2026

Management Discussion & Analysis

Audited Consolidated Financial Statements

MASSY

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Management Discussion & Analysis

The leadership, oversight and governance arrangements supporting accountability and sound decision-making.

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Chief Executive Officer's Statement



> I am particularly proud that, despite the challenges in our markets, third-party revenue from continuing operations increased 7% to TT$16.74 billion.

James McLetchie
President
& Chief Executive Officer

A new chapter for Massy

Dear stakeholders,

Taking on the role of CEO this year has given me an even greater appreciation of what generations of Massy People have built.

Having worked alongside our businesses as CFO and Deputy CEO, I came into the role with a strong understanding of the Group. What my first year has given me is an even clearer conviction about what Massy can become.

We have the People, relationships, market positions and capabilities to build a very different level of performance. The world around us is changing quickly, and we must change with it – not by abandoning what makes Massy distinctive, but by building on it with greater ambition, focus and pace.

Global shocks now reach our region quickly and at scale. Geopolitical tensions affect trade and supply chains. Climate events can disrupt markets and operations. Foreign exchange constraints influence how businesses grow and invest. Technology is changing how companies compete and how customers expect to be served.

For Massy, these changes bring both challenges and opportunity. Our task is to understand the new environment clearly, make the choices that matter and ensure that the strengths built over generations are positioned to create greater value in the years ahead.

The choices that shape our future

FY2026 was a year in which we made some difficult but necessary choices about the future shape of Massy. Our reported financial results reflect the cost of those decisions, as well as the performance of our businesses during the year. The Chairman's Statement mentioned this already and the CFO's Report will provide much more detail.

I am particularly proud that, despite the challenges in our markets, third-party revenue from continuing operations increased 7% to TT$16.74 billion. That top-line growth reflects the resilience of our businesses, our People and our customer relationships.

Chief Executive Officer's Statement continued

The reported decline in profit needs to be understood in the context of the choices we made and the performance we delivered during the year. Of the approximately TT$390 million reduction in profit attributable to shareholders, there were three broad components.

First, approximately 74% reflected decisions we took to strengthen the Group: Portfolio rationalisation, prudent provisioning for legacy receivables and inventory exposures, and investment in future growth and management transitions, including integration and remediation in Jamaica to realise the potential of that acquisition. These actions reflect the discipline we have been building in Portfolio decisions and best-practice working capital management, with a significant portion of the resulting accounting charges being non-cash.

Second, approximately 13% reflected the performance of our businesses during the year, including the impact of Hurricane Melissa in Jamaica. We take responsibility for that performance. External events will always test our businesses; our responsibility is to anticipate, respond effectively and adapt quickly.

Third, approximately 13% reflected higher taxation.

The more important measure for me is what happened to cash. We generated TT$1.19 billion of operating cash from TT$999 million of profit before tax from continuing operations – approximately 119% cash conversion. In simple terms, we converted more than one dollar of operating cash for every dollar of profit before tax generated by the continuing businesses. This is important because cash gives us the capacity to invest, meet our financial commitments and return capital to shareholders. The reduction in reported profit therefore did not result in cash leaving the business. On the other hand, the cash performance, relative to profit before tax, was stronger as a significant portion of the Portfolio rationalisation and provisioning charges was non-cash.

Highlights

- **Governance Evolution**
  IHC model completed; global standards reinforced
- **Leadership Continuity**
  CEO succession executed; CFO appointed
- **Strategic Priorities**
  Talent investment, digital transformation, hard-currency growth
- **Global Partnerships**
  IDB Invest, OpenAI, Workday collaborations



3.4x
Operating cashflow dividend cover



17.70¢
Dividend

- **Capital Discipline**
  Risk-based investment approach for long-term value
- **Sustainability Commitment**
  Materiality assessment near completion; ESG priorities sharpened
- **Dividend Policy**
  Quarterly payments introduced for predictability

For several years, discipline has been an important part of how we have said we would manage Massy in cash generation, working capital, capital allocation and the way we make decisions. Having been part of that journey as CFO and then CEO, I am pleased to see that discipline increasingly reflected in our financial position.

We enter FY2027 with TT$1.91 billion of cash and a debt-to-shareholders' equity ratio of 34.4%. We have made the difficult choices, strengthened the foundations and created the capacity to lean into investment behind the opportunities we see.

Knowing who we are. Building what comes next.

My first year as CEO has also given me greater clarity about what Massy should preserve and what it must change.

We have trusted brands, longstanding customer relationships, extensive distribution infrastructure, specialist expertise, strong partnerships and people who understand our markets deeply. These are advantages built over generations.

During FY2026, we revisited fundamental questions about why we exist, what we stand for and what we expect of ourselves. We renewed our purpose and refreshed our values and behaviours to reflect the organisation we are building.

Our ambition is not to become a different company. It is to become a stronger, more connected and more capable version of Massy combining deep regional knowledge with international standards, entrepreneurial energy with greater consistency, and long-standing relationships with new capabilities and opportunities.

Chief Executive Officer's Statement continued

A stronger future also requires difficult decisions. We took a more deliberate approach to the composition of the Group and to where Massy is best placed, as the best owner, to create value for our shareholders, our People and our customers.

We sold Massy Distribution Jamaica, decided to focus our Barbados retail investment on grocery and an enhanced shopping experience, and agreed to the proposed disposal of the Caterpillar-related business and associated assets in Trinidad and Tobago. These decisions involved longstanding businesses and relationships, but our responsibility is to allocate capital and management attention where Massy can create the greatest long-term value.

This discipline will remain central to how we manage the Group's Portfolio review.

We also developed greater clarity on the economics of the Massy Group Platform. Our businesses benefit from shared infrastructure, supply chains, customer and partner relationships, market knowledge, specialist expertise and capital. The opportunity is to connect those strengths more effectively so that each business can achieve more as part of One Massy.

The next phase will require us to invest with greater ambition. We have spent the past several years building the financial, operational and organisational foundations that give us the confidence to do so. We will now lean into investment where we believe Massy has a clear right to win and where the returns justify the capital committed. Our discipline will be to be clear about the opportunity, the return we expect and the milestones by which we will know that investment is creating value.

Guyana demonstrates the potential. Our longstanding presence combines distribution, retail access, infrastructure, customer relationships and partner networks, creating opportunities that are greater when approached as a connected country platform. The Houston Hub is one practical example of investment in the infrastructure required to support that growth.

We have also accelerated our investment in technology, data and AI. Our work with OpenAI has focused on training, responsible adoption and changes in working practices across the organisation, with the second phase now underway to identify and scale the business impact of AI solutions.

Our work with Workday is strengthening how we support our People and their development while improving planning, analytics, financial management and operations. It is also helping establish a common Massy approach to People development across the Group.

Our discipline will be to be clear about the opportunity, the return we expect and the milestones by which we will know that investment is creating value.

What Massy can become

Through this work, we have reached greater clarity about where Massy can go. We have established a North Star for 2031: a larger, higher-return, net USD-positive Group, with new growth engines, stronger productivity and greater capacity to invest behind our businesses and our People.

The four strategic choices provide the path.

A world-class supply chain

We will build a stronger integrated supply and logistics platform, linking global supply to the Caribbean and increasingly connecting Caribbean products to the world, with greater efficiency, resilience and control.

Next-generation growth engines

We will pursue disciplined growth in high-potential businesses and adjacent industries through carefully selected partnerships, joint ventures, acquisitions and new businesses, strengthening foreign-currency cash generation and resilience where Massy can bring a distinctive advantage.

