visit Us to book an Appointment**

**6 Crane Boulevard, Fairview, Montego Bay**

**876.618.4937**

**[www.gwestcentre.com](http://www.gwestcentre.com)**

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GWest Corporation Limited is a limited liability company, established in 2007 with registered office at Lot 6 Crane Boulevard, Fairview, Montego Bay, St. James. The Company's headquarters and operations are located at Lot 6 Crane Boulevard, Bogue Estate, Montego Bay, Jamaica.

# GWEST VISION · MISSION · CORE VALUES

## **GWest Mission**

To provide outstanding, affordable patient care at an international standard through best clinical practices, collaboration and innovation.

## **GWest**

Modern. Quality. Care.

## **Vision**

Enhancing health, enhancing life.

## **GWEST VALUES**

Our tenants and patient's needs come first.

Treat all patients and caregivers with compassion and respect.

Honesty and integrity

Teamwork

Innovation





# NOTICE OF THE ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the Annual General Meeting of GWest Corporation Limited (the “Company”) will be held on Thursday, 7 December, 2023 at Unit 34 GWest Centre, Lot 6 Fairview, Montego Bay for the following purposes:-

**1. To receive the Audited Accounts for the year ended 31 March 2023 and the Reports of the Directors and Auditors**

To consider and if thought fit, pass the following resolution:

**Resolution No. 1**

“That the Audited Accounts for the year ended 31 March 2023 and the Reports of the Directors and Auditors circulated with the Notice convening the meeting be and are hereby adopted.”

**2. To Elect Directors**

The Directors retiring by rotation pursuant to the Articles of Incorporation are Peter Pearson and Karl Townsend, who being eligible for re-election, offer themselves for re-election.

The Company is being asked to consider and, if thought fit, pass the following resolutions:

**Resolution No. 2 (a)**

“That the Directors, retiring by rotation, be re-elected by a Single Resolution.”

**Resolution No. 2 (b)**

“That Peter Pearson and Karl Townsend be and are hereby re-elected as Directors of the Company.”

**3. To Fix the Remuneration of the Directors**

The Company is asked to consider and, if thought fit, to pass the following resolution:

**Resolution No. 3 (a) – Directors’ Remuneration**

“That the Board of Directors of the Company be and are hereby authorized to fix the remuneration of the individual directors.”

**Resolution No. 3 (b)**

“That the amount shown in the Audited Accounts of the Company for the year ended 31 March 2023 as fees of the Directors for their services as Directors, be and are hereby approved.”

**4. To Appoint Auditors and authorize the Directors to fix the remuneration of the Auditors**

To consider and if thought fit, pass the following Resolution:

**Resolution No. 4**

“That CalvertGordon and Associates, Chartered Accountants, having agreed to continue in office as Auditors of the Company, be and are hereby re-appointed Auditors of the Company to hold office until the next Annual General meeting at a remuneration to be fixed by the Board of Directors of the Company.”

**5. To Transact any other business permissible by the Company's rules at an Annual General Meeting.**

Dated the 13th day of October, 2023

By Order of the Board



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**Merl Dundas**  
**Company Secretary**

Notes:

1. A member entitled to attend and vote at the meeting may appoint a proxy, who need not be a member, to attend and so on a poll, vote on his/her behalf. A suitable form of proxy is enclosed. Forms of Proxy must be lodged with the Registrar of the Company, Jamaica Central Securities Depository, 40 Harbour Street, Kingston, not less than 48 hours before the time of the meeting.
2. A corporate shareholder may (instead of appointing a proxy) appoint a representative in accordance with Regulation 82 of the Company's Articles of Incorporation. A copy of Regulation 82 is set out on the enclosed detachable proxy form.



GWEST CORPORATION LIMITED

FORM OF PROXY

I/WE .....

being member(s) of the above-named Company, hereby appoint

.....

of

.....

as my/our proxy to vote for me/us on my/our behalf at the Annual General Meeting of the Company to be held on ....., 2023 and at any adjournment thereof.

Signed this ..... day of ....., 2023

\_\_\_\_\_

Signature





# CHAIRMAN'S MESSAGE

Dear Fellow Shareholders,

I am pleased to submit the annual Report for GWest Corporation Limited (our company/GWest) for the financial year ended March 31, 2023.

For the financial year 2023, our company experienced a 28% increase in total revenue as the operations due to a strong first year contribution of the GWest Medical and Surgery Centre recorded 35% growth over last year. Net profit at the end of the financial year amounted to \$2.15M compared to a net profit of \$24.17M for the prior financial year. This resulted from an increase in expenses directly related to the capital build-out of our medical operations.

**For the financial year 2023, our company experienced a 28% increase in total revenue**

With a stronger medical team at GWest, we completed the build out of our Ambulatory Surgery Centre and overnight in-patient recovery unit. We have added to our team medical doctors and practioners along with the procurement of additional equipment in expanding our range of surgeries, thereby diversifying and increasing our services.

At GWest, we are pleased to serve Western Jamaica having been contracted by the Ministry of Health and Wellness under the Public-Private Partnership component of the project CODE Care Initiative, to perform elective surgeries thereby assisting to address the backlog of outstanding elective cases due to the COVID-19 pandemic.

During the year, we aggressively pursued a strategy of revenue enhancement coupled with appropriate cost containment initiatives in the interest of increasing shareholder value. We continue to remain cautiously optimistic in our outlook as we expect an improvement in our business environment going forward, this is however challenged by the increasing inflation rate and rising cost on supplies.

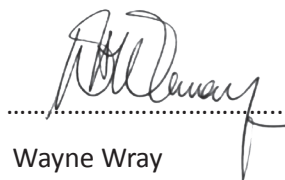
We have negotiated several leases and sale of available units within the GWest centre and continue to have discussions with medical partners (individual and companies) who would bring great synergies to our medical offerings and as a result develop and execute strategies to increase utilization of our facilities, revenues and ultimately profitability.

Shareholders' equity continues to grow as the company's liabilities steadily decline in keeping with our strategy to maximize value from our asset base.

We wish to acknowledge our staff, management, doctors for their hard work and dedication during the financial year.

To our customers, we are grateful for their continued patronage and to you, our shareholders, your patience and trust in our efforts to realize our company's vision.

Our Board of Directors remain committed in executing the necessary strategies to diversify our revenue sources and position your company to take advantage of the evolving opportunities in the health and wellness sector.



**Wayne Wray**  
*Acting Chairman of the Board*

# DIRECTORS' REPORT

The Directors are pleased to present their report for the financial year ended March 31, 2023.

<b>Financial Results</b>	<b>\$000</b>
Loss before Taxation	17,108
Taxation	19,262
Net Profit	2,154
Retained Earnings (Deficit) at the beginning of the year	(19,930)
Retained Earnings (Deficit) at the end of the year	(17,776)

## Dividend

No Dividends were declared during the financial year ended March 31, 2023.

## The Board

The Directors as at March 31, 2023 were as follows:

Mr. Dennis Samuels	Mr. Wayne Gentles
Dr. Leyford Doonquah	Mr. Karl Townsend
Mrs. Elva Williams-Richards	
Mr. Peter Pearson	
Mr. Wayne Wray (Mentor under the Junior Market Rules of the Jamaica Stock Exchange)	

In accordance with Regulation 99 of the Company's Articles of Incorporation, Directors Mr. Wayne Gentles and Mrs. Elva Richards will retire by rotation and, being eligible, offer themselves for re-election.

## Auditors

The company's auditors, Calvert Gordon Associates, have indicated a willingness to continue in office pursuant with the provisions of Section 154(2) of the Companies Act.

The Directors wish to place on record their appreciation and recognition of the dedicated efforts and hard work given by the officers and staff of the company.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

  
Wayne A. Wray  
Acting Chairman



# BOARD OF DIRECTORS

## **LEYFORD “LADI” DOONQUAH, Director**



Dr. Doonquah received his dental degree from Howard University in Washington, DC. He obtained his medical degree from the University of Alabama Birmingham. He completed his internship in general surgery at the Mayo Clinic in Rochester, Minnesota and residency in Maxillofacial Surgery in Los Angeles, California. He is Board Certified by the American Board of Oral and Maxillofacial Surgery. He is currently a Consultant Maxillofacial surgeon at UHWI and an associate lecturer in the faculty of Medicine UWI. He is the founder of FOSA Surgical Associates Limited which operates facilities at GWest Centre and Hope Road, St. Andrew.

## **DENNIS SAMUELS, Director**



Dennis Samuels is an experienced business owner and Managing Director of Cornwall Medical and Dental Supplies Limited. He possesses over 30 years of comprehensive management skills and is versatile business professional with a history of successful entrepreneurship. He is a major contributor to the Mount Carey Educational Evening Institute for the past 12 years, a sponsor of the Jamaica Dental Auxiliary Convention for the past 20 years, and a major contributor in the Mt. Carey Educational Outreach Center. Additionally, he conceptualized the Hart Street “Rise Up” Educational Programme which consists of youth and adult school drop-outs. He also serves as a local elder in his church and is a Justice of the Peace.

## **WAYNE GENTLES, Director and Interim CEO**



Mr. Gentles has worked as a chartered accountant for the past 25 years and is currently the Chairman of Bull Investments Limited. Before starting Bull Investments Limited he worked at the Port Authority of Jamaica as Assistant Vice President of Finance for the subsidiaries. He also acquired several years of experience working as an auditor with the Jamaican firms of Deloitte and Touché and Price Waterhouse Coopers.

Mr. Gentles is a graduate of Cornwall College and The University of the West Indies from which he holds a BSc and an MSc in Accounting. He is also a director of Pines Imaging Centre Limited.



### **ELVA WILLIAMS-RICHARDS, Director**

Mrs. Elva Williams-Richards is a professional who has a wealth of senior management experience, which spans both the public and private sectors. Her areas of expertise include among others, management and financial accounting, audit, operations management, strategic and risk management.

She is presently the Senior Vice President, Finance, Corporate Planning, Information Services & Materials Management, at The Port Authority of Jamaica (PAJ).

She is a team oriented individual, possessing excellent analytical, organizational and leadership skills. She has a Master of Business Administration from the University of Liverpool. She is a member of the American Institute of Certified Public Accountants (AICPA), the Association of Chartered Certified Accountants (ACCA) and the Institute of Chartered Accountants of Jamaica (ICAJ). Additionally, she holds the designation of Certified Public Accountant (CPA). She serves on several staff-related and social committees and is an active member of the PAJ's sports and social club.

## **Independent Directors**



### **PETER PEARSON**

Mr. Peter Pearson, a Chartered Accountant, is a retired Partner of PricewaterhouseCoopers Jamaica having served the organization for 39 years with 26 of those as a partner. As an assurance partner his portfolio of clients included companies in hospitality, banking, real estate, government and others. He is presently a director and member of the audit committee of a number of other companies. Peter has been a Justice of Peace since 1988. Peter is a graduate of Cornwall College and The University of the West Indies from which he holds a BSc. in Management Studies. Peter is a Fellow of the Institute of Chartered Accountants and a Fellow of the Chartered Association of Certified Accountants.



### **KARL TOWNSEND**

Karl Townsend is the Chief Country Officer, Group Capital Markets Unit, Jamaica at JMMB Group Limited. Karl has over 20 years of corporate finance, banking and capital markets experience, garnered with the foremost financial institutions in Jamaica and overseas. Karl holds a BSc. in Economics and Management from The UWI Mona and an MBA in Finance from Manchester Business School, University of Manchester. He has participated in several professional development courses as well as executive development courses at the Wharton Business School and New York University respectively. Karl is a proud alumni of St. Jago High School and a past president of the St. Jago Past Students' Association.



### **WAYNE WRAY, Mentor and Acting Chairman**

Mr. Wayne Wray is the company's Mentor for the purposes of the Junior Market Rules, with responsibility for advising it on corporate governance, timely disclosure of information to the market, the implementation of adequate procedures, systems and controls for financial reporting, and compliance generally. He will also act as a Non-Executive Director, Chairman of the Compensation Committee and as a member of the Audit Committee.

He is the founder and director of Wiltshire Consulting & Advisory Limited, which provides investment advisory services to Caribbean and international clients and is licensed by the Financial Services Commission as an investment advisor. Mr. Wray has over 20 years working experience in executive leadership and management positions within the Jamaican and Caribbean banking and financial services industry.

Mr. Wray holds an MBA, in International Business and a BA, in Economics, from George Washington University. He serves on the boards of several other private sector companies, three of which are listed on the Junior Market of the Jamaica Stock Exchange. A Justice of the Peace, he is committed to nation building and serves on the Board of several community development organizations.