The Massy Way

We will establish clearer and more consistent standards for performance, capital allocation, risk, safety, strategy, M&A and leadership, giving our People clarity and leaders accountability while preserving the entrepreneurial character of our businesses.

Unlocking value through technology and data

We are building shared technology, data and responsible AI capabilities that connect our knowledge more effectively, improve decisions and productivity, enhance customer experience and create new sources of value.

More of what matters – generation after generation

FY2026 has been a year of choices: understanding a changing world, being clear about who we are, confronting what needed to change and investing in what will define Massy's future.

I feel a real sense of privilege in being entrusted with leading this Group into its next chapter. Massy is much more than the businesses we operate today. It is the relationships we have built, the trust we have earned, the people who have carried this organisation forward and the opportunities we have to create something even stronger for those who come after us.

That responsibility is matched by my excitement about what lies ahead. We have strong foundations, extraordinary people and significant opportunities across the markets in which we operate.

Our purpose is to enrich everyday living by delivering more of what matters, generation after generation. For me, that is more than a statement of what we do today. It is a responsibility to leave Massy stronger, more capable and more valuable than we found it.

That is the chapter we are beginning now – built on the strengths of our past, shaped for the realities of the present and ambitious about the future.

I look forward to building it together.

James McLetchie
President,
Group Chief Executive Officer

Group Chief Financial Officer's Report

Getting the Group ready for its next phase



Understanding FY2026 profitability

Shareholder returns

$350M

Dividend payout (27% decrease yield at 5.25 %) Dividend declared for FY26 remains at TT 17.70 cents - in line with FY25

Capital strength

33%

debt to total equity

Revenue growth

$16.7B

Revenue (7% increase despite headwinds)



Profitability

$999M

PBT from continuing operations 13% decline

$389M

Group PAT including NCI 50% decline

$1.19B

Net cash from operating activities 119% of continuing operations PBT

Of the approximately TT$390 million year-on-year reduction in profit attributable to shareholders:

- **74%** related to Portfolio rationalisation, legacy balance-sheet provisioning, growth investment and management transition costs;
- **13%** related to operating performance, including Hurricane Melissa in Jamaica; and
- **13%** related to higher taxation.

Revenue from continuing operations grew **7% to TT$16.74 billion** and operating cash flow was **TT$1.19 billion**, or approximately **119% of continuing-operations PBT**.

Group Chief Financial Officer's Report continued

Dear Shareholders,

Massy has spent the past three years focused on discipline, strengthening its foundations and getting the Group ready for its next phase.

FY2026 is where that work showed up: revenue grew 7%, we finished the year with TT$1.91 billion in cash, and we took the decisions needed to reset our Portfolio and balance sheet. Those decisions, together with continued foreign exchange constraints, challenging operating environments and higher taxation, weighed on this year's reported earnings, and I will explain exactly how in this letter. The decisions also position us well for FY2027.

This is my first Annual Report as Group Chief Financial Officer, and my priorities are clear: financial discipline, rigorous capital allocation, improved cash conversion, and growth that translates into sustainable shareholder returns.

Financial performance and quality of earnings

Third-party revenue from continuing operations increased by 7% to TT$16.74 billion. Profit before tax (PBT) from continuing operations was TT$999 million, compared with TT$1.15 billion in FY2025, while profit after tax from continuing operations was TT$574 million, compared with TT$771 million in the prior year.

The divergence between revenue growth and earnings performance is important. Our objective is not simply to grow revenue, but to convert that growth into stronger margins, sustainable earnings, cash generation and appropriate returns on the capital employed. Return on invested capital was 8.0%, down 4.4 percentage points on FY2025.

FY2026 profitability reflected Portfolio decisions, provisioning and investment, alongside operating pressures and higher taxation. Profit attributable to shareholders, including discontinued operations, was TT$332 million, compared with TT$722 million in FY2025. Of the approximately TT$390 million year-on-year reduction, approximately TT$202 million related to Portfolio rationalisation, principally Massy Distribution Jamaica, the Caterpillar-related business in Trinidad and Tobago and the strategic decision to refocus the Worthing development in Barbados exclusively on food retail. A further approximately TT$48 million reflected balance-sheet review and provisioning, including legacy receivables and inventory exposures. Investment in future growth and organisational transition costs accounted for approximately TT$27 million of the movement.

External and operating factors also affected the year. The impact of Hurricane Melissa in Jamaica and associated stabilization accounted for approximately TT$46 million of the movement, while other Portfolio performance represented approximately TT$17 million. Higher taxation accounted for approximately TT$50 million of the year-on-year reduction in profit attributable to shareholders. The effective tax rate rose from 32.8% to 42.5%, mainly reflecting a different profit geography mix, and the effect of tax refunds and prior-year adjustments.

Portfolio contribution and earnings quality

Across the Portfolios, revenue growth remained positive, but the conversion of growth into earnings and returns varied.



Integrated Retail Portfolio

Remained the Group's largest earnings contributor and delivered 5.3% third-party revenue growth to TT$10.42 billion.



Motors and Machines Portfolio

Increased third-party revenue to TT$4.02 billion, while earnings before interest, tax, depreciation and amortisation (EBITDA) was broadly stable and PBT was slightly below the prior year as the product mix reflected a lower-margin product line-up to drive market share in a competitive environment.



Gas Products Portfolio

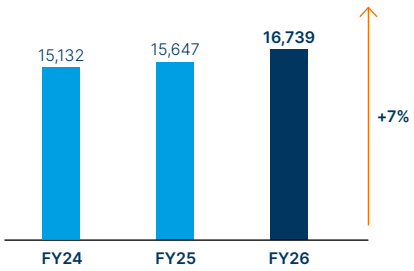
Increased third-party revenue to approximately TT$2.11 billion. Higher gross profit from the integration of Industrial Gases, acquired in Jamaica, was more than offset by the volume impact of Hurricane Melissa, integration and safety-improvement costs, higher operating expenditure and increased financing costs.

Group Chief Financial Officer's Report continued

Group-level performance driven by Portfolio connectivity

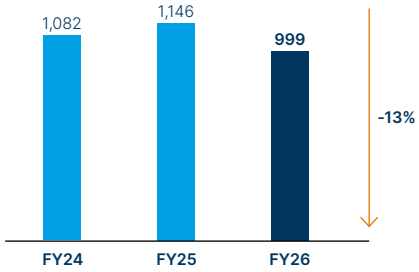
Revenue

$16,739M



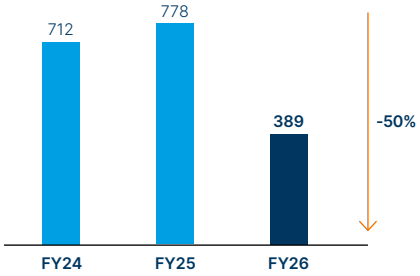
Profit before tax from continuing operations

$999M



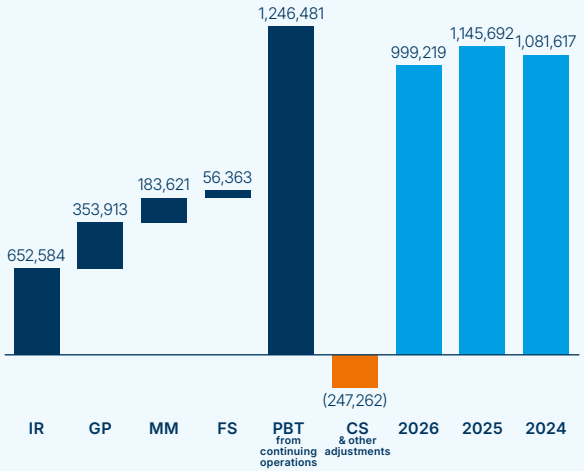
Group PAT including NCI

$389M



Group profit before tax

$999M



Cash generation, controls and working capital discipline

Net cash provided by operating activities was TT$1.19 billion, compared with TT$1.67 billion in FY2025. The decrease largely reflected working-capital movements. Trade and other payables moved from a TT$504 million source of cash in FY2025 to a TT$97 million use of cash in FY2026, reflecting, among other factors, the settlement of supplier balances carried at the prior year-end. This was partly offset by improved receivables performance, which generated TT$223 million of cash compared with absorbing TT$234 million in FY2025. Inventory and instalment credit absorbed TT$159 million and TT$92 million respectively. Despite the reduction, operating cash flow remained approximately 119% of continuing-operations PBT. Excluding the timing of supplier payments, operating cash flow was TT$1.59 billion, a decline of approximately 5.3%. Cash generation in FY2026 was more dependent on working-capital movements than in the prior year, which is why earnings-led cash conversion remains a priority.

The decline in reported earnings did not translate proportionately into cash because a significant component of the year's Portfolio rationalisation and provisioning charges was non-cash.

FY2026 also included a concentrated review of legacy receivable, inventory and other balance-sheet exposures, with provisions recognised where appropriate. These actions strengthened the quality of the balance sheet. Our objective is to improve the controls and operating disciplines that identify emerging exposures earlier and reduce the risk of recurrence. As these controls and capabilities embed, we expect provisioning to reflect the normal course of business rather than a further period of legacy balance-sheet remediation. We will, however, continue to monitor recoverability closely, particularly in balances that are aged or exposed to external events.

The Group's focus on cash generation and working-capital discipline has developed over three years. During FY2026, we strengthened the underlying control environment through the Minimum Control Framework and the Working Capital Task Force. For FY2027, the Task Force has transitioned into a standing Working Capital Committee, supported by strengthened governance, policies and resources. The Finance Academy will complement this work by continuing to build technical excellence, controls, data-led decision-making and commercial finance capability across our finance teams.

Our principle is straightforward: growth should increasingly be funded by the cash generated by our businesses. This gives the Group greater capacity to invest, meet financial obligations and deliver sustainable distributions to shareholders. The Board has proposed a final Q4 dividend of TT¢7.08 per share, bringing total dividends for FY2026 to TT¢17.70 per share (approximately TT$350 million), level with FY2025. The total dividend represents 67.8% of profit after tax from continuing operations excluding non-controlling minority interests and approximately 105% of profit attributable to shareholders, and is covered approximately 3.4 times by operating cash flow.

Group Chief Financial Officer's Report continued

Investing in future capabilities

Financial discipline and investment are complementary. Capital should be directed to opportunities with a clear strategic rationale and a credible path to return, with benefits tracked through earnings, productivity, cash generation and returns on invested capital.

FY2026 included investment in infrastructure and capability, including Orange Grove, the redeveloped Worthing Massy Stores in Barbados, the planned Guyana Hub, Workday and our artificial intelligence and data capabilities. The financial objective is to convert these investments into measurable operating and commercial benefits as they mature.

Portfolio rationalisation and capital allocation

During FY2026, we continued to reshape the Group through the sale of Massy Distribution Jamaica, the decision to refocus the Worthing development in Barbados exclusively on food retail and the agreement to sell the Caterpillar-related business and associated assets in Trinidad and Tobago, with transfer of control expected in the next financial year. These decisions redirect capital and management attention towards businesses where Massy has stronger strategic positions and more attractive long-term opportunities.

Portfolio management is not simply about acquiring and growing businesses. It requires us to assess objectively whether Massy remains the best owner of an asset and whether the capital employed can generate an appropriate risk-adjusted return.

We will continue to invest where we have a clear strategic advantage and credible pathway to attractive returns. Where the strategic or financial case is no longer sufficiently compelling, we will consider restructuring, partnering or exiting.

Financial resilience and priorities

Massy entered FY2027 with TT$1.91 billion of cash and a debt-to-total equity ratio of 33%, providing capacity to support investment while maintaining disciplined capital allocation. Strong cash conversion and working-capital efficiency are central to creating that capacity.

Our priorities for FY2027 are focused on execution: sustaining strong cash conversion; strengthening inventory and receivables productivity; continuing to embed enhanced working-capital governance, systems and policies; building finance capability through the Finance Academy; realising measurable returns from recent investments; and maintaining rigorous capital allocation. The concentrated work undertaken during FY2026 has strengthened our financial foundation. The priority now is disciplined, consistent execution to sustain it.

Our financial ambition is clear: a more focused Portfolio, stronger cash generation, disciplined investment and sustainably higher returns on capital.
Progress will be measured through profitability, cash conversion, working-capital productivity, returns on invested capital and the benefits realised from recent investments.

We enter FY2027 with a strong sense of accountability for delivery. The actions taken during FY2026, while affecting near-term profitability, have positioned us as a stronger and more productive Group. I look forward to the year ahead and to continuing to strengthen Massy's financial performance, capital discipline and capacity to create sustainable long-term value for shareholders.

Ivette Zúñiga
Group Chief Financial Officer

Statement of Management's Responsibilities

Management is responsible for the following:

- Preparing and fairly presenting the accompanying consolidated financial statements of Massy Holdings Ltd. and its subsidiaries (the Group) which comprise the consolidated statement of financial position as at 30 September 2026, the consolidated statements of profit or loss, other comprehensive income, changes in equity and cash flows for the year then ended and material accounting policy information and other explanatory information;
- Ensuring that the Group keeps proper accounting records;
- Selecting appropriate accounting policies and applying them in a consistent manner;
- Implementing, monitoring and evaluating the system of internal control that assures security of the Group's assets, detection/prevention of fraud, and the achievement of operational efficiencies for the Group;
- Ensuring that the system of internal control operated effectively during the reporting period;
- Producing reliable financial reporting that complies with applicable laws and regulations, including the Companies Act; and
- Using reasonable and prudent judgement in the determination of estimates.

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

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

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



James McLetchie
Chief Executive Officer
20 November 2026



Ivette Zúñiga
Chief Financial Officer
20 November 2026

Independent auditor's report

To the Shareholders of Massy Holdings Ltd.

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Independent auditor's report

To the Shareholders of Massy Holdings Ltd.

Report on the audit of the consolidated financial statements

Our opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Massy Holdings Ltd. (the Company) and its subsidiaries (together 'the Group') as at 30 September 2026, and their consolidated financial performance and their consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards.

What we have audited

The Group's consolidated financial statements comprise:

- the consolidated statement of financial position as at 30 September 2026;
- the consolidated statement of profit or loss for the year then ended;
- the consolidated statement of other comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

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

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

Independence

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code) as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the IESBA Code.

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PricewaterhouseCoopers, PO Box 550, 11-13 Victoria Avenue, Port of Spain, 100902, Trinidad and Tobago
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Our audit approach

Overview



Overall materiality: $40 million, which represents approximately 4% of profit before income tax from continuing operations

The group audit included:

- full scope audits of four subsidiaries which were deemed to be individually significant components due to risk and/or size, three of which are headquartered in Trinidad and Tobago, with the other being located in Guyana
- an audit of specific account balances in nine other components
- Goodwill impairment
- Expected credit loss for trade and other receivables

Audit scope

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

How we tailored our group audit scope

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

The Group is structured into four main business segments (see note 3 to the consolidated financial statements) and is a consolidation of over 120 separate legal entities. The Group comprises component entities directly held by Massy Holdings Ltd., as well as sub-group components. The following components were deemed to be significant due to risk and/or size and were subject to full scope audits:

- Massy Integrated Retail Ltd. and its subsidiaries;
- Massy Transportation Group Ltd. and its subsidiaries;
- Massy Gas Products Holdings Ltd. and its subsidiaries; and
- Massy (Guyana) Ltd. and its subsidiaries.