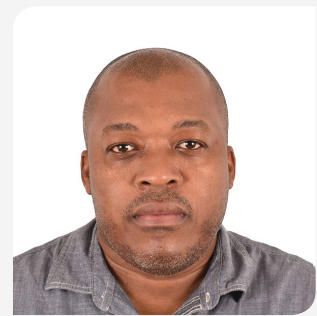
## MANAGEMENT TEAM



**Wayne Gentles**  
CEO  
Chief Financial Officer



**Maxine Mejeirink**  
Manager - Administration  
(Resigned July 31, 2023)



**Arden Hamilton**  
Chief Accountant

# MANAGEMENT DISCUSSION AND ANALYSIS

The 2023 financial year marks the fifth full year of operations for GWest Corporation Limited (Gwest/the Company), since listing on the Jamaica Stock Exchange's Junior Market. GWest provides medical services through our General Practice facility, Urgent Care Centre, Inpatient Centre, Laboratory and Surgery Centre. The Laboratory has been operating and managed under an agreement with Microlabs Limited since March 1, 2021. In the third quarter of the 2022 financial year, GWest completed the buildout of an Ambulatory Surgery Centre. This facility represents a critical component of the Company's inter-related health services as set out in our strategic plans

In addition, GWest provides property management services to the GWest Centre, a 62,000 sq. ft. building space occupied by a diverse range of medical and other business-related services.

## Revenue and Net Profit

The table below sets out the Company's five-year financial performance.

Over the past five years, revenue has grown from \$129.96M for 2019 to \$197.45M for 2023, a four-year compounded annual growth rate of 11.0%. Contribution, that is revenue less direct costs, has improved from a loss of \$62.82M for 2019 to a margin of \$61.05M for 2023. Despite the occurrence of the pandemic in 2020, the Company has achieved profitability since 2021, albeit in reduction in profitability in 2023.

## Key Balance Sheet Data

	2023	2022	2021	2020	2019
	\$M	\$M	\$M	\$M	\$M
<b>Assets</b>					
Non-current Assets	1,278.07	1,508.00	1,348.00	1,338.00	1,318.00
Current Assets	163.77	191.00	253.00	367.00	224.00
<b>Total Assets</b>	<b>1,441.84</b>	<b>1,699.00</b>	<b>1,601.00</b>	<b>1,705.00</b>	<b>1,542.00</b>
<b>Equity and Liability</b>					
Shareholders' Equity	716.56	714.00	690.00	668.00	716.00
Non-Current Liabilities	584.03	671.00	730.00	806.00	644.00
Current Liabilities	141.25	314.00	181.00	231.00	182.00
<b>Total Liabilities</b>	<b>1,441.84</b>	<b>1,699.00</b>	<b>1,601.00</b>	<b>1,705.00</b>	<b>1,542.00</b>

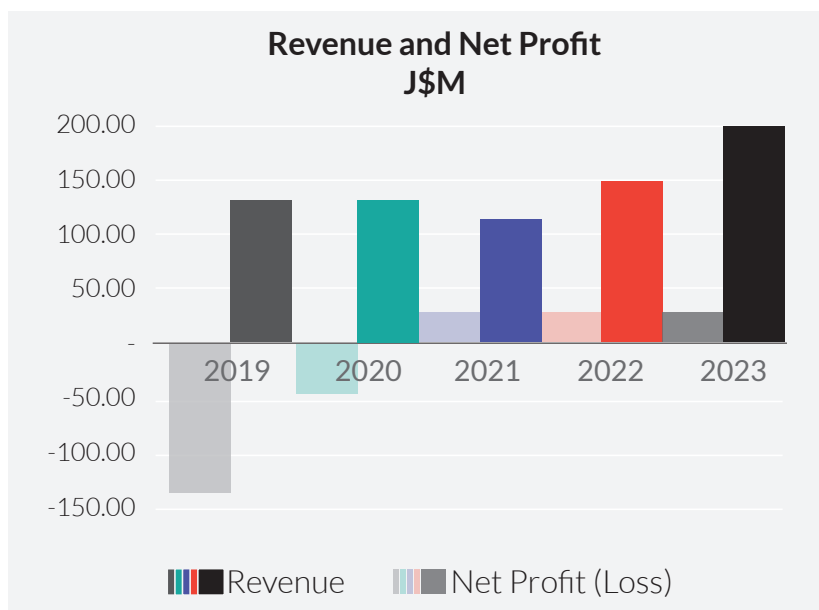
The financial year ending March 31, 2023 saw an increase in revenue from \$146.29M the previous year to \$197.45M or 35%. This was mainly due to the increase in revenue associated with the recently opened Surgery Centre and commissions from Lab operations.



Our main focus for the next financial year is to increase revenue through patient fees from the Surgery Centre and Inpatient facilities. We will also be improving our capacity and infrastructure, enhancing our equipment capabilities with a target to upgrade to hospital status which will improve our billing capacity. This we hope to complete by the beginning of the 2024/25 financial year.

For the year 2023, net profit declined to \$2.15M compared to \$24.17M recorded for 2022. The contribution margin remained relatively stable for the year. That is 31% for 2023 (\$61.05M/\$197.45M) compared to 32% for 2022 (\$46.13M/\$146.29M).

However, the increase in administrative expenses was greater than the incremental contribution generated for the year. While management was able to control the increase in administrative expenses within inflationary expectations, depreciation expense increased significantly to \$28.86M for the year compared to \$12.81M last year. The increase in depreciation results from the capitalization of buildout costs associated with the Surgery Centre and the carrying value of the units which were previously treated as investment property now used for own operations.



## Balance Sheet

The table below sets out the Company's financial position over the last five years.

	2023	2022	2021	2020	2019
	\$M	\$M	\$M	\$M	\$M
<b>Assets</b>					
Non-current Assets	1,278.07	1,508.00	1,348.00	1,338.00	1,318.00
Current Assets	163.77	191.00	253.00	367.00	224.00
<b>Total Assets</b>	<b>1,441.84</b>	<b>1,699.00</b>	<b>1,601.00</b>	<b>1,705.00</b>	<b>1,542.00</b>
<b>Equity and Liability</b>					
Shareholders' Equity	716.56	714.00	690.00	668.00	716.00
Non-Current Liabilities					
Borrowings and Leases	159.59	225.82	285.19	370.94	218.75
Others	424.44	445.18	444.81	435.07	425.25

Current Liabilities					
Borrowings and Leases	52.76	198.03	64.36	43.37	85.94
Owed to Related Parties	28.74	24.17	9.51	11.16	24.20
Others	59.75	91.80	107.31	176.47	71.86
<b>Total Liabilities</b>	<b>1,441.84</b>	<b>1,699.00</b>	<b>1,601.00</b>	<b>1,705.00</b>	<b>1,542.00</b>

<b>Key Ratio</b>					
Current Ratio (times)	0.61x	0.61x	1.40x	1.59x	1.23x
Debt To equity (times)					
Owed to Related Parties	0.93x	1.25x	1.17x	1.29x	1.05x
Others	0.34x	0.63x	0.52x	0.64x	0.46x
Return on Equity (%)*	0.3%	3.4%	3.3%	-6.9%	-20.6%

\*Equity based on average shareholders' equity balance

Within the non-current assets classification, Investment Properties portfolio decreased from \$1.0B at the end of FY2021/22 to \$677.83M at the end of FY2022/23 due to sale of some investment properties and also conversion of units to own use operations of the Surgery Centre. This resulted in property and equipment increasing from \$361.77M last year to \$485.68M at end of FY2022/23.

Investment Properties remain strong and active negotiations are ongoing regarding additional leases and sales. These, upon realisation, will further strengthen the Company's cash position and reduce the overall leverage ratio.

Total assets reduced from \$1.70B at the end of FY2021/22 to \$1.44B at the end of FY2022/23. This reduction was as a result of sale of investment properties.

Equity increased from \$714.41M at the end of FY2021/22 to \$716.56M at the end of FY2022/23, resulting from the profit reported for the financial year.

The increase in the current ratio of 1.16x at the end of the year compared to 0.61x last year was due to the level of short-term funding used to finance the buildout and equipping the Surgery Centre during FY2021/22. This short-term fund has been paid down during FY2022/23.

The debt-to-equity ratio, excluding shareholders' loans which is subordinated, has improved over prior year moving from 0.63x at end of FY2021/22 to 0.34x at the end FY2022/23. Inclusive of shareholders' loans, the debt-to-equity ratio has improved over prior year from 1.25x to 0.93x at the end of FY2022/23.

## Cash Flow

Net cash generated during the 2023 financial year was \$19.54M, resulting in an increase in cash and cash equivalents at the end of the year to \$60.32M (made up of short term deposits and cash and bank balances). This result was mainly attributable to a net positive return from financing and investment activities.

	2023	2022	2021	2020	2019
<b>Cash Flow Generated by (Used In)</b>	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>	<b>\$M</b>
Operating activity	(19.23)	27.96	16.20	(73.91)	(386.64)
Investing Activity	234.39	(116.83)	66.23	170.53	(7.08)
Financing Activity	(195.62)	84.40	(45.47)	(73.57)	225.71
<b>Net Cash Generated (Used) During The Year</b>	19.54	(4.47)	4.62	23.05	(168.01)
<b>Effect of Foreign Exchange Rates</b>	(1.70)	2.21	3.26	3.21	1.49
Opening Cash and Cash Equivalents	42.48	44.74	36.86	10.60	177.12
<b>Closing Cash and Cash Equivalents</b>	60.32	42.48	44.74	36.86	10.60



# CORPORATE GOVERNANCE

## Corporate Governance and Accountability

The Board of Directors of the Company gives policy directives and strategic guidance and management oversight which ensures the Company's sustained growth and profitability. This also ensures that the highest standards of governance are maintained in the discharge of its responsibilities, whilst creating value for its stakeholders.

## Board Committees

The Board assigns responsibilities to Board Committees to provide direction on specific strategic initiatives and to effectively execute and strengthen its governance function. Each Committee is guided by a Terms of Reference which outlines its roles and duties. The foremost is to review and monitor policies requiring guidance and ratification of the Board of Directors. The Board acts on the recommendations of the Committees following their review and advice on proposals submitted by Management.

The Committees enhance the decision-making process of the Board and facilitate the efficient flow of information and implementation of policies between the Board and Management.

The Board has established an Audit and Compliance Committee, and a Projects Committee Finance and Compensation Committee. The members of each Committee include at least 2 independent non-executive Directors, and are as follows:

BOARD COMMITTEES	TERMS OF REFERENCE
<b>Audit Committee</b> <ul style="list-style-type: none"><li>• Peter Pearson – Chairman</li><li>• Elva Williams Richards</li><li>• Karl Townsend</li><li>• Wayne Gentles</li><li>• Wayne Wray</li></ul>	<p>Advises the Board on:</p> <p>Reliability and integrity of the accounting principles and practices, financial statements and other financial reporting systems and internal control procedures of GWest Corporation Limited and its subsidiary (“hereinafter called the Company”); Performance of the internal audit functions of the Company; Risk management functions and processes of the Company; Qualifications, independence and performance of the external auditors of the Company; System of internal controls and procedures established by Management and reviewing their effectiveness; and Company's compliance with legal and regulatory requirements.</p> <p>Reviews the Audited financial statements and recommends to the Board for approval.</p>



BOARD COMMITTEES	TERMS OF REFERENCE
<b>Compensation Committee</b> <ul style="list-style-type: none"> <li>Wayne Wray - Chairman</li> <li>Peter Pearson</li> <li>Ladi Doonquah</li> <li>Dennis Samuels</li> </ul>	Oversight of the remuneration of directors and executive management of the Company
<b>Projects Committee</b> <ul style="list-style-type: none"> <li>Karl Townsend - Chairman</li> <li>Peter Pearson</li> <li>Ladi Doonquah</li> <li>Konrad Kirlew</li> </ul>	Committee set up to oversee the construction and outfitting of the Ambulatory Surgery Centre and Overnight In-Patient Unit

## Executive Compensation

The compensation arrangements are expected to reflect market rates having regard to the relevant individuals experience and skills. The arrangements will be subject to the review and approvals of the Compensation Committee.

## Directors' Fees

Each Director shall receive fees in amounts that are to be approved by the Compensation Committee referred to above, inclusive of reimbursement of reasonable fees and expenses for attendance at each meeting of the Board of the Company, or any Committee thereof.

### **Board Meeting Attendance:**

The Compensation committee has approved fees of \$50,000 for attendance at Board Meetings, as well as reimbursement of reasonable fees and expenses.

### **Committee Meeting Attendance:**

The Compensation Committee has approved fees of \$35,000 for committee chairs and \$30,000 for committee members.

## RECORD OF DIRECTORS' ATTENDANCE MEETINGS OF BOARD AND COMMITTEES

April 2022 to March 2023

The attendance record of each Director at meetings is shown below:

	BOARD OF DIRECTORS	AUDIT & COMPLIANCE COMMITTEE	COMPENSATION & CORPORATE COMPLIANCE COMMITTEE
<b>NUMBER OF MEETINGS HELD</b>	<b>4</b>	<b>4</b>	<b>1</b>
Konrad Kirlew**	4	N/A	1 By Invitation
Leyford Doonquah	2	N/A	N/A
Wayne Gentles	4	4	RECUSED
Peter Pearson <i>Chairman, Audit Committee</i>	4	4	1
Elva Williams-Richards	3	3	1
Dennis Samuels	2	N/A	N/A
Karl Townsend <i>Chairman, Compensation &amp; Projects Committee</i>	4	2	1 By Invitation
Wayne Wray*	4	3	1

**Notes:**

\* Mr. Wayne Wray: JSE Mentor to the Board; Independent Member of Audit Committee; Chairman, Compensation & Corporate Compliance Committee; appointed Acting Chairman of the Board effective July 19, 2020; appointed Director March 09, 2023.

\*\* Dr. Konrad Kirlew resigned from the Board of Directors March 30, 2023.

# DISCLOSURE OF SHAREHOLDERS

## GWEST CORPORATION LIMITED TOP 10 SHAREHOLDERS AS AT MARCH 31, 2023

	PRIMARY ACCOUNT HOLDER	JOINT HOLDER	VOLUME	PERCENTAGE
1	BULL INVESTMENTS LTD		62,250,000	12.8391%
2	KONRAD KIRLEW	Client Total Ownership	62,210,449	12.8309%
3	LEYFORD DOONQUAH	Client Total Ownership	61,520,637	12.6886%
4	CORNWALL MEDICAL & DENTAL SUPPLIES	Denise Samuels Dennis Samuels	50,239,128	10.3618%
5	JMMB FUND MANAGERS LTD T1 EQUITIES	Client Total Ownership	32,173,018	6.6357%
6	ELVA RICHARDS	Jhameque Richards	115,665	0.0239%
			30,760,319	6.3443%
		Client Total Ownership	30,875,984	6.3682%
7	NORTH COAST IMAGING LTD	Client Total Ownership	30,760,319	6.3443%
8	MF&G ASSET MANAGEMENT LTD	Client Total Ownership	29,290,000	6.0411%
9	JMMB AVAILABLE FOR SALE	Client Total Ownership	16,393,009	3.3811%
10	JMMB RETIREMENT	Client Total Ownership	10,200,000	2.1037%
	TOTAL OWNED BY TOP TEN SHAREHOLDERS		385,912,544	
	TOTAL ISSUED CAPITAL		484,848,485	
	TOTAL PERCENTAGE OWNED BY TOP TEN		79.5945%	

**DIRECTORS AND SENIOR MANAGERS STOCKHOLDINGS**  
as at March 31, 2023

NAME	POSITION	CONNECTED PARTY	UNITS
Konrad Kirlew	Director	Self	62,210,449
		North Coast Imaging	30,760,319
Dennis Samuels	Director	Cornwall Medical and Dental Supplies	50,239,128
		Denise Samuels	
Leyford Doonquah	Director	Self	61,520,637
Wayne Gentles	Director	Self	660,259
		Bull Investments Ltd	62,250,000
Elva Williams -Richards	Director	Self	30,760,319
		Jhameque Richards	115,665
Wayne Wray	Director	Self	400,000
		Christine Randle	
Karl Townsend	Director	None	189,170
Peter Pearson	Director	None	142,159

**Senior Managers**

Wayne Gentles	CEO/Chief Financial Officer	Self	660,259
		Bull Investments Ltd	62,250,000
Arden Hamilton	Chief Accountant	None	Nil
Maxine Mejeirink	Manager Administration	None	Nil







2011.12.31  
2010.12.31  
2009.12.31

2010.12.31  
10 669  
43

2009.12.31

749 550

4 712  
9 543  
5 917  
66 270

39 772  
26 772  
1 147 576







A pair of black-rimmed glasses is positioned diagonally across the upper half of the image. Below the glasses, a white pen with a grey textured grip lies horizontally. A black arrow points from the bottom right towards the center text. The background is a document with various numbers and text, including '20009.12.31', '354 616', '236 412', '19 020', '18 820', '11 380', '22 800', '51 600', '301', '9', '354 616', '591 020', '19 020', '11 380', '34 180', '9 189', '4 772', '19 302', and '09 476'.

# AUDITED FINANCIAL STATEMENTS

# INDEPENDENT AUDITORS' REPORT

## GWEST CORPORATION LIMITED YEAR ENDED MARCH 31, 2023

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## Chartered Accountants

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### INDEPENDENT AUDITORS' REPORT

To the members of

#### **GWEST CORPORATION LIMITED**

#### **Report on the Audit of the Financial Statements**

##### ***Opinion***

We have audited the financial statements of GWest Corporation Limited (the Company), set out on pages 2 to 40 which comprise the statement of financial position as at March 31, 2023, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended and notes, comprising significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at March 31, 2023, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) and the requirements of the Jamaican Companies Act.

##### ***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 are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) and we have fulfilled our other ethical responsibilities in accordance with the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### ***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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

**INDEPENDENT AUDITORS' REPORT (Cont'd)**

**To the members of GWest Corporation Limited (Cont'd)**

**Key Audit Matters (Cont'd)**

Key audit matter	How our audit addressed the key audit matter
Fair Value of Investment Property	
<p>As described at Note 4 – Critical Accounting Judgements and Key Sources of Estimation Uncertainty under section 4.2.2 – investment properties are usually independently valued every three years by qualified property appraisers who generally use the income approach for its valuation.</p> <p>Under IAS 40, where a property has previously been measured at fair value it should continue to be measured at fair value until disposal or reclassification. The Company had an independent valuation done in March 2023. The valuator's approach takes into consideration various assumptions and factors including, the level of current and future occupancy, rate of annual rent increases, rate of inflation of direct expenses and recent comparable sales.</p> <p>Such assumptions involves the use of judgements which could inherently be subjective.</p>	<p>As part of our audit we have evaluated the approach and assumptions factored into the assessment of fair value estimation by the valuator.</p> <p>We assess the valuator's independence and objectivity and compare assumptions to recent comparable sales.</p> <p>We also assessed the adequacy of disclosures in the financial statements.</p>
Deferred Tax – Assets	
<p>Note 8 records a significant adjustment to deferred tax assets for the current and prior year based on unutilised tax losses.</p> <p>Management has reassessed the possibility of utilising the tax losses against profits in the tax-free incentive period as well as in the five years thereafter. It was determined that no offset could be done in the first five years which ended in 2022 and only a portion will be utilised within the next five years.</p> <p>Management has therefore recognised for the deferred tax amounts based on rates prevailing in the incentive period when such tax losses will be utilized and timing differences relating to long life assets will be reversed.</p>	<p>In auditing the deferred tax provision on unutilised tax losses, we performed the following:</p> <ul style="list-style-type: none"> <li>- We evaluated the assumptions used in the financial forecast prepared by management for the five years remaining in the incentive and the periods beyond.</li> <li>- We assessed the assumptions based on current market trends.</li> <li>- We considered management's objectivity and assessed the Company's plans as well as measures already implemented which will impact future periods.</li> </ul>

## INDEPENDENT AUDITORS' REPORT (Cont'd)

### To the members of GWest Corporation Limited (Cont'd)

#### ***Other Information Included in the Annual Report***

Other information consists of the information included in the Company's March 31, 2023 Annual Report other than the financial statements and our auditor's report thereon. Management is responsible for the other information. The Company's March 2023 Annual Report 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.

#### ***Responsibilities of Management and the Board of Directors for the Financial Statements***

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS and the Jamaican Companies Act, 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.

The Board of Directors is 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 judgment and maintain professional skepticism 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.
- 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.

**INDEPENDENT AUDITORS' REPORT (Cont'd)**

**To the members of GWest Corporation Limited (Cont'd)**

***Auditor's Responsibilities for the Audit of the Financial Statements (Cont'd)***

As part of an audit in accordance with ISAs, we also: (cont'd)

- 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 presents a true and fair view.

We communicate with the Board of Directors 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 the Board of Directors 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, related safeguards.

From the matters communicated with the Board of Directors, 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.

**Report on additional matters of the Jamaican Companies Act**

We have obtained all the information and explanations which, to the best of our knowledge and belief, were necessary for the purposes of our audit. In our opinion, proper accounting records have been maintained, so far as appears from our examination of those records, and the financial statements, which are in agreement therewith, give the information required by the Jamaican Companies Act, in the manner so required.

The engagement partner on the audit resulting in this independent auditors' report is Fagan Calvert.



Chartered Accountants  
**Montego Bay, Jamaica**

August 10, 2023

**GWEST CORPORATION LIMITED**

**STATEMENT OF FINANCIAL POSITION**

Year Ended March 31, 2023

	Notes	2023 \$'000	2022 \$'000
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property and equipment	5	485,681	361,767
Investment properties	6	677,831	1,015,157
Right-of-use assets	7.1	35,369	70,738
Deferred tax assets	8	79,192	59,930
<b>Total non-current assets</b>		<b>1,278,073</b>	<b>1,507,592</b>
<b>Current assets</b>			
Inventory	9	1,570	858
Trade and other receivables	10	94,359	97,104
Owed by related parties	11.1	6,583	49,593
Tax recoverable		934	928
Short term deposits	12, 13	36,967	37,313
Cash and bank balances	13	23,358	5,160
<b>Total current assets</b>		<b>163,771</b>	<b>190,956</b>
<b>Total assets</b>		<b>1,441,844</b>	<b>1,698,548</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
Share capital	14	419,152	419,152
10% cumulative non-redeemable preference shares	14	250,000	250,000
Property revaluation reserve	15	65,186	65,186
Retained earnings (deficit)		( 17,776)	( 19,930)
<b>Total shareholders' equity</b>		<b>716,562</b>	<b>714,408</b>
<b>Non-current liabilities</b>			
Borrowings – shareholders' loans	11.2	424,444	445,358
Borrowings – others	16	159,589	196,278
Lease liabilities	7.2	-	29,546
<b>Total non-current liabilities</b>		<b>584,033</b>	<b>671,182</b>
<b>Current liabilities</b>			
Borrowings – others	16	41,926	152,508
Lease liabilities	7.2	10,834	45,523
Owed to related parties	11.1	28,738	24,174
Provisions	17	546	507
Trade and other payables	18	59,205	90,246
<b>Total current liabilities</b>		<b>141,249</b>	<b>312,958</b>
<b>Total equity and liabilities</b>		<b>1,441,844</b>	<b>1,698,548</b>

The Notes on Pages 6 to 40 form an integral part of the Financial Statements.

The financial statements on Pages 2 to 40 were approved and authorised for issue by the Board of Directors on August 10, 2023 and are signed on its behalf by:

  
 .....  
 Wayne Gentles  
 Director

  
 .....  
 Peter Pearson  
 Director



GWEST CORPORATION LIMITED

**STATEMENT OF COMPREHENSIVE INCOME**

Year Ended March 31, 2023

	Notes	2023	2022
		\$'000	\$'000
Revenue	19	197,451	146,287
Direct costs	23	( 136,400)	( 100,159)
		61,051	46,128
Other income	20	4,962	5,346
Other gains and losses	21	43,525	60,974
Administrative expenses	23	( 88,576)	( 69,476)
Operating profit		20,962	42,972
Finance costs	22	( 38,070)	( 40,470)
<b>(Loss) Profit before taxation</b>	24	( 17,108)	2,502
Taxation	25	<u>19,262</u>	<u>21,666</u>
<b>NET PROFIT and TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<u>2,154</u>	<u>24,168</u>
<b>Earnings per stock unit</b>	27	<u>0.01</u>	<u>0.05</u>

The Notes on Pages 6 to 40 form an integral part of the Financial Statements.

GWEST CORPORATION LIMITED

**STATEMENT OF CHANGES IN EQUITY**

Year Ended March 31, 2023

	Share Capital	Property Revaluation Reserve	Retained Earnings (Deficit)	Total
	\$'000	\$'000	\$'000	\$'000
Balance at April 1, 2021	669,152	65,186	(44,098)	690,240
Net profit for the year and total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>24,168</u>	<u>24,168</u>
Balance at March 31, 2022	669,152	65,186	(19,930)	714,408
Net profit for the year and total comprehensive income for the year	<u>-</u>	<u>-</u>	<u>2,154</u>	<u>2,154</u>
Balance at March 31, 2023	<u>669,152</u>	<u>65,186</u>	<u>(17,776)</u>	<u>716,562</u>

The Notes on Pages 6 to 40 form an integral part of the Financial Statements.