Three of the four significant components were audited by PricewaterhouseCoopers Trinidad and Tobago. For the remaining significant component, PricewaterhouseCoopers Trinidad and Tobago performed audit procedures over specific account balances, with the component's full scope audit performed by a non-PwC firm.

Independent auditor's report continued

To the Shareholders of Massy Holdings Ltd.

In addition, a further nine components were subject to an audit of specific account balances, six of which were audited by PricewaterhouseCoopers Trinidad and Tobago. For all other components, which are within the scope of the Group audit, we used component auditors from PwC network firms and non-PwC firms, who are familiar with the local laws and regulations, to perform this audit work.

Materiality

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

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

Overall group materiality	$40 million
How we determined it	Approximately 4% of profit before income tax from continuing operations
Rationale for the materiality benchmark applied	We chose profit before income tax from continuing operations as the benchmark because, in our view, it is the benchmark against which the performance of the Group is most commonly measured by users, and is a generally accepted benchmark. We chose approximately 4% which is within a range of acceptable benchmark thresholds.

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above $2 million, as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Key audit matters

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

Key audit matter	How our audit addressed the key audit matter
Goodwill impairment Refer to notes 2.8.1, 2.8.4, and 7 to the consolidated financial statements for disclosures of related accounting policies and balances. As at 30 September 2026, the Group carried goodwill totalling $1,069 million on the consolidated statement of financial position. In line with IAS 36 - Impairment of Assets, management performs an annual impairment assessment of goodwill. The recoverable amount of each cash generating unit (CGU) is calculated as the higher of the value-in-use (VIU) and fair value less costs of disposal (FVLCOD). Management determined the recoverable amount by reference to the VIU which was derived using a discounted expected cash flow approach incorporating weighted cash flow projections based upon a best, worst and base case sensitivity covering a five to ten-year period. Each scenario was assigned a weighting based on management's judgment to derive an expected cash flow for the CGU. We focused our attention in particular on the recoverable amount of goodwill in one CGU, allocated to the gas products portfolio of $744 million, which has greater sensitivity to the discount rate used for the discounted cash flow model as well as the expected future cash inflows and the growth rate used for extrapolation purposes. Resulting from management's impairment assessments, no impairment was identified. This was determined to be a key audit matter because of the complexity and significant level of judgment required in arriving at the key assumptions used in management's impairment assessment.	Our approach to addressing the matter, with the assistance of our valuation experts, included the following procedures amongst others: • obtained an understanding of the methods used by management to perform the goodwill impairment assessment and assessed whether they were in compliance with IAS 36 and, where applicable, whether the methods applied were consistent with the prior year; • assessed the reasonableness of the weighting assigned to each cash flow forecast based on our understanding of the current economic environment, historical results and forward-looking projections; • recalculated the weighted average cost of capital (WACC) used to discount the expected cash flows and evaluated those rates against observable market-based inputs, our knowledge of the economic environment and the risk premium associated with the respective industries and countries; • compared management's projected growth rates to the historical performance of each CGU and to relevant external economic industry data where available; • compared management's future cash flow forecasts used in the impairment assessment to those presented and approved by the Board of Directors as part of the annual budgeting process and strategic plans; • evaluated the reasonableness of the cash flow forecasts made by comparing past forecasts to historical results, where available, and by comparing to the current year results of the entity; • tested the mathematical accuracy of management's impairment calculations; and • evaluated the adequacy of management's disclosures.
Expected credit loss for trade and other receivables Refer to notes 2.9.4, 4.a.ii, 10 and 32.1.2 to the consolidated financial statements for disclosures of related accounting policies and balances.	Our approach to addressing the matter, included the following procedures amongst others:

Independent auditor's report continued

To the Shareholders of Massy Holdings Ltd.

Key audit matter	How our audit addressed the key audit matter
As at 30 September 2026, the Group carried trade and other receivables totalling $1,969 million on the consolidated statement of financial position to which management has applied an expected credit loss (ECL) of $126 million at the reporting date. Included within the trade and other receivables of $1,969 million are trade receivables totalling $902 million and other receivables and debtors of $1,066 million. The Group applies the simplified approach for these receivables as permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the assets. Customer accounts are grouped together based on shared credit risk characteristics and are aged using a 'provisions matrix'. Scaled loss rates are then calculated based on historical payment profiles. The loss rates are adjusted to incorporate forward-looking information and then applied to the different ageing buckets as of the consolidated statement of financial position date. Where management determined that certain trade receivables do not share group credit risk characteristics, they were individually assessed for impairment and provisioning. This utilised an unbiased and probability-weighted recoverable amount by evaluating cash flows for a range of possible outcomes, taking into account the time value of money as well as reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. This was determined to be a key audit matter because of the complex and significant judgment required by management over the assessment of the extent and timing of the estimated future cash flows.	• assessed management's trade and other receivables ECL calculated using the simplified approach by; - evaluating the reasonableness of management's customer account groupings by assessing the nature of the receivables and credit risk; - recalculating historical payment profiles with reference to historical invoices and receipts; - evaluating the reasonableness of forward-looking information against real and projected gross domestic product (GDP); and - testing the mathematical accuracy of the computation prepared by management in determining the ECL. • evaluated the reasonableness of the provision for individually assessed trade receivables which included discussions with management to understand their rationale for the provision, assessing customer correspondence, legal status, payment history and incorporating our knowledge of the financial condition of the customers. • challenged the timing of management's forecasted cash flows by: - assessing the quantum and timing of forecasted cash flows against the historical experience with these customers; and - evaluating the reasonableness of the discount rate by reference to market comparables. • assessed management's approach to determining possible future scenarios by: - considering events up to the audit report date in our evaluation of management's forecasted cash flows and whether there were any subsequent events that contradicted information used in management's cash flow assessment; and - testing the mathematical accuracy of the computation prepared by management in determining the ECL.

Other information

Management is responsible for the other information. The other information comprises the Annual Report (but does not include the consolidated financial statements and our auditor's report thereon).

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

Independent auditor's report continued

To the Shareholders of Massy Holdings Ltd.

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

- Identify and assess the risks of material misstatement of the consolidated 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 Group'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 Group'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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is Dwayne Rodriguez-Seijas.