**GWEST CORPORATION LIMITED**  
**STATEMENT OF CASH FLOWS**  
Year Ended March 31, 2023

	Notes	2023	2022
		\$'000	\$'000
<b>OPERATING ACTIVITIES</b>			
Net profit		2,154	24,168
Adjustments for:			
Depreciation of property and equipment	5	28,862	12,871
Depreciation of right-of-use assets	7.1	35,369	35,369
Fair value gains on investment properties		(43,779)	( 68,695)
Gain on disposal of investment properties	21	( 5,897)	-
Expected credit loss recognised on receivables	10	432	758
Foreign exchange movement on leased liabilities		5,493	7,390
Foreign exchange rates movement		1,277	332
Provisions	17	39	-
Interest income		( 162)	( 546)
Interest expense on leased liabilities	7.2	5,237	9,239
Interest expense on bank borrowings		32,834	31,231
Taxation		(19,262)	( 21,666)
		42,597	30,451
Increase in inventories		( 712)	( 858)
Decrease in receivables / prepayments		2,359	56,014
Decrease in payables		(30,638)	( 18,892)
Cash generated by operations		13,606	66,715
Interest paid		(32,834)	( 31,231)
Income tax paid		( 6)	( 136)
Cash (used in) generated by operating activities		(19,234)	35,348
<b>INVESTING ACTIVITIES</b>			
Proceeds from disposal of investment properties (net)		256,847	-
Interest received		162	546
Acquisition of property and equipment		( 22,622)	(117,373)
Cash provided by (used in) investing activities		234,387	(116,827)
<b>FINANCING ACTIVITIES</b>			
Third party borrowings repaid		(159,954)	( 17,004)
Shareholders' loan repaid (offset)		( 20,914)	-
Long term loan received		12,683	118,340
Advances from related parties		47,531	19,330
Lease liabilities payments		( 74,964)	( 43,657)
Cash flows (used in) provided by financing activities		(195,618)	77,009
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>		19,535	( 4,470)
Effects of foreign exchange rates		( 1,683)	2,206
<b>OPENING CASH AND CASH EQUIVALENTS</b>		42,473	44,737
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	13	60,325	42,473

The Notes on Pages 6 to 40 form an integral part of the Financial Statements.

**GWEST CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended March 31, 2023

**1. IDENTIFICATION**

GWest Corporation Limited (the company) is incorporated and domiciled in Jamaica. Its main activities are the development of commercial properties and the provision of healthcare services.

On December 21, 2017 the company became a listed entity on the Jamaica Stock Exchange Junior Market.

The registered office of the company is Lot 6 Crane Boulevard, Fairview, Montego Bay, St. James.

These financial statements are expressed in Jamaican dollars.

**2. ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs)**

**2.1 *Standards and interpretations affecting amounts reported and or discloses in the current period (and/or prior period)***

There were no standards and interpretations that were applied in the year that affected the presentation and disclosures in these financial statements.

**2.2 *Standards and Interpretations and amendments to existing standards adopted with no effect on financial statements***

The following additional new and revised Standards and Interpretations have been adopted in these financial statements. Their adoption has not had any impact on the amounts reported in these financial statements but may impact the accounting for future transactions or arrangements.

<u>New and Revised Standards</u>		<u>Effective for annual periods beginning on or after</u>
IAS 16	Property, Plant and Equipment - Amendments to account for proceeds before intended use of an asset in profit or loss	January 1, 2022
IAS 37	Provisions, Contingent Liabilities and Contingent Assets - Amendments to specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'	January 1, 2022
IAS 41 and IFRS 1, 9 and 16	- Amendments arising from Annual Improvements to IFRS Standards 2018 – 2020 Cycle	January 1, 2022
IFRS 3	Business Combinations - Reference to Conceptual Framework	January 1, 2022

**2.3 *Standards, interpretations and amendments to existing standards that are not yet effective and have not yet been early adopted by the company***

At the date of authorisation of these financial statements, the following Standards and Interpretations were in issue but not yet effective or early adopted for the financial period being reported on:

**GWEST CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended March 31, 2023

**2 ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (Cont'd)**

**2.3 Standards, interpretations and amendments to existing standards that are not yet effective and have not yet been early adopted by the company (Cont'd)**

<u>New and Revised Standards</u>		<u>Effective for annual periods beginning on or after</u>
IAS 1	Presentation of Financial Statements - Amendments to promote consistency in applying the requirements of classification of liabilities as current or non-current - Amendment to clarify classification of non-current liabilities with covenants	January 1, 2023  January 1, 2024
IAS 1 and IFRS Practice Statement 2	- Amendments to require disclosure of material accounting policies	January 1, 2023
IAS 8	Accounting Policies, Changes in Accounting Estimates and Errors - Amendments to replace the definition of accounting estimates	January 1, 2023
IAS 12	Income Taxes - Amendments for deferred tax assets and liabilities arising from a single transaction - Amendments to provide a temporary exception for deferred taxes under pillar two income taxes.	January 1, 2023  January 1, 2023
IFRS 16	Leases - Amendments clarifying subsequent measurement of sale and leaseback transactions	January 1, 2024

New and Revised Standards and Interpretations in issue not yet effective that are relevant

The Board of Directors and management have assessed the impact of all the new and revised Standards and Interpretations in issue not yet effective and have concluded that the following are relevant to the operations of the company:

- *Amendments to IAS 1 - Classification of Liabilities as Current or Non-current*

In January 2020, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and must be applied retrospectively. The directors and management anticipate that the adoption of these amendments is unlikely to have a significant impact on the company's financial statements.



## 2 ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (Cont'd)

### 2.3 *Standards, interpretations and amendments to existing standards that are not yet effective and have not yet been early adopted by the company (Cont'd)*

- *Amendments to IAS 8: Accounting Policies, Changes in Accounting Estimates and errors: Definition of accounting estimates*

In February 2021, the Board issued amendments to IAS 8, which introduces a new definition of accounting estimates. The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors.

The amended standard clarifies that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors. The previous definition of a change in accounting estimate specified that changes in accounting may result from new information or new developments. Therefore, such changes are not corrections of errors. This aspect of the definition was retained by the Board.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023. The directors and management anticipate that the adoption of these amendments is unlikely to have a significant impact on the company's financial statements.

- *Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements—Disclosure of Accounting Policies*

In February 2021, the Board issued amendments to IAS 1 and IFRS Practice Statement 2. The amendments change the requirements in IAS 1 with regard to disclosure of accounting policies. The amendments replace all instances of the term 'significant accounting policies' with 'material accounting policy information'. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

The supporting paragraphs in IAS 1 are also amended to clarify that accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed. Accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material.

The Board has also developed guidance and examples to explain and demonstrate the application of the 'four-step materiality process' described in IFRS Practice Statement 2.

The amendments are effective for annual reporting periods beginning on or after 1 January 2023. The directors and management anticipates that the adoption of these amendments is unlikely to have a significant impact on the company's financial statements.

- *Amendments to IAS 12 Income Taxes: Deferred tax related to assets and liabilities arising from a single transaction*

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement whether such deductions are attributable for tax purposes to the liability recognised in the financial statements or to the related asset component.

## 2 ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRSs) (Cont'd)

### 2.3 *Standards, interpretations and amendments to existing standards that are not yet effective and have not yet been early adopted by the company (Cont'd)*

New and Revised Standards and Interpretations in issue not yet effective that are relevant (Cont'd)

- *Amendments to IAS 12 Income Taxes: Deferred tax related to assets and liabilities arising from a single transaction (Cont'd)*

Under the amendments, the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences for example, it only applies if the recognition of a lease asset and lease liability give rise to taxable and deductible temporary differences that are not equal.

The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and should be applied retrospectively. The directors and management have not yet assessed the impact of the application of this amendment on the company's financial statements.

- *Amendments to IFRS 16: Lease Liability in a Sale and Leaseback*

The amendment to IFRS 16 specifies the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amounts of the gain or loss that relates to the right of use it retains.

The amendment does not prescribe specific measurement requirements for lease liabilities arising from a leaseback. The initial measurement of the lease liability arising from a leaseback may result in a seller-lessee determining 'lease payments' that are different from the general definition of lease payments in Appendix A of IFRS 16. The seller-lessee will need to develop and apply an accounting policy that results in information that is relevant is relevant and reliable in accordance with IAS 8.

Earlier application is permitted, and that fact must be disclosed. Management has not yet assessed to impact of these amendments on the financial statements.

## 3. SIGNIFICANT ACCOUNTING POLICIES

### 3.1 **Statement of compliance**

The company's financial statements have been prepared in accordance and comply with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), and the relevant requirements of the Companies Act, 2004 of Jamaica.

### 3.2 **Basis of preparation**

The financial statements have been prepared under the historical cost basis except for certain properties and financial instruments that are measured at revalued amounts or fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

In accordance with the requirements of IAS 1 – Presentation of Financial Statements – the directors have, at the time of approving the financial statements, a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements

The principal accounting policies adopted are set out below.

**GWEST CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended March 31, 2023

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.3 Current versus non-current classification**

The company presents assets and liabilities in the statement of financial position based on current/non-current classification.

An asset is current when it is:

- Expected to be realised or intended to sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

**3.4 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable input.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.4 Fair value measurement (Cont'd)**

For the purpose of fair value disclosures, the company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

**3.5 Property and equipment**

Property and equipment held for use in the production or supply of goods or services, or for administrative purposes, are stated in the statement of financial position at historical or deemed cost or at their revalued amount being the fair value at the date of valuation, less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations on land and building are performed with sufficient regularity such that the carrying amounts do not differ materially from those that would be determined using fair values at the end of each reporting period. Any revaluation increase arising on the revaluation of such land and buildings is recognised in other comprehensive income and accumulated in equity.

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined, are carried at cost including professional fees, less any recognised impairment loss. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation methods are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

Freehold land is not depreciated.

An item of property and equipment is de-recognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

**3.6 Investment properties**

Investment properties representing completed strata units are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost including transaction costs. Transactions costs include development and other costs that enhance the value of the properties to enable sale or rental at maximum value. Subsequent to initial recognition investment properties are measured at fair value being their revalued amount representing open market values determined by external valuers or the directors. Gains or losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise. Investment properties are revalued every three years by independent valuers and otherwise by the directors.

An investment property is de-recognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on the de-recognition of the investment property (determined as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in profit or loss in the period in which the property is de-recognised.

**3.7 Inventory**

Inventory are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable those overheads that have been incurred in bring the inventories to their present location and condition.

Cost is calculated using the weighted average cost method.



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**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.8 Leases**

*The company as lessee*

The company assesses whether a contract is or contains a lease, at inception of the contract that is, whether the contract conveys the right to control the use of the identified asset for a period of time in exchange for consideration. The company recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, the company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

Right-of-use assets

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day, less any lease incentives received and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated on a straight line basis over the shorter period of lease term and useful life of the underlying asset as follows:

- Commercial units - 5 years

The depreciation starts at the commencement date of the lease.

The right-of-use assets are presented as a separate line in the statement of financial position.

The company applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the 'Property and Equipment' policy at Note 3.5.

Lease liabilities

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the lessee uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- Fixed lease payments (including in-substance fixed payments), less any lease incentives receivable;
- Payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented as a separate line in the statement of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

*The company as lessor*

The company enters into lease agreements as a lessor with respect to some of its investment properties. Such leases for which the company is a lessor and where the company does not transfer substantially all the risks and rewards incidental to ownership, are classified as operating leases.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are considered immaterial and therefore recognised immediately in profit or loss.

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Year Ended March 31, 2023

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.8 Leases (Cont'd)**

*The company as lessor (Cont'd)*

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are considered immaterial and therefore recognised immediately in profit or loss.

**3.9 Impairment of non-financial assets**

At the end of each reporting period, the company reviews the carrying amounts of its non-financial assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in the statement of income, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

When an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognized as income immediately in the statement of income, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**3.10 Financial instruments**

Financial instruments include transactions that give rise to both financial assets and financial liabilities.

Financial assets and liabilities are recognised on the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities (except for financial assets and financial liabilities at fair value through profit or loss where such costs are recognised immediately in profit or loss), as appropriate, on initial recognition.

The fair values of financial instruments are discussed at Note 28. Listed below are the company's financial assets and liabilities and specific accounting policies relating to each:

**3.10.1 Financial assets**

*Initial recognition and measurement*

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

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**NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended March 31, 2023

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.10 Financial instruments (Cont'd)**

**3.10.1 Financial assets (Cont'd)**

*Initial recognition and measurement (Cont'd)*

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the company has applied the practical expedient, the company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the company has applied the practical expedient are measured at the transaction price determined under IFRS 15.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the company commits to purchase or sell the asset.

*Subsequent measurement*

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss.

*Financial assets at amortised cost (debt instruments)*

This category is the most relevant to the company. The company measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

The company's financial assets at amortised cost include trade and other receivables and cash and bank balances.