Port of Spain

Trinidad, West Indies
20 November 2026

Consolidated statement of financial position

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026 $	2025 $
Assets			
Non-current assets			
Property, plant and equipment	5	**3,884,071**	3,819,877
Right of use assets	6	**779,517**	854,474
Goodwill	7	**1,068,954**	1,069,439
Other intangible assets	8	**86,681**	98,191
Investments in associates and joint ventures	9	**96,228**	96,428
Trade and other receivables	10	**14,220**	25,713
Financial assets	11	**1,926,415**	1,688,247
Deferred income tax assets	12	**351,135**	352,442
Retirement benefit assets	13	**549,338**	518,922
Total non-current assets		**8,756,559**	8,523,733
Current assets			
Inventories	14	**2,469,031**	2,374,014
Trade and other receivables	10	**1,954,654**	2,290,668
Financial assets	11	**599,226**	783,847
Corporation tax refundable		**202,588**	173,007
Statutory deposits with regulators	15	**82,514**	75,011
Cash and cash equivalents	16	**1,908,223**	1,707,660
Total current assets excluding assets classified as held for sale		**7,216,236**	7,404,207
Assets classified as held for sale	33	**165,644**	362,390
Total current assets		**7,381,880**	7,766,597
Total assets		**16,138,439**	16,290,330

	Notes	2026 $	2025 $
Equity			
Capital and reserves attributable to equity holders of the parent			
Share capital	17	**764,344**	764,344
Retained earnings		**7,292,981**	7,371,558
Other reserves	19	**211,087**	694
		8,268,412	8,136,596
Non-controlling interests	20	**261,806**	241,506
Total equity		**8,530,218**	8,378,102
Liabilities			
Non-current liabilities			
Borrowings	21	**1,882,252**	2,151,704
Lease liabilities	6	**864,267**	935,770
Trade and other payables	23	**7,301**	9,992
Deferred income tax liabilities	12	**524,614**	518,031
Customers' deposits	22	**231,503**	323,926
Retirement benefit obligations	13	**149,527**	140,916
Provisions for other liabilities and charges		**5,334**	5,449
Total non-current liabilities		**3,664,798**	4,085,788

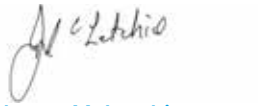
Consolidated statement of financial position continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026 $	2025 $
Current liabilities			
Trade and other payables	23	**2,116,473**	2,275,261
Customers' deposits	22	**573,683**	499,893
Current income tax liabilities		**172,076**	179,759
Borrowings	21	**964,503**	691,180
Lease liabilities	6	**110,042**	106,262
Total current liabilities excluding liabilities relating to assets held for sale		**3,936,777**	3,752,355
Liabilities classified as held for sale	33	**6,646**	74,085
Total current liabilities		**3,943,423**	3,826,440
Total liabilities		**7,608,221**	7,912,228
Total equity and liabilities		**16,138,439**	16,290,330

The notes on pages 21 to 91 are an integral part of these consolidated financial statements.

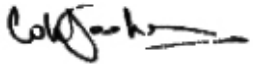
On 18 November 2026, the Board of Directors of Massy Holdings Ltd. authorised these consolidated financial statements for issue.



James McLetchie
Director



Ivette Zúñiga
Director



Colin Soo Ping Chow
Director

Consolidated statement of profit or loss

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026 $	2025 $
Continuing operations:			
Revenue	3/24	**16,738,999**	15,647,077
Cost of sales	24	**(12,322,958)**	(11,421,091)
Gross profit		**4,416,041**	4,225,986
Administrative expenses	24.2	**(1,638,585)**	(1,537,024)
Other operating expenses	24.2	**(1,845,441)**	(1,627,695)
Expected credit losses	24.2	**(62,851)**	(23,859)
Other income		**328,194**	304,910
Operating profit before finance cost		**1,197,358**	1,342,318
Finance cost	26	**(254,352)**	(255,972)
Finance income	26	**42,536**	42,050
Operating profit after net finance cost		**985,542**	1,128,396
Share of results of associates and joint ventures	9	**13,677**	17,296
Profit before income tax		**999,219**	1,145,692
Income tax expense	27	**(425,073)**	(374,696)
Profit for the year from continuing operations		**574,146**	770,996
Discontinued operations:			
Loss on sale of discontinued operations	33	**(109,749)**	–
(Loss)/profit for the year from discontinued operations	33	**(74,994)**	6,580
Profit for the year		**389,403**	777,576

	Notes	2026 $	2025 $
Owners of the parent:			
Profit for the year from continuing operations		**516,849**	715,662
(Loss)/profit for the year from discontinued operations	33	**(184,743)**	6,580
		332,106	722,242
Non-controlling interests:			
Profit for the year from continuing operations	20	**57,297**	55,334
Profit for the year		**389,403**	777,576
Earnings per share attributable to the owners of the parent during the year (expressed in TT cents per share):			
Basic earnings per share			
– from continuing operations	28	**26.11**	36.16
– from discontinued operations	28	**(9.33)**	0.33
		16.78	36.49

The notes on pages 21 to 91 are an integral part of these consolidated financial statements.

Consolidated statement of other comprehensive income

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	2026 $	2025 $
Profit for the year	**389,403**	777,576
Other comprehensive income:		
Items that will not be reclassified to profit or loss		
– remeasurement of defined benefit pension plans	**3,447**	48,923
	3,447	48,923
Items that may be subsequently reclassified to profit or loss		
– currency translation differences	**61,583**	28,575
– remeasurement of financial assets at fair value through OCI	**(62,791)**	59,131
	(1,208)	87,706
Other comprehensive income for the year, net of tax	**2,239**	136,629
Total comprehensive income for the year	**391,642**	914,205
Total comprehensive income for the year attributable to:		
Owners of the parent	**334,694**	858,067
Non-controlling interests	**56,948**	56,138
Total comprehensive income for the year	**391,642**	914,205
Total comprehensive income for the year attributable to owners of the parent, attributable to:		
Continuing operations	**518,110**	845,195
Discontinued operations	**(183,416)**	12,872
Total comprehensive income for the year	**334,694**	858,067

The notes on pages 21 to 91 are an integral part of these consolidated financial statements.

Consolidated statement of changes in equity

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	Share capital $	Other reserves $	Retained earnings $	Subtotal attributable to equity holders of the parent $	Non-controlling interest $	Total equity $
Balance at 1 October 2025		**764,344**	**694**	**7,371,558**	**8,136,596**	**241,506**	**8,378,102**
Profit for the year		–	–	332,106	332,106	57,297	389,403
Other comprehensive income		–	61,915	(59,327)	2,588	(349)	2,239
Total comprehensive income for the year		–	61,915	272,779	334,694	56,948	391,642
Other movements:							
– Other reserve movements	19	–	38,918	(24,116)	14,802	23	14,825
– Transfers to other reserves		–	(29,120)	29,120	–	–	–
– Disposal of subsidiary	33	–	138,680		138,680	–	138,680
– Amalgamation adjustments		–	–	(6,009)	(6,009)	–	(6,009)
Transactions with owners:							
– Dividends declared	18	–	–	(350,351)	(350,351)	(36,671)	(387,022)
Balance at 30 September 2026		**764,344**	**211,087**	**7,292,981**	**8,268,412**	**261,806**	**8,530,218**
Balance at 1 October 2024		**764,344**	**(53,363)**	**7,074,119**	**7,785,100**	**228,345**	**8,013,445**
Profit for the year		–	–	722,242	722,242	55,334	777,576
Other comprehensive income		–	27,703	108,122	135,825	804	136,629
Total comprehensive income for the year		–	27,703	830,364	858,067	56,138	914,205
Other movements:							
– Other reserve movements	19	–	26,354	(52,924)	(26,570)	(98)	(26,668)
Transactions with owners:							
– Dividends declared	18	–	–	(480,001)	(480,001)	(42,879)	(522,880)
Balance at 30 September 2025		**764,344**	**694**	**7,371,558**	**8,136,596**	**241,506**	**8,378,102**

Consolidated statement of changes in equity continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026	2025
Dividends per share	18	**17.70 cents**	17.70 cents
Dividends paid per share	18	**17.70 cents**	24.25 cents

The notes on pages 21 to 91 are an integral part of these consolidated financial statements.