*De-recognition of financial assets*

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired or

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**NOTES TO THE FINANCIAL STATEMENTS**  
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**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.10 Financial instruments (Cont'd)**

**3.10.1 Financial assets (Cont'd)**

*De-recognition of financial assets (Cont'd)*

*A financial asset is derecognised when: (Cont'd)*

- The company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the company has transferred substantially all the risks and rewards of the asset, or (b) the company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership.

When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the company has retained. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.

*Impairment*

The company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the company applies a simplified approach in calculating ECLs. Therefore, the company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

The company considers a financial asset in default when contractual payments are 365 days past due. However, in certain cases, the company may also consider a financial asset to be in default when internal or external information indicates that the company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

**3.10.2 Financial liabilities**

*Initial recognition and measurement*

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

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**NOTES TO THE FINANCIAL STATEMENTS**  
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**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.10 Financial instruments (Cont'd)**

**3.10.2 Financial liabilities (Cont'd)**

*Initial recognition and measurement (Cont'd)*

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, borrowings and due to related parties.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are de-recognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit or loss.

*De-recognition of financial liabilities*

A financial liability is de-recognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a de-recognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in the statement of profit or loss.

**3.10.3 Related party**

A party is related to the company if:

- (i) directly, or indirectly through one or more intermediaries, the party:
  - controls, is controlled by, or is under common control with, the company;
  - has an interest in the entity that gives it significant influence over the company; or
  - has joint control over the company;
- (ii) the party is an associate of the company;
- (iii) the party is a joint venture in which the company is a venturer;
- (iv) the party is a member of the key management personnel of the company or its parent;
- (v) the party is a close member of the family of any individual referred to in (i) or (iv);
- (vi) the party is an entity that is controlled, jointly controlled or significantly influenced by, or for which significant voting power in such entity resides with, directly or indirectly, any individual referred to in (iv) or (v); or
- (vii) the party is a post-employment benefit plan for the benefit of employees of the company, or of any entity that is a related party of the company.

Related party transactions are recorded at their fair values at transaction dates in accordance with the company's normal policy. Except for loans from the shareholders, interest is not charged on these balances as they are settled in a short period.

**3.11 Provisions**

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).



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**NOTES TO THE FINANCIAL STATEMENTS**  
Year Ended March 31, 2023

**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.12 Revenue recognition**

Revenue is measured at the fair value of the consideration received or receivable in the normal course of business, net of discounts and sales related taxes. The company recognises revenue from the following major sources:

**3.12.1 Sale of commercial development units**

Revenue for the sale of completed units is recognised when the sale agreement has been signed and the amount of revenue can be measured reliably with transfer of the title to the purchaser substantially completed.

**3.12.2 Patient fees**

Revenue for healthcare services is recognised when the services are provided.

**3.12.3 Interest income**

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of the income can be measured reliably.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial assets to that asset's net carrying amount.

**3.12.4 Lease rentals**

The company policy for recognition of revenue from operating leases are disclosed in Note 3.8.

**3.13 Taxation**

Income tax expense represents the sum of tax currently payable and deferred tax.

**Current tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from the "profit before tax" as reported in the statement of profit or loss and other comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

**Deferred tax**

Deferred tax is recognised on temporary differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the company intends to settle its current tax assets and liabilities on a net basis.

**GWEST CORPORATION LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**3. SIGNIFICANT ACCOUNTING POLICIES (Cont'd)**

**3.13 Taxation (Cont'd)**

*Current and deferred tax for the period*

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

**3.14 Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are 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.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

**3.15 Foreign currencies**

The financial statements are presented in Jamaican dollars, the currency of the primary economic environment in which the company operates (its functional currency).

In preparing the financial statements of the company, transactions in currencies other than the company's functional currency are recorded at the rates of exchange prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated. Exchange differences on foreign currency relating to qualifying assets are included in the cost of the assets in the period in which they arise.

**3.16 Segment reporting**

An operating segment is a component of the company that engages in business activities from which it may earn revenues and incur expenses; whose operating results are regularly reviewed by the entity's Chief Operating Decision Maker (CODM) to make decisions about resources to be allocated to the segment and assess its performance; and for which discrete financial information is available.

Based on the information presented to and reviewed by the CODM, the operations of the company are considered as one operating segment.

**3.17 Statement of comprehensive income**

The presentation of the statement of comprehensive Income has been revised, however there has been no change in the company's significant accounting policies (see Note 30).

**4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the company's accounting policies, which are described in Note 3, directors and management are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**4.1 Critical judgements in applying accounting policies**

The following is the critical judgement, apart from those involving estimations which are presented separately below, that the directors have made in applying the company's accounting policies and that has the most significant effect on the amounts recognised in the financial statements:

**4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Cont'd)**

**4.1 Critical judgements in applying accounting policies (Cont'd)**

Critical judgements that has the most significant effect on amounts recognised in the financial statements: (Cont'd)

**4.1.1 *Determining the lease term of contracts with renewal and termination options – company as a lessee***

The company determines the lease term as the non-cancellable term of the lease, together with any period covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The company has lease contracts that include extensions and termination options. The company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate.

The company excluded the renewal period as part of the lease term for leases of property, as it does not typically exercise its option to renew these leases. The periods covered by termination options are excluded as part of the lease term only when they are reasonably certain not to be exercised.

**4.2 Key sources of estimation uncertainty**

The following are the key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year.

**4.2.1 *Expected useful life and residual value of property and equipment***

The expected useful life and residual value of an asset are reviewed at least at each financial year end. Useful life of an asset is defined in terms of the asset's expected utility to the company.

**4.2.2 *Investment properties***

Investment properties are carried in the statement of financial position at market value. The company normally uses independent qualified property appraisers to value its investment properties every three years, generally using the income approach. This approach takes into consideration various assumptions and factors including: the level of current and future occupancy, the rate of annual rent increases, the rate of inflation of direct expenses, the appropriate discount rate, and the current condition of the properties together with an estimate of future maintenance and capital expenditures. Reference is also made to recent comparable sales. However, outside of the every-three-year independent valuations, the directors carry out their own valuations which are sometimes limited to the change in foreign exchange rates but may also be based on the market comparison approach that reflects recent transaction prices for similar properties. A change in any of these assumptions and factors could have a significant impact on the valuation of investment properties.

**4.2.3 *Allowance for expected credit losses***

The company uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due for various ageing buckets and the related loss patterns. The provision matrix is initially based on the company's historical observed default rates. The company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information which is based on assumptions for the future movement of different economic drivers and how these drivers will affect each other. For instance, if forecast economic conditions (i.e., gross domestic product, inflation and foreign exchange rates) are expected to deteriorate over the next year which can lead to an increased number of defaults in the medical services and real estate sectors, the historical default rates are adjusted.

**4.2 Key sources of estimation uncertainty (Cont'd)**

*4.2.3 Allowance for expected credit losses (Cont'd)*

At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the ECLs on the company's trade receivables is disclosed in Note 10.

At year end accounts receivable totaled \$25.4 million (2022: \$24.538 million) for which an allowance for expected credit losses of \$18.1 million (2022: \$17.659 million) (Note 10) was recognised.

*4.2.4 Income and deferred taxes*

Estimates are required in determining the provisions for income taxes. There are some transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The company recognises liabilities for possible tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were originally recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. A change of +/- 10% on the final outcome would have the effect of approximately \$1.926 million (2022: \$2.167 million) increase / decrease in current and deferred tax provisions.

*4.2.5 Leases - estimating the incremental borrowing rate*

If the company cannot readily determine the interest rate implicit in the lease, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as stand-alone credit rating).

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Year Ended March 31, 2023

5. **PROPERTY AND EQUIPMENT**

	<u>Land</u> \$'000	<u>Building and Improvements</u> \$'000	<u>Furniture and Fixtures</u> \$'000	<u>Computers</u> \$'000	<u>Equipment</u> \$'000	<u>Work in Progress</u> \$'000	<u>Total</u> \$'000
<b>Cost or deemed cost</b>							
Balance, April 1, 2021	5,334	133,409	34,062	3,900	54,165	65,623	296,493
Additions	-	41,068	226	333	75,746	-	117,373
Transfers from work in progress	-	<u>57,743</u>	-	-	<u>7,880</u>	(65,623)	-
Balance, March 31, 2022	5,334	232,220	34,288	4,233	137,791	-	413,866
Additions	-	-	4,669	-	17,953	-	117,373
Transfers from investment properties	-	<u>130,154</u>	-	-	-	-	<u>130,154</u>
Balance, March 31, 2023	<u>5,334</u>	<u>362,374</u>	<u>38,957</u>	<u>4,233</u>	<u>155,744</u>	-	<u>566,642</u>
<b>Accumulated depreciation</b>							
Balance, April 1, 2021	-	6,326	8,225	3,164	21,513	-	39,228
Charge for the year	-	<u>3,335</u>	<u>3,406</u>	<u>735</u>	<u>5,395</u>	-	<u>12,871</u>
Balance, March 31, 2022	-	9,661	11,631	3,899	26,908	-	52,099
Charge for the year	-	<u>9,059</u>	<u>3,896</u>	<u>333</u>	<u>15,574</u>	-	<u>28,862</u>
Balance, March 31, 2023	-	<u>18,720</u>	<u>15,527</u>	<u>4,232</u>	<u>42,482</u>	-	<u>80,961</u>
<b>Carrying amounts</b>							
March 31, 2023	<u>5,334</u>	<u>343,654</u>	<u>23,430</u>	<u>1</u>	<u>113,262</u>	<u>-</u>	<u>485,681</u>
March 31, 2022	<u>5,334</u>	<u>222,559</u>	<u>22,657</u>	<u>334</u>	<u>110,883</u>	<u>-</u>	<u>361,767</u>

5.1 The following useful lives are used in the calculation of depreciation:

Freehold building	-	40 years
Furniture, fixture and equipment	-	10 years
Computers	-	5 years

5.2 The company's freehold land and buildings are stated at deemed cost being their revalued amounts based on a revaluation performed by Allison Pitter & Co May 2018. The gain on revaluation was recognised in property revaluation reserve.

5.3 Assets pledged as security

The company's obligations under borrowing arrangements at March 31, 2023 (see Note 16) relate to land and building with a carrying amount of \$348.988 million (2022: \$227.893 million).



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**6. INVESTMENT PROPERTIES**

	<u>2023</u> \$'000	<u>2022</u> \$'000
<b>Fair value</b>		
Opening balance	1,015,157	946,462
Transfer to property and equipment	( 130,154)	-
Fair value gains	43,779	68,695
Disposals	( 250,951)	-
Closing balance	<u>677,831</u>	<u>1,015,157</u>

**6.1 Fair value measurement of the investment properties**

The fair value of the company's investment properties was arrived at on the basis of a valuation carried out at March 31, 2023 by Graham & Graham Realty Jamaica Limited, independent Valuation Surveyors & Real Estate Dealers, not related to the company. The valuator, a principal of Graham & Graham Realty Jamaica Limited., is a Chartered Valuation Surveyor; professional member of the Royal Institution of Chartered Surveyors (RICS), the Association of Land Economy and Valuation Surveyors (ALEVS) Jamaica, the Realtors Association of Jamaica (RAJ); a certified International Property Specialist with the National Association of Realty in the USA and has the appropriate qualifications and recent experience in the valuation of properties in the relevant location. The fair value was determined based on the market comparison approach that reflects recent transaction prices for similar properties. A fair value gain of \$43.779 million (2022: \$68.695 million) has been recognised in the statement of profit or loss.

**6.2 Assets pledged as security**

The company's obligations under borrowing arrangements at March 31, 2023 (see Note 16) relate to land and building including the carrying amount of all the investment properties of \$677,831 (2022: \$1,015.157) million.