Consolidated statement of cash flows

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026 $	2025 $
Cash flows from operating activities			
Profit before income tax from continuing operations		**999,219**	1,145,692
(Loss)/profit before tax from discontinued operations	33	**(184,503)**	9,341
		814,716	1,155,033
Adjustments for:			
Share of results of associates and joint ventures	9	**(13,677)**	(17,296)
Depreciation and impairment of property, plant and equipment	5	**445,748**	391,862
Depreciation and impairment of right-of-use asset	6	**123,245**	128,132
Amortisation of other intangible assets	8	**9,815**	12,193
Unwinding of interest on restoration liability		**(575)**	1,430
Gain on disposal of property, plant and equipment		**(27,665)**	(34,126)
Loss on sale of discontinued operation	33	**109,749**	–
Expected credit losses/impairment expense on financial instruments		**62,851**	23,829
Gain on other financial instruments		**(2,844)**	(2,975)
Employee retirement and other benefits		**(18,358)**	56,074
Interest expense on borrowings		**197,026**	184,321
Interest expense on lease liabilities	6	**61,555**	66,049
Operating cashflows before changes in working capital		**1,761,586**	1,964,526
Changes in working capital:			
Increase in inventories		**(159,441)**	(129,929)
Decrease/(increase) in trade and other receivables		**222,716**	(233,929)
Increase/(decrease) in provisions and other charges		**460**	(9,475)
(Increase)/decrease in installment credit		**(92,368)**	9,176
(Decrease)/increase in trade and other payables		**(97,272)**	504,169
(Increase)/decrease in statutory deposits		**(7,503)**	6,996
Decrease in customers' deposits		**(18,633)**	(38,803)
Cash generated from operations		**1,609,545**	2,072,731
Taxation paid		**(422,282)**	(403,059)
Net cash generated from operating activities		**1,187,263**	1,669,672
Cash flows from investing activities			
Proceeds from sale of property, plant and equipment		**67,620**	292,803
Additions to property, plant and equipment	5	**(519,265)**	(838,152)
Net change in other financial assets excluding installment credit and other loans		**25,761**	24,052
Net change in intangibles and investments in associates and joint ventures		**4,762**	7,472
Dividends received from associated companies	9	**8,948**	10,121
Proceeds on sale of discontinued operations, net of cash disposed and direct costs		**178,464**	–
Net cash used in investing activities		**(233,710)**	(503,704)

Consolidated statement of cash flows continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

	Notes	2026 $	2025 $
Cash flows from financing activities			
Proceeds from borrowings		**1,101,930**	2,946,314
Repayments on borrowings		**(1,341,679)**	(3,217,103)
Repayments on lease liabilities		**(176,711)**	(173,569)
Dividends paid to company's shareholders	18	**(350,351)**	(480,001)
Dividends paid to non-controlling interests		**(36,671)**	(42,879)
Net cash used in financing activities		**(803,482)**	(967,238)
Net increase in cash, cash equivalents		**150,071**	198,730
Cash, cash equivalents and bank overdrafts at beginning of the year		**1,713,438**	1,511,163
Effect of exchange rate changes on cash and bank overdrafts		**15,199**	3,545
Cash, cash equivalents and bank overdrafts at end of the year		**1,878,708**	1,713,438
Cash and short – term funds		**1,914,276**	1,731,922
Bank overdrafts	16	**(35,568)**	(18,484)
		1,878,708	1,713,438

	Notes	2026 $	2025 $
The following amounts are included within cash flows from operating activities:			
Interest income		**125,006**	119,324
Dividend income from investments		**1,827**	3,116
Continuing operations	16	**1,908,223**	1,707,660
Reclassified to held for sale	33	**6,053**	24,262
		1,914,276	1,731,922

The notes on pages 21 to 91 are an integral part of these consolidated financial statements.

Notes to the consolidated financial statements

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

1 General information

Massy Holdings Ltd. (the 'Company') was incorporated in the Republic of Trinidad and Tobago in 1923. The address of its registered office is Third Floor Invaders Bay Tower, Trinidad. The Company and its subsidiaries, (together, the Group) is engaged in trading, service industries and finance in Trinidad and Tobago, the wider Caribbean region, Colombia and the United States of America. The Company has primary listings on the Trinidad and Tobago and Jamaica Stock Exchange.

The material subsidiaries are listed below with the percentage holding of the parent's (Massy Holdings Ltd.) effective shareholding where there is an intermediary company.

	Country of incorporation	Percentage equity capital held
Motors and Machines		
Massy Transportation Group Ltd.	Trinidad and Tobago	100%
Massy Motors Ltd.	Trinidad and Tobago	100%
City Motors (1986) Limited	Trinidad and Tobago	100%
Massy Machinery Ltd.	Trinidad and Tobago	100%
Massy Automotive Components Ltd.	Trinidad and Tobago	100%
Massy Motors (Tobago) Ltd.	Trinidad and Tobago	100%
Master Serv Limited	Trinidad and Tobago	100%
Massy Motors (Guyana) Ltd.	Guyana	93.64%
Massy Motors Colombia S.A.S	Colombia	100%
Massy Motors Best Auto Ltd.	Trinidad and Tobago	100%
Massy Motors & Machines Miami Distribution Inc.	United States of America	100%
Financial Services		
Massy Remittance Services (Trinidad) Ltd.	Trinidad and Tobago	100%
Massy Remittance Services (SLU) Ltd.	St. Lucia	100%
Massy Finance GFC Ltd.	Trinidad and Tobago	100%
Massycard (Barbados) Limited	Barbados	100%
Massy Remittance Services (Guyana) Ltd.	Guyana	93.64%
Massy Credit Plus Ltd.	Trinidad and Tobago	100%
Massy Remittance Services (St. Vincent) Ltd.	St Vincent	100%
Gas Products		
Massy Gas Products Holdings Ltd.	Trinidad and Tobago	100%
Massy Energy (Trinidad) Ltd.	Trinidad and Tobago	100%
Massy Gas Products (Trinidad) Ltd.	Trinidad and Tobago	100%
Massy Gas Products (Jamaica) Limited	Jamaica	100%
Massy Gas Products (Guyana) Ltd.	Guyana	93.64%
Massy Energy Colombia S.A.S.	Colombia	100%
Massy Energy Engineered Solutions Ltd.	Trinidad and Tobago	100%
Massy Gas Products Manufacturing (Trinidad) Ltd.	Trinidad and Tobago	100%
I.G.L. Limited	Jamaica	100%
Integrated Retail		
Massy Integrated Retail Ltd.	Trinidad and Tobago	100%
Arvee Foodmaster Limited	Trinidad and Tobago	100%
Massy Stores (SLU) Ltd.	St. Lucia	60%
Massy Stores (Guyana) Inc.	Guyana	93.64%
Massy Stores (Barbados) Ltd.	Barbados	100%

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

1 General information continued

	Country of incorporation	Percentage equity capital held
Price Low Ltd.	Barbados	100%
Massy Stores (SVG) Ltd.	St Vincent	83.33%
Massy Distribution (Guyana) Inc.	Guyana	93.64%
Massy Distribution (Barbados) Ltd.	Barbados	100%
Massy Distribution (St. Lucia) Ltd.	St. Lucia	100%
Massy Distribution (USA) Inc.	United States of America	100%
Knights Limited	Barbados	99.8%
Massy Stores (USA) LLC.	United States of America	100%
Rowe's IGA, LLC	United States of America	100%
Rowe's IGA II, LLC	United States of America	100%
Rowe's IGA III, LLC	United States of America	100%
Rowe's IGA IV, LLC	United States of America	100%
Rowe's IGA V, LLC	United States of America	100%
Rowe's IGA VII, LLC	United States of America	100%
Rowe's IGA VIII, LLC	United States of America	100%
Corporate Services		
Massy Ltd.	Trinidad and Tobago	100%
Massy (Barbados) Ltd.	Barbados	100%
Massy (Guyana) Ltd.	Guyana	93.64%
The Interregional Reinsurance Company Limited	Cayman Islands	100%
Massy Finance (Barbados) Ltd.	Barbados	100%