**7. LEASES**

Set out below are the carrying amount of the right-of-use assets and corresponding liabilities recognised, and the movement during the period:

**7.1 Right-of-use assets**

	<u>Leasehold units</u>	
	<u>2023</u> \$'000	<u>2022</u> \$'000
<b>At cost</b>		
Opening balance	70,738	106,107
Depreciation	(35,369)	( 35,369)
Closing balance	<u>35,369</u>	<u>70,738</u>

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**7. LEASES (Cont'd)**

7.2 Lease liabilities

7.2.1 The carrying amount of the lease obligation and the movement during the period is as follows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Opening balance	75,069	102,097
Accretion of interest	5,236	9,239
Payments	(74,964)	( 43,657)
Exchange adjustment	<u>5,493</u>	<u>7,390</u>
Closing balance	<u>10,834</u>	<u>75,069</u>
Current portion	10,834	50,290
Non-current portion	<u>-</u>	<u>24,546</u>
	<u>10,834</u>	<u>75,069</u>

7.2.2 Maturity analysis – contractual undiscounted cash flows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Up to one year	11,204	55,243
One to five years	<u>-</u>	<u>25,495</u>
	11,204	80,738
Less: future interest	<u>( 370)</u>	<u>( 5,669)</u>
	<u>10,834</u>	<u>75,069</u>

7.2.3 Amounts recognised in profit or loss

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Depreciation expense on right-of-use assets	35,369	35,369
Interest expense on lease liability	<u>5,236</u>	<u>9,239</u>
	<u>40,605</u>	<u>44,608</u>

7.2.4 Amounts recognised in the statement of cash flows

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Total cash outflow for leases	<u>74,964</u>	<u>43,657</u>

**8. DEFERRED TAXATION**

8.1 Certain deferred tax assets and liabilities have been offset in accordance with the company's accounting policy. The following is the analysis of the deferred tax balances:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Deferred tax assets	109,313	93,045
Deferred tax liabilities	<u>( 30,121)</u>	<u>(33,115)</u>
	<u>79,192</u>	<u>59,930</u>

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**8. DEFERRED TAXATION (Cont'd)**

The movement during the year and prior year reporting periods in the company's deferred tax position was as follows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Balance opening	59,930	38,264
Credited to income for the year (Note 26)	<u>19,262</u>	<u>21,666</u>
Balance, closing	<u>79,192</u>	<u>59,930</u>

8.2 The following are the major deferred tax liabilities and assets recognised by the company during the current and prior periods.

**Deferred tax assets**

	Unutilised Tax <u>Losses</u> \$'000	Interest Payable \$'000	Unrealised Exchange <u>Losses</u> \$'000	Accrued <u>Vacation</u> \$'000	<u>Total</u> \$'000
At April 1, 2021	59,208	7,579	89	63	66,939
Credited to income for the year	<u>26,072</u>	-	<u>34</u>	-	<u>26,106</u>
At March 31, 2022	85,280	7,579	123	63	93,045
Credited to income for the year	<u>16,183</u>	-	<u>80</u>	<u>5</u>	<u>16,268</u>
At March 31, 2023	<u>101,463</u>	<u>7,579</u>	<u>203</u>	<u>68</u>	<u>109,313</u>

**Deferred tax liabilities**

	Claim for Capital Allowances in Excess of <u>Depreciation</u> \$'000
At April 1, 2021	(28,675)
Charged to income for the year	<u>( 4,440)</u>
At March 31, 2022	(33,115)
Credited to income for the year	<u>2,994</u>
At March 31, 2023	<u>(30,121)</u>

Up to March 31, 2020 deferred tax was recognised at a rate of 12½% as management believed that such amounts would be utilised in the 5-10 years period when the company will be entitled to a remission of 50% of income tax. Based on current projections management has re-evaluated the available evidence about future taxable income and the utilisation of available tax losses and claim for capital allowances on its properties and have concluded that recovery will extend beyond the 10 year tax incentive period. Accordingly, provision for the related deferred tax assets and liabilities have been recognised at rates of 12½% and 25% based on the projected realisation period of such assets and liabilities. Additionally, approximately \$37 million (2022: \$46 million) of net deferred tax assets have not been recognised in these financials. An evaluation will be done each year to determine if such amounts should be recognised or if additional amounts should be provided for.

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**9. INVENTORY**

<u>2023</u>	<u>2022</u>
\$'000	\$'000
<u>1,570</u>	<u>858</u>

Inventory consists of medical supplies used for patient medical procedures.

**10. TRADE AND OTHER RECEIVABLES**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Trade receivables	25,400	24,538
Less: allowance for expected credit loss	<u>(18,091)</u>	<u>(17,659)</u>
	7,309	6,879
Security deposits refundable	1,845	7,398
Strata Plan 2678	47,788	44,577
Prepayments	30,775	30,890
Other receivables	<u>6,642</u>	<u>7,360</u>
	<u>94,359</u>	<u>97,104</u>

The average credit period on the provision of services is 30 days. No interest is charged on outstanding trade receivables.

Before accepting any new customer, the company uses an internal process to assess the potential customer's credit quality and defines credit limits by customer. Limits and scoring attributed to customers are reviewed regularly.

Of the trade receivables balance at the end of the reporting period, there was one (2022: one) customer with a balance of \$5.15 million (2022: \$7 million) representing 20.3% (2022: 28%) of the total trade receivables. The company has an agreement with the Ministry of Health who has guaranteed payment of the amount. There were no other customers whose balance represented more than 5% of the total balance of trade receivables.

The company holds security deposits of one month's lease rental as collateral over these balances. It does not have a legal right of offset against any other amount owed by the company to the counterparty.

The company measures the loss allowance for trade receivables at an amount equal to lifetime expected credit loss (ECL). The expected credit losses on trade receivables are estimated using a provision matrix by reference to past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for factors that are specific to the debtors, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date. The company has recognised a loss allowance of 100% against receivables due for over 180 days (2022: 79% for over 270 days) because historical experience has indicated that these receivables are generally not recoverable.

Movement in allowance for expected credit losses

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Opening balance	17,659	16,901
Expected credit loss recognised in year	<u>432</u>	<u>758</u>
Closing balance	<u>18,091</u>	<u>17,659</u>

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**10. TRADE AND OTHER RECEIVABLES (Cont'd)**

In determining the recoverability of receivable, the company considers any changes in the credit quality of the receivable from the date credit was initially granted up to the end of the reporting period. The concentration of credit risk is limited due to the fact that the customer base is large and unrelated. The directors believe that, at the end of the reporting period, there is no further credit provision required in excess of the allowance for doubtful debts.

Ageing of impaired trade receivables

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
31 – 60 days	93	737
91 – 180 days	516	766
Over 180 days	<u>17,482</u>	<u>16,156</u>
	<u>18,091</u>	<u>17,659</u>

**11. BALANCES / TRANSACTIONS WITH RELATED PARTIES**

Details of transactions with related parties are disclosed below:

11.1 *Amounts owed by (to) related parties*

	<u>Interest expense</u>		<u>Lease rental income</u>		<u>Amounts owed by (to) related parties</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Bull Investments Limited	304	66	1,876	1,845	( 3,950)	( 6,514)
Northcoast Imaging Limited	-	-	-	1,094	-	-
Cornwall Medical & Dental Limited	-	-	11,067	11,155	6,583	49,355
Radiology West Limited (Rad West)	-	-	15,179	14,926	( 1,382)	238
Owed to directors	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(23,406)</u>	<u>(17,660)</u>
	<u>304</u>	<u>66</u>	<u>28,122</u>	<u>29,020</u>	<u>(22,155)</u>	<u>25,419</u>
Reflected in statement of financial position:						
Owed by related parties					6,583	49,593
Owed to related parties					<u>(28,738)</u>	<u>(24,174)</u>
					<u>(22,155)</u>	<u>25,419</u>

The related companies are all shareholders or are owned by directors/shareholders of the company. The amount owed by(to) these related parties included \$11.197 million (2022: \$47.099 million) owing to the company for lease rental unpaid at the end of the reporting period.

The amount owed to directors represents short term loan to the company and directors' fees unpaid at the end of the reporting period.

The balances are unsecured and payable on demand. No interest is charged on the amounts and no amounts have been recognised in expenses during the period in respect of bad or doubtful debts due to or from related parties.

An unsecured loan from Bull Investment Limited is disclosed at Note16.

11.2 *Borrowings – Shareholders' loans*

	<u>Owed to shareholders</u>	
	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Shareholders' loans	354,212	354,212
Accrued interest on shareholders' loans	<u>70,232</u>	<u>91,146</u>
	<u>424,444</u>	<u>445,358</u>



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**11. BALANCES / TRANSACTIONS WITH RELATED PARTIES (Cont'd)**

**11.2 Borrowings – Shareholders’ loans (Cont'd)**

The principal balances represent loans from shareholders including US\$741,248 (2022: US\$741,248) of which US\$716,560 was used for the purchasing of the land used for development. There are no set terms of repayment, however management does not anticipate repayment within the next twelve months as the loans are subordinated to the bank loans. The reduction in the shareholders’ loans (note 11.2) represents the offset of a shareholder’s debt against interest accrued to the shareholder. No interest was charged on loans during the year as the shareholders agreed to waive such charges. Up to 2017 interest was charged at a rate of 4% and 15% per annum on the US dollar and Jamaican dollar loans, respectively.

The shareholders have agreed to carry all US dollar shareholder loans at their J\$ equivalent as at March 31, 2021.

**11.3 Other amounts owed to related parties**

11.3.1 Borrowings include the amount of \$4.39 (2022: \$7.097) million in unsecured loans from Bull Investments Limited, a related party. The transaction was carried out in the normal course of business. (See Notes 16.1 and 16.2(v))

11.3.2 Trade payables include reservation deposits totaling \$15.843 million received from related party shareholders who had advanced such funds to be used as working capital and carried as deposits on units to be purchased in the future. (See Note 18(i)).

**11.4 Compensation of key management personnel**

The remuneration of directors and other members of key management during the period was as follows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Directors’ emoluments:		
- Fees	1,897	2,930
- Management remuneration	7,200	8,400

**12. SHORT TERM DEPOSITS**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Foreign currency bank deposits (i)	36,381	36,727
Jamaican dollar bank deposits (ii)	<u>586</u>	<u>586</u>
	<u>36,967</u>	<u>37,313</u>

(i) These foreign currency deposits include a restricted balance of \$36.1 million (2022: \$36.5 million) (Debt Service Reserve account) being held to service interest payments on borrowings as required by the lender. (See Note 16.2(ii)). The amounts represent the Jamaican dollar equivalent of US\$237,981 (2022: US\$237,091). The deposits earn interest at an average rate of 0.5% (2022: 0.5% %) per annum.

(ii) These bear interest at an average rate of 1.95% (2022: 2%) per annum.

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**13. CASH AND CASH EQUIVALENTS**

For the purpose of the cash flow statement, cash and cash equivalents comprise cash at bank which is held to meet cash requirements rather than for investment purposes.

Cash and cash equivalents at the end of the reporting period as shown on the cash flow statement can be reconciled to the related items in the statement of financial position as follows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Short term deposits (Note 12)	<u>36,967</u>	<u>37,313</u>
Trust accounts (i)	1,506	157
Operating accounts (ii)	21,073	4,475
Cash in transit	<u>779</u>	<u>528</u>
Cash and bank balances	<u>23,358</u>	<u>5,160</u>
Total cash and cash equivalents	<u>60,325</u>	<u>42,473</u>

- (i) The Trust accounts are bank savings accounts initially used to maintain the reservation deposits received on sale of the units while under construction. These include foreign currency balance of \$0.025 million [(US\$165)] (2022: \$0.132 million [(US\$852)]. Interest rates at the end of the reporting period on the US\$ and Jamaican currency balances were at 0.12% and 1.05% (2022: 0.05% and 0.5%) per annum, respectively.
- (ii) The operating accounts include foreign currency interest bearing balances totaling \$19.411 million (2022: \$3.033 million). The average interest rate at the end of the reporting period was 0.13% per annum (2022: 0.05% per annum).

**14. SHARE CAPITAL**

14.1 Authorised and issued shares

	<u>Ordinary shares</u> #	<u>10% Non-redeemable preference shares</u> #
(i) Authorised		
Balance, April 1, 2021, March 31, 2022 and March 31, 2023	<u>1,000,000,000</u>	<u>1,000,000</u>
(ii) Issued and fully paid		
Balance, April 1, 2021, March 31, 2022 and March 31, 2023	<u>484,848,485</u>	<u>1,000,000</u>

14.2 Stated capital

	<u>Ordinary shares</u> \$'000	<u>10% cumulative Non-redeemable preference share capital</u> \$'000	<u>Total</u> \$'000
Balance, April 1, 2021, March 31, 2022 and March 31, 2023	<u>419,152</u>	<u>250,000</u>	<u>669,152</u>

**GWEST CORPORATION LIMITED**  
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**14. SHARE CAPITAL (Cont'd)**

14.3 The company has one class of ordinary shares which carry no right to fixed income.

14.4 By way of special resolution dated November 27, 2017 the company created 1,000,000 authorised 10% cumulative non-redeemable preference shares which were to be allocated to the shareholders prior to the IPO upon conversion of loan balances owing by the company to these shareholders. During 2019 \$250 million in loans payable were converted to the preference shares and allocated to the said shareholders in accordance with their shareholdings prior to the IPO.

The 10% cumulative non-redeemable preference shares do not carry the right to vote except in circumstances where a resolution has been passed to wind up the company.

The preference shareholders have decided to waive the interest charges for the current and prior years.

**15. PROPERTY REVALUATION RESERVE**

The property revaluation reserve arises on the revaluation of land and buildings. When revalued land or buildings are sold the portion of the property revaluation reserve that relates to that assets is transferred directly to retained earnings. Items of other comprehensive income included in the property revaluation reserve will not be reclassified subsequently to profit loss. Generally, there are restrictions on distributions from the property revaluation reserve. These restrictions however, do not apply to any amounts transferred to retained earnings.

	<u>2023</u> \$'000	<u>2022</u> \$'000
Balance at beginning of year and end of year	<u>65,186</u>	<u>65,186</u>

**16. BORROWINGS - OTHERS**

	<u>2023</u> \$'000	<u>2022</u> \$'000
<b>16.1 Secured – at amortised cost</b>		
National Commercial Bank Jamaica Limited (NCB) (i), (ii)	163,416	230,948
MF&G Asset Management Limited (JMMB) (iii)	<u>33,708</u>	<u>103,000</u>
	197,124	333,948
Accrued interest	<u>-</u>	<u>7,741</u>
	<u>197,124</u>	<u>341,689</u>
<b>Unsecured</b>		
Bull Investments Limited (iv)	4,391	7,472
Unamortised borrowing costs	<u>-</u>	<u>( 375)</u>
	<u>4,391</u>	<u>7,097</u>
	<u>201,515</u>	<u>348,786</u>
Current	41,926	152,508
Non-current	<u>159,589</u>	<u>196,278</u>
	<u>201,515</u>	<u>348,786</u>

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**16. BORROWINGS (Cont'd)**

**16.2 Summary of borrowing arrangements**

- (i) The NCB loan received in 2020 as part of the company's reorganisation strategy, was used to repay in full all previous loan obligations. Interest rate is at 9.75% per annum. The loan which had a one (1) year moratorium on its principal repayments, is repayable in 28 equal quarterly payments ending 2028.
- (ii) The loans are secured as follows:
- First legal mortgage over the property owned by the company at Lot 6 Bogue Estates stamped to cover \$860 million (see Note 5.3 and 6.2);
  - Assignment of All Risk and Fire and Allied insurance issued to secure the facility;
  - Assignment of proceeds of lease income sufficient to cover debt servicing;
  - Maintenance of a Debt Service Reserve Account (DSRA) with a minimum balance of two quarters' payment of principal plus interest until debt serving coverage is at a minimum of 1.25:1;
  - Joint and several composite guarantees of the directors / shareholders totaling \$860 million;
  - Deed of subordination in favour of the bank in respect of repayment of directors' and shareholders' loans.
- (iii) This loan facility totaling \$103 million was agreed with JMMB and received in 2022 as follows:
- Tranche 1 - \$53 million
  - Tranche 2 - \$50 million
- Interest rate on the JMMB loans is at 10% per annum with the amount capitalised. They were granted with the sole purpose of completing the construction and equipping the Ambulatory Surgery Centre and In-Patient Unit.
- The loans are for a period of 12 months commencing at date of issue. They carry an "option to purchase" property as a means of repayment.
- (iv) This unsecured loan is from a lending institution, Bull Investments Limited, who is also a related party. The loan is repayable over 30 months ending August 28, 2024 and is at an interest rate of 5% per annum. (See Note 11.3.1)

**17. PROVISIONS**

	<u>Employee benefits</u>	
	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Balance, opening	507	507
Additional provision in year	<u>39</u>	<u>-</u>
Balance, closing	<u>546</u>	<u>507</u>

The provision for employees' benefits represents annual leave entitlements accrued.

**18. TRADE AND OTHER PAYABLES**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Trade payables	20,232	17,420
Reservation deposits (i)	16,601	48,711
Security deposits	12,411	12,564
Accrued expenses	3,280	2,808
Other payables	<u>6,681</u>	<u>8,743</u>
	<u>59,205</u>	<u>90,246</u>

- (i) These deposits include \$15.843 million (2022: \$16.709 million) received from several related party shareholders who advanced the funds for use as working capital, such funds are to be carried as deposits on units to be purchased in the future. (See Note 11.3.2)

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**18. TRADE AND OTHER PAYABLES (Cont'd)**

The company maintains Bank Trust accounts with amounts totaling \$1.526 million (2022: \$0.157 million) in support of these deposits. (See Note 13(i)).

**19. REVENUE**

The following is an analysis of the revenue for the year

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Revenue for rendering of services:		
Lease rentals	76,561	68,800
Medical services	<u>120,890</u>	<u>77,487</u>
	<u>197,451</u>	<u>146,287</u>

**20. OTHER INCOME**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Interest income	162	546
Strata – administrative fees	<u>4,800</u>	<u>4,800</u>
	<u>4,962</u>	<u>5,346</u>

**21. OTHER GAINS AND LOSSES**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Fair value gains on investment properties	43,779	68,695
Gain on disposal of investment properties	5,897	-
Foreign exchange losses	<u>( 6,151)</u>	<u>( 7,721)</u>
	<u>43,525</u>	<u>60,974</u>

**22. FINANCE COSTS**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Interest on bank loans	32,834	31,231
Interest expensed on lease liabilities (Note 7.2.3)	<u>5,236</u>	<u>9,239</u>
	<u>38,070</u>	<u>40,470</u>



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**23. EXPENSES BY NATURE**

Total direct, administrative, and finance costs comprise:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
<b>Direct</b>		
Medical professional fee	58,502	30,290
Medical supplies	13,248	11,133
Utilities	11,553	6,662
Property and equipment maintenance	17,728	16,705
Depreciation – right of use asset	<u>35,369</u>	<u>35,369</u>
	<u>136,400</u>	<u>100,159</u>
<b>Administrative</b>		
Staff costs (Note 25)	29,496	27,054
Marketing, advertising and public relations	2,019	1,348
Legal and other professional fees	9,606	9,231
Telephone	1,166	1,106
Directors' expenses	2,020	3,035
Office expenses	2,101	2,748
Depreciation – property and equipment	28,863	12,871
Other	8,504	6,955
Bad debts expensed	<u>4,801</u>	<u>5,128</u>
	<u>88,576</u>	<u>69,476</u>
<b>Finance</b>		
Interest on borrowings - others	<u>38,070</u>	<u>40,470</u>
	<u>263,046</u>	<u>210,105</u>

**24. (LOSS)PROFIT BEFORE TAXATION**

The (loss)profit before taxation is stated after taking account of the following:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
<b>Expenses</b>		
Directors' fees	1,897	2,930
Audit fees	1,950	1,770
Depreciation of property and equipment	28,863	12,871
Depreciation of right-of-use assets	35,369	35,369

**25. STAFF COSTS**

Staff costs incurred during the year were:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Salaries, wages and statutory contributions	24,102	23,668
Other staff benefits	<u>5,394</u>	<u>3,386</u>
	<u>29,496</u>	<u>27,054</u>

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**26. TAXATION**

26.1 Tax credit for the year comprises:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Current tax	-	-
Deferred tax adjustment (Note 8)	<u>(19,262)</u>	<u>(21,666)</u>
	<u>(19,262)</u>	<u>(21,666)</u>

26.2 The tax credit for the year can be reconciled to the (loss)profit per the statement of comprehensive income as follows:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
(Loss)Profit before taxation	<u>(17,108)</u>	<u>2,502</u>
Tax at 50% of domestic rate of 25%	( 2,138)	312
Adjusted for the effect of:		
Items not deductible for tax purposes	960	1,319
Items allowed for tax purposes	(14,843)	(13,120)
Tax rate change	( 2,790)	( 8,674)
Other charges and allowances	<u>( 451)</u>	<u>( 1,503)</u>
Tax credit on income statement	<u>(19,262)</u>	<u>(21,666)</u>

**26.3 Remission of income tax**

On December 21, 2017, the company's shares were listed on the Jamaica Stock Exchange (JSE) Junior Market. Consequently the company is entitled to a 100% remission of income taxes for the first five (5) years. Thereafter, providing that the company complies with the requirements of the JSE Junior Market, it will be entitled to a remission of 50% of income tax for the next five (5) years.

26.4 Tax losses aggregating \$661 million (2022: \$615 million) (subject to agreement with the Commissioner of Taxpayer Audit and Assessments) are available for set-off against future taxable profits. A deferred tax asset of \$101.463 million (2022: \$85.280 million) has been recognised in respect of these tax losses (see Note 8.2)

**27. EARNINGS PER STOCK UNIT**

The calculation of earning per stock unit is based on the net profit of \$2.154 million (2022: net profit of \$24.168 million) and the weighted average number of stock units in issue during the reporting period of \$484,848,485 (2022: \$484,848,485) units.

**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT**

**28.1 Categories of financial instruments**

The following table sets out the financial instruments as at the end of the reporting period:

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
<b><u>Financial assets</u></b>		
Owed by related parties	6,583	49,593
Receivables (excluding prepayments)	63,584	66,214
Short term deposits	36,967	37,313
Cash and bank balances	<u>23,358</u>	<u>5,160</u>
	<u>130,492</u>	<u>158,280</u>

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**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.1 Categories of financial instruments (Cont'd)**

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
<b><u>Financial liabilities</u></b>		
Borrowings – shareholders' loans	424,444	445,358
Borrowings – others	201,515	348,786
Lease liabilities	10,834	75,069
Owed to related parties	28,738	24,174
Payables	<u>59,205</u>	<u>90,246</u>
	<u>724,736</u>	<u>983,633</u>

**28.2 Financial risk management policies and objectives**

By its nature, the company's activities involve the use of financial instruments.

The company has exposure to the following risks from its use of its financial instruments: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

Financial risk management objectives

The company's activities involve the analysis, evaluation, acceptance and management of some degree of risk or combination of risks. The company's aim is therefore to achieve an appropriate balance between risk and return and minimise potential adverse effects on the company's financial performance.

The financial risk management policies employed by the company are approved by the Board of Directors. The methods which are governed by these policies and used to minimise these risks and the related risk exposure, are noted below.

There has been no change during the year to the company's exposure to these financial risks or the manner in which it manages and measures the risk.

The company does not hold or issue derivative financial instruments.

**28.2.1 Market risk**

Market risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices whether those changes are caused by factors specific to the individual security or its issuer or factors affecting all securities traded in the market. Except as disclosed under 28.2.2 and 28.2.3 below, the company has no exposure to market risk as there are no traded securities.

**28.2.2 Foreign currency risk**

Currency risk is the risk that the value of a financial instrument will fluctuate due to changes in foreign exchange rates.

The company is exposed to foreign currency risks on transactions that are denominated in currencies other than the Jamaican dollar. Management seeks to minimise the company's exposure to unfavourable variances by consistently monitoring the company's exposure in this regard.

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**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.2 Financial risk management policies and objectives (Cont'd)**

28.2.2 Foreign currency risk (Cont'd)

The carrying amount of the company's foreign currency denominated monetary assets and monetary liabilities at reporting date are as follows:

	<u>Liabilities</u>		<u>Assets</u>		<u>Net Assets (Liabilities)</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	J\$'000	J\$'000	J\$'000	J\$'000	J\$'000	J\$'000
US Currency	36,797	134,369	56,444	46,371	19,647	(87,998)

Foreign currency sensitivity

The following table details the company's sensitivity to a 1% revaluation and 4% devaluation (2022: 2% revaluation and 8% devaluation) in the Jamaican dollar against the US dollar currency. This represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the reporting date for the above change in foreign currency rates.

If the Jamaican dollar strengthens by 1% or weakens by 4% (2022: strengthens by 2% or weakens by 8%) against the US dollar, profit will decrease or increase by:

	<u>US Dollar</u>		<u>Effect on Profit or Loss</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	%	%	J\$	J\$
Revaluation	+1	+2	196	1,760
Devaluation	-4	-8	(786)	(7,040)

This is mainly attributable to the exposure outstanding on its bank balances and payables balances in foreign currency at the end of the reporting period.

The company's sensitivity to foreign currency has decreased during the current period mainly due to a decrease in its payable balances (including the lease liabilities) at year end.

28.2.3 Interest rate risk management

Interest rate risk is the potential that the value of a financial instrument will fluctuate due to changes in market interest rates as a result of cash flow or fair value interest rate risk. Financial instruments subject to fixed interest rates are exposed to fair value interest rate risk while those subject to floating interest rates are exposed to cash flow interest rate risk.

The company's exposure to interest rates on financial assets and financial liabilities are detailed in the liquidity risk management section at Note 28.2.5 below.

Interest rate sensitivity

The sensitivity analysis below has been determined based on the exposure to variable interest rates for derivative and non-derivative financial instruments at the end of the reporting period. The analysis has been prepared on the assumption that the floating rate assets and liabilities at the end of the reporting period have been outstanding for the whole year.