The Group has subsidiaries with reporting periods that are not coterminous with the Group's 30 September year end. For consolidation purposes, financial information for these subsidiaries are prepared and consolidated as at 30 September, notwithstanding their respective reporting year ends, as follows:

	Reporting year end
Massy Motors Colombia S.A.S	31 December
Massy Energy Colombia S.A.S	31 December
Autogalias S.A.S	31 December
Macarena de la Montaña SAS	31 December
Autolux SAS	31 December
Seguros Automontaña Ltda.	31 December
Automontaña S.A.S	31 December
Germania Motors S.A.S	31 December
Auto Orion S.A.S	31 December
Massy Motors Premium S.A.S.	31 December
Massy Motors Rentals S.A.S	31 December
Mazko S.A.S.	31 December
Massy Motors Costa S.A.S.	31 December
Massy Motors Bogota S.A.S	31 December
Granados Gomez & CIA S.A. Empresa de Servicios Publicos Gas, Gragos S.A. E.S P. (Gragos)	31 December

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies

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

2.1 Basis of preparation

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS Accounting Standards") and International Financial Reporting Interpretations Committee ("IFRIC") interpretations. The consolidated financial statements have been prepared under the historical cost convention as modified by the measurement of certain financial assets at fair value and except for assets held for sale which are measured at the lower of the carrying amount and fair value less costs to sell, except assets excluded from IFRS 5's measurement requirements and defined benefit obligations at actuarial value.

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

2.1.1 Standards, amendment and interpretations adopted by the Group

The Group has applied the following amendments for the annual reporting period commencing 1 October 2025:

- Amendments to IAS 21 – Lack of Exchangeability.
  An entity is impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.

The adoption of these amendment did not have a material impact on the Group.

2.1.2 New standards and interpretations that are not yet effective and not early adopted

The following are new standards and interpretations which have not yet been adopted and are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions:

- Amendment to IFRS 9 and IFRS 7 – Classification and Measurement of Financial Instruments. These amendments:
  - clarify the requirements for the timing of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
  - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
  - add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
  - make updates to the disclosures for equity instruments designated at Fair Value through Other Comprehensive Income (FVOCI).

  Effective for annual reporting periods commencing on or after 1 January 2026.

- Annual improvements to IFRS – Volume 11. Annual improvements are limited to changes that either clarify the wording in an Accounting Standard or correct relatively minor unintended consequences, oversights or conflicts between the requirements in the Accounting Standards. The 2024 amendments are to the following standards:
  - IFRS 9 Financial Instruments;
  - IFRS 10 Consolidated Financial Statements; and
  - IAS 7 Statement of Cash Flows.

  Effective for annual reporting periods commencing on or after 1 January 2026.

The following standard have not yet been adopted and is expected to have a material impact on the Group in the current or future reporting periods and on the classification of foreseeable future transactions:

- IFRS 18, 'Presentation and Disclosure in Financial Statements'. This is the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:
  - the structure of the statement of profit or loss;
  - required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and
  - enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

  Effective for annual reporting periods commencing on or after 1 January 2027.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.2 Consolidation

2.2.1 Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair value of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred.

Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated. When necessary amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

2.2.2 Transactions with non-controlling interests

The Group treats transactions with non-controlling interests as transactions with equity owners of the Group. For purchases from non-controlling interests, the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

When the Group ceases to have control or significant influence, any retained interest in the entity is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.
If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

2.2.3 Associates and Joint ventures

Associates are all entities over which the Group has significant influence but not control or joint control, generally accompanying a shareholding of between 20% and 50% of the voting rights.

Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost. The Group's investment in associates includes goodwill (net of any accumulated impairment loss) identified on acquisition.

The Group's share of its associates' post acquisition profits or losses is recognised in the consolidated statement of profit or loss, and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate. Joint ventures are also accounted for using the equity method. The Group discontinues the use of the equity method from the date on which it ceases to have joint control over, or have significant influence in, a jointly controlled entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Accounting policies of associates and joint ventures have been changed where necessary to ensure consistency with the policies adopted by the Group.

Dilution gains and losses arising in investments in associates are recognised in the consolidated statement of profit or loss.

2.3 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Group Chief Executive Officer who makes strategic decisions.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.4 Foreign currency translation

2.4.1 Functional and presentation currency

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

2.4.2 Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions.

Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of profit or loss.

Translation differences on non-monetary financial assets and liabilities, such as equities held at fair value through profit or loss are recognised as part of the fair value gain or loss.

Translation differences on non-monetary items such as equities classified as fair value through consolidated other comprehensive income form part of the fair-value movement recognised in other comprehensive income.

Translation differences on debt securities and other monetary financial assets measured at fair value are included in foreign exchange gains and losses.

Translation differences on a monetary item designated as a hedging instrument in a cash flow hedge, to the extent that the hedge is effective, are recognised in other comprehensive income. This also occurs for a monetary item that is designated as a hedge of a net investment in consolidated financial statements, to the extent that the hedge is effective.

2.4.3 Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

a) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
b) income and expenses for each statement of profit or loss are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
c) all resulting exchange differences are recognised in the consolidated statement of other comprehensive income.

On consolidation, exchange differences arising from the translation of the net investment in foreign operations, and of borrowings and other currency instruments designated as hedges of such investments, are taken to the consolidated statement of other comprehensive income. When a foreign operation is sold, exchange differences that were recorded in other comprehensive income are recognised in the consolidated statement of profit or loss as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are included in assets and liabilities of the foreign entity and translated at the closing rate.

2.5 Property, plant and equipment

Property, plant and equipment including land and buildings are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is de-recognised. All other repairs and maintenance are charged to the consolidated statement of profit or loss during the financial period in which they are incurred.

Interest costs on borrowings to finance the construction of qualifying property, plant and equipment are capitalised during the period of time that is required to complete and prepare the asset for its intended use. Other borrowing costs are expensed.

Land is not depreciated

Depreciation is provided on the straight-line basis at rates estimated to write-off the cost of each asset over its expected useful life. In the case of motor vehicles, depreciation is based on cost less an estimated residual value. The estimated useful lives of assets are reviewed periodically, taking account of commercial and technological obsolescence as well as normal wear and tear, and depreciation rates are adjusted if appropriate.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.5 Property, plant and equipment continued

Current rates of depreciation are:

Freehold property	–	2%
Leasehold property and improvements	–	2% to 20%
Plant and equipment	–	5% to 33.3%
Rental assets	–	25%
Furniture and fixtures	–	10% to 25%
Motor vehicles	–	10% to 25%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date.

Leasehold property and improvements are depreciated over the shorter of the asset's useful economic life and the lease term.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are included in the consolidated statement of profit or loss.

2.6 Leases

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

- The contract involves the use of an identified asset. This may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- The Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Group has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

2.6.1 The Group as a lessee

The Group mainly leases various commercial space, motor vehicles and equipment used in its operations. Rental contracts for these leases are typically made for fixed periods but may have extension options, which are described below. Some contracts contain lease and non-lease components, which are accounted for as separate components based on the standalone prices stated in the contracts.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants and the leased assets may not be used as security for borrowing purposes.

The Group applies a single recognition and measurement approach to all leases, except for short-term leases and leases of low-value assets. At lease commencement date, the Group recognises a right-of-use asset and a lease liability in the consolidated statement of financial position.

The right-of-use asset is initially measured at cost, which comprises the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received). Subsequent to initial measurement, the right-of-use asset is depreciated on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life. The Group also assesses the right-of-use asset for impairment when such indicators exist. The Group does not revalue any of its right-of-use assets.