In respect of Jamaican dollar balances, if interest rates had been 100 basis points higher or 50 basis points lower (2022: 300 basis points higher or 50 basis points lower) and all other variables were held constant, the company's:

**FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.2 Financial risk management policies and objectives (Cont'd)**

28.2.3 Interest rate risk management (Cont'd)

Interest rate sensitivity (Cont'd)

In respect of Jamaican dollar balances (cont'd)

- Net profit for the year would increase by \$1.98 million or decrease by \$0.99 million (2022: increase by \$10.393 million or decrease by \$1.732 million). This is mainly attributable to the company's exposure to interest rate on its bank deposits and borrowings.

In respect of United States dollar denominated balances, if interest rates had been 100 basis points higher or 50 basis points lower (2022: 100 basis points higher or lower) and all other variables were held constant, the company's:

- Net profit for the year would increase by \$0.558 million or decrease by \$0.279 million (2022: increase / decrease by \$0.399 million). This is mainly attributable to the company's exposure to variable interest rate on its bank deposits.

The company's sensitivity to interest rates has decreased during the current year mainly due to the decrease in borrowings.

28.2.4 Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the company.

Financial assets that potentially subject the company to concentration of credit risk consist principally of cash, and trade and other receivables. The maximum exposure to credit risk is the amount of approximately \$130.492 million (2022: \$158.280 million). Generally, the company manages its credit risk by screening its customers and the rigorous follow-up of receivables.

Cash and bank deposits

The credit risk on liquid funds is limited because the counterparties are major banks with high credit ratings. The carrying amount of cash at bank totaling \$22.579 million (2022: \$41.945 million) represents the company's maximum exposure to this class of financial assets.

Trade and other receivables

The company has a policy of dealing only with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The company's exposure and the credit ratings of its counterparties are continuously monitored and the aggregate value of transactions concluded is spread amongst approved counterparties.

The credit policies and procedures include the following:

- Delinquent customers are analysed and appropriate actions such as law suits are taken.
- Security deposit is collected at the start of certain sales contract.

Further, trade receivables consist of a number of customers, and as such, the company does not have significant credit risk exposure to any single counterparty. Ongoing credit evaluation is performed on the financial condition of trade receivables. The book value of receivables is stated after allowance for likely losses estimated by the company's management based on prior experience and their assessment of the current economic environment.

The carrying amount of financial assets in respect of trade and other receivables totalling \$63.584 million at year end (2022: \$66.214 million), represents the company's maximum exposure to this class of financial asset

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**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.2 Financial risk management policies and objectives (Cont'd)**

**28.2.4 Credit risk management (Cont'd)**

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for various customers with similar loss patterns. The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, trade receivables are written-off if past due for more than one year and are not subject to enforcement activity.

Set out below is the information about the credit risk exposure on the company's trade receivables using a provision matrix.

<u>March 31, 2023</u>	<u>Days Past Due</u>				<u>Total</u>
	<u>0 - 30</u>	<u>31 - 90</u>	<u>91 - 180</u>	<u>Over 180</u>	
Expected loss rate	0.00%	2.27%	81.3%	100%	
	\$	\$	\$	\$	\$
Estimated gross carrying amount at default	3,182	4,102	634	17,482	25,400
Allowance for expected credit loss	-	93	516	17,482	18,091

<u>March 31, 2022</u>	<u>Days Past Due</u>				<u>Total</u>
	<u>0 - 30</u>	<u>31 - 90</u>	<u>91 - 270</u>	<u>Over 270</u>	
Expected loss rate	0.00%	57.66%	34.22%	79.18%	
	\$	\$	\$	\$	\$
Estimated gross carrying amount at default	603	1,291	2,239	20,405	24,538
Allowance for expected credit loss	-	737	766	16,156	17,659

Amounts due from related parties

The directors believe that the credit risks associated with this financial instrument are minimal. There has been a significant reduction in balances from the prior year and therefore the probability of default is considered insignificant. The carrying amount of \$6.58 million (2022: \$49.59 million) at the reporting date represents the company's maximum exposure to this class of financial assets.

**28.2.5 Liquidity risk management**

Liquidity risk, also referred to as funding risk, is the risk that the company will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from an inability to sell a financial asset quickly at, or close to, its fair value. Prudent liquidity risk management implies maintaining sufficient cash and cash equivalents, and the availability of funding through an adequate amount of committed facilities.

Liquidity and interest risk analyses in respect of non-derivative financial liabilities and non-derivative financial assets

**Non-derivative financial liabilities**

The following tables detail the company's remaining contractual maturity for non-derivative financial liabilities.



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**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.2 Financial risk management policies and objectives (Cont'd)**

**28.2.5 Liquidity risk management (Cont'd)**

Liquidity and interest risk analyses in respect of non-derivative financial liabilities and non-derivative financial assets (Cont'd)

**Non-derivative financial liabilities (Cont'd)**

The tables have been drawn up based on the undiscounted cash flow of financial liabilities based on the earliest date on which the company can be required to pay. The table includes both interest and principal cash flows.

	Weighted average effective <u>interest rate</u> %	On demand or within <u>1 year</u> \$'000	<u>1 - 5</u> <u>Years</u> \$'000	<u>Over</u> <u>5 years</u> \$'000	<u>Total</u> \$'000
<u>2023</u>					
Non-interest bearing	Nil	87,943	-	424,444	512,387
Interest bearing	9.69	<u>106,362</u>	<u>151,725</u>	<u>-</u>	<u>258,087</u>
		<u>194,305</u>	<u>151,725</u>	<u>424,444</u>	<u>770,474</u>
<u>2022</u>					
Non-interest bearing	Nil	114,420	-	-	114,420
Interest bearing	12%	<u>224,649</u>	<u>229,743</u>	<u>794,008</u>	<u>1,248,400</u>
		<u>339,069</u>	<u>229,743</u>	<u>794,008</u>	<u>1,362,820</u>

**Non-derivative financial assets**

The following table details the company's expected maturity for its non-derivative financial assets. The tables below have been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets except where the company anticipated that the cash flow will occur in a different period.

	Weighted average effective <u>interest rate</u> %	On demand or within <u>1 year</u> \$'000	<u>Total</u> \$'000
<u>2023</u>			
Non-interest bearing	Nil	71,125	71,125
Interest bearing	0.41	<u>59,550</u>	<u>59,550</u>
		<u>130,675</u>	<u>130,675</u>
<u>2022</u>			
Non-interest bearing	Nil	116,021	116,021
Interest bearing	0.47	<u>42,460</u>	<u>42,460</u>
		<u>158,481</u>	<u>158,481</u>

The company's liquidity management process includes monitoring future cash flows and liquidity on a daily basis. This incorporates an assessment of expected cash flows through forecasting on a monthly basis.

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**28.2 Financial risk management policies and objectives (Cont'd)**

28.2.6 Fair value of financial assets and liabilities

The following methods and assumptions have been used in determining the fair values of financial assets and financial liabilities.

- The carrying amounts included in the financial statements for cash and bank balances, trade and other receivables and trade and other payables and due from or to related parties reflect the approximate fair values because of the short-term maturity of these instruments.
- The fair value of bank and other borrowings are estimated at their carrying value as the interest rates are equivalent to those obtainable on the open market.
- The fair value of loans from shareholders that are non-interest bearing and subordinated to bank loans are deemed to be their carrying value.
- The carrying amount of lease liabilities (variable rate) is assumed to approximate their fair value.

28.2.7 Capital risk management policies and objectives

The company manages its capital to ensure that it will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the equity balance.

The capital structure of the company consists of debts which includes the borrowings at Note 16, cash and cash equivalents and equity attributable to equity holders, comprising issued capital and retained earnings.

The company is not subject to any externally imposed capital requirements.

The company's Board of Directors reviews the capital structure on a regular basis. As a part of the review the Board of Directors considers the cost of capital and the risks associated with each class of capital.

The company has no targeted gearing ratio however, the gearing ratio at the end of the reporting period was as follows:

(a) Gearing with subordinated shareholders' loans as equity

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Debt (i)	201,515	348,786
Cash and bank balances (including short-term deposits)	<u>( 60,325)</u>	<u>( 42,473)</u>
Net debt	<u>141,190</u>	<u>306,313</u>
Equity (ii)	<u>1,141,006</u>	<u>1,159,766</u>
Net debt to equity ratio	<u>0.13:1</u>	<u>0.26: 1</u>

(b) Gearing with shareholders' loans as debt

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Debt (iii)	625,959	794,144
Cash and bank balances (including short-term deposits)	<u>( 60,325)</u>	<u>( 42,473)</u>
	<u>565,634</u>	<u>751,671</u>
Equity (iv)	<u>716,562</u>	<u>714,408</u>
Net debt to equity ratio	<u>0.79:1</u>	<u>1.06:1</u>

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**28. FINANCIAL INSTRUMENTS, FINANCIAL RISKS AND CAPITAL RISKS MANAGEMENT (Cont'd)**

**28.2 Financial risk management policies and objectives (Cont'd)**

28.2.7 Capital risk management policies and objectives (Cont'd)

(c) Summary notes

- (i) Debt is defined as long and short-term borrowings as disclosed in Note 16.
- (ii) Equity includes all capital and reserves and subordinated shareholders' loans that are managed as capital.
- (iii) Debt is defined as all secured borrowings as disclosed in Note 16 and shareholders' loans at Note 11.
- (iv) Equity included all capital and reserves.

On December 21, 2017 the company was listed on the Jamaican Stock Exchange Junior Market and 35% of its shares are now owned by the public. There were no changes to the company's approach to capital management during the year.

**29. OPERATING LEASE ARRANGEMENTS**

29.1 *The company as a lessor*

Operating leases, in which the company is the lessor, relate to investment properties owned by the company with lease terms of between 3 and 7 years. All operating lease contracts contains the option to renew and right to first offer to purchase.

The company has classified these leases as operating leases, as they do not transfer substantially all the risks and rewards incidental to the ownership of the assets. Note 7 set out information about the operating leases of investment properties.

29.1.1 The following table set out a maturity analysis of the lease payments, showing the undiscounted lease payments to be received after the reporting date.

	<u>2023</u>	<u>2022</u>
	\$'000	\$'000
Year 1	72,920	77,413
Year 2	63,857	73,958
Year 3	58,721	64,746
Year 4	46,667	59,525
Year 5	47,474	47,273
Over 5 years	<u>90,724</u>	<u>139,985</u>
	<u>380,363</u>	<u>462,900</u>

29.1.2 Amounts recognised in profit or loss

	\$'000	\$'000
Lease income	<u>76,561</u>	<u>68,800</u>

**30. REVISION IN PRESENTATION OF STATEMENT OF COMPREHENSIVE INCOME**

The presentation of direct costs and administrative expenses within the statement of comprehensive income has been revised in these financial statements to better align with the nature of the company's present operations. The prior year has been restated to conform with this presentation. This revision has no effect on the profit for the current or prior years or on the statements of financial position as previously presented.

# CORPORATE INFORMATION

## CORPORATE DATA

### Registered Office

#### **GWest Corporation Limited**

Lot 6 Crane Boulevard, Fairview,  
Montego Bay, St James, Jamaica  
Tel: (876) 618-4937  
Fax: (876) 952-1828  
Email: info@gwestcentre.com  
Website: www.gwestcentre.com

## ATTORNEYS-AT-LAW

### **Patterson Mair Hamilton**

Temple Court  
85 Hope Road  
Kingston 6

### **Hamilton and Craig**

Suite1,Fairview Office Park  
Alice Eldimire Drive  
Montego Bay

## AUDITORS

### **Calvert Gordon Associates**

Suite 110 City Centre Building  
P.O. Box 60  
Montego Bay  
St. James

## BANKERS

### **National Commercial Bank**

Harbour Street,  
Montego Bay, St. James.

## REGISTRAR & TRANSFER AGENTS

### **Jamaica Central Securities Depository Limited**

40 Harbour Street  
Kingston

## FINANCIAL ADVISERS

### **JMMB Securities Limited**

6 Haughton Terrace, Kingston 6

## BOARD OF DIRECTORS

### **Executive Directors**

Wayne Gentles

### **Non-Executive Directors**

Dennis Samuels  
Dr. Leyford "Ladi" Doonquah  
Elva Williams-Richards

### **Independent Directors**

Peter Pearson  
Karl Townsend

### **Mentor**

Wayne Wray

## LIST OF SENIOR OFFICERS

### **Wayne Wray**

*Acting Chairman*

### **Merl Dundas**

*Company Secretary*

### **Wayne Gentles**

*Acting Chief Executive Officer  
and Chief Financial Officer*



## GENERAL PRACTICE

Our medical professionals are all experts in their fields.

Request an appointment with any one of our doctors listed on our website.

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**West**



# West Corporation



**GWest Corporation Limited**  
Lot 6 Crane Boulevard,  
Fairview, Montego Bay  
St. James