The lease liability is initially measured at the present value of the lease payments that are not paid at the lease commencement date, discounted using the interest rate implicit in the lease. If the interest rate implicit in the lease cannot be readily determined, the lessee's incremental borrowing rate is used, being the rate the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions. These rates were attained from the Group's bankers in the differing regions.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.6 Leases continued

2.6.1 The Group as a lessee continued

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

- Fixed lease payments (including in-substance fixed payments), less any lease incentives;
- Residual guarantees;
- Variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- Lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option; and
- Penalty payments for early termination of a lease unless the Group is reasonably certain not to terminate early.

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 lease payments made.

The Group remeasures the lease liability when there is a change in future lease payments arising from a change in an index or rate, or if the Group changes its assessment of whether it will exercise an extension or termination option. Extension and termination options are included in a number of leases across the Group. These are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the consolidated statement of profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Variable lease payments that do not depend on an index or a rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments (or credits) are recognised as an expense (or income) in the period in which the event or condition that triggers those payments occurs. The Group did not have any variable lease payments that do not depend on an index or a rate for the period ended 30 September 2026.

The Group applies the short-term lease recognition exemption to its short-term leases i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option (operating lease). It also applies the lease of low-value assets to leases that are considered to be low value. The Group recognises the lease payments associated with these leases as an expense on a straight line basis over the lease term.

2.6.2 The Group as a lessor

When assets are leased out under a finance lease, the present value of the lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as unearned finance income. Lease income is recognised over the term of the lease using the net investment method, which reflects a straight-line recognition. Assets leased out under operating leases are included in property, plant and equipment in the consolidated statement of financial position. They are depreciated over their expected useful lives on a basis consistent with similarly owned property, plant and equipment. Rental income (net of any incentives given to lessees) is recognised on a pattern reflecting a constant periodic rate of return on the lessor's net investment.

2.7 Investment properties

Investment and development properties are owned or leased by the Group and held for long-term rental income and capital appreciation and exclude properties occupied by the Group.

Investment properties are stated at cost less accumulated depreciation and impairment. Transaction costs are included on initial measurement. These are assessed using internationally accepted valuation methods, such as taking comparable properties as a guide to current market prices or by applying the discounted cash flow method. Like property, plant and equipment, investment properties are depreciated using the straight-line method to allocate the cost of the assets over their estimated useful lives.

Investment properties cease recognition as investment property either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. Gains or losses arising from the retirement or disposal of investment property are determined as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the consolidated statement of profit or loss in the period of the retirement or disposal.

2.8 Intangible assets

2.8.1 Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary/ associate at the date of acquisition. Goodwill represents the goodwill acquired on acquisition of subsidiaries. Goodwill on acquisition of associates is included in 'Investments in Associates'. Separately recognised goodwill is tested annually for impairment and carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The Group discloses goodwill for each business segment in each country in which it operates (Note 7).

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.8 Intangible assets

2.8.2 Computer software

Costs associated with the maintenance of existing computer software programmes are expensed as incurred. Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the Group are recognised as intangible assets when the following criteria are met:

- it is technically feasible to complete the software product so that it will be available for use;
- management intends to complete the software product and use or sell it;
- there is an ability to use or sell the software product;
- it can be demonstrated how the software product will generate probable future economic benefits;
- adequate technical, financial and other resources to complete the development and to use or sell the software product are available; and
- the expenditure attributable to the software product during its development can be reliably measured.

Directly attributable costs that are capitalised as part of the software product include the software development employee costs and an appropriate portion of relevant overheads.

Other development expenditures that do not meet these criteria are recognised as an expense as incurred. Development costs previously recognised as an expense are not recognised as an asset in a subsequent period.

Computer software development costs recognised as assets are amortised over their estimated useful lives, which do not exceed six years.

2.8.3 Brands

Brands acquired in a business combination are recognised at fair value at the acquisition date, and are being amortised over seven to twenty years.

2.8.4 Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2.9 Financial assets

2.9.1 Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured at Amortised Cost (AC),
- those to be measured at Fair Value Through Other Comprehensive income (FVOCI), and
- those to be measured subsequently at Fair Value Through Profit or Loss (FVPL).

The classification for debt instruments depends on the entity's Business Model for managing those assets. It also requires the entity to examine the contractual terms of the cash flows, i.e. whether these represent 'Solely Payments of Principal and Interest' (SPPI).

The Business Model test requires the entity to assess the purpose for holding debt securities (hold to collect, hold to collect and sell or to trade). The majority of the Group's debt instruments are held to collect cash flows and accordingly meet the 'hold to collect' criteria.

Debt instruments passing the and SPPI tests are classified at amortised cost which meets the hold to collect business model.

Debt securities where the contractual cash flows are solely principal and interest and the objective of the Group's business model of hold to collect and sell is achieved both by collecting contractual cash flows and selling financial assets are classified at FVOCI on initial election.

On initial recognition, equity securities which are not held for trading, and which are considered strategic investments are classified irrevocably at FVOCI.

All other instruments are carried at FVPL.

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

2.9.2 Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.9 Financial assets continued

2.9.3 Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

a) Debt instruments
Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- Amortised cost: ts that are held for collection of contractual cash flows where those cash flows represent SPPI are measured at amortised cost. Interest income from these financial assets is included within 'net interest and other investment income' using the effective interest rate method.

  The amortised cost is the amount at which the financial asset or financial liability is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any loss allowance.

  The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of a financial asset (i.e. its amortised cost before any impairment allowance) or to the amortised cost of a financial liability. The calculation does not consider expected credit losses and includes transaction costs, premiums or discounts and fees and points paid or received that are integral to the effective interest rate, such as origination fees. For purchased or originated credit-impaired (POCI) financial assets – assets that are credit-impaired at initial recognition – the Group calculates the credit-adjusted effective interest rate, which is calculated based on the amortised cost of the financial asset instead of its gross carrying amount and incorporates the impact of expected credit losses in estimated future cash flows.

  When the Group revises the estimates of future cash flows, the carrying amount of the respective financial assets or financial liability is adjusted to reflect the new estimate discounted using the original effective interest rate. Any changes are recognised in profit or loss.

  Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in 'net interest and other investment income' together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the statement of profit or loss.

- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in operating profit before finance costs in the statement of profit or loss.

- FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within 'net interest and other investment income' in the period in which it arises.

b) Equity instruments
The Group subsequently measures all equity investments at fair value. Gains or losses are either recognised either in OCI or in profit or loss, depending on the nature and purpose of the investment. Changes in the fair value of financial assets at FVPL are recognised in 'net interest and other investment income' in the statement of profit or loss as applicable. While changes in the fair value of financial assets at FVOCI are recognised in 'items that will not be reclassified to profit or loss – financial assets at fair value through OCI' in the statement of other comprehensive income. Dividends from equity investments are recognised in profit or loss within 'net interest and other investment income' when the Group's right to receive payments is established.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.9 Financial assets continued

2.9.4 Impairment

The Group assesses on a forward-looking basis the expected credit losses (ECL) associated with its debt instruments carried at amortised cost and FVOCI.

a) Debt instruments carried at amortised cost and FVOCI
IFRS 9 outlines a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:
- Stage 1 – This category comprises instruments which are performing in accordance with the contractual terms and conditions and display no deterioration in credit risk since initial recognition. This category also includes those financial instruments with low credit risk.
- Stage 2 – This category includes instruments which display a significant increase in credit risk (SICR) since initial recognition but have not yet defaulted.
- Stage 3 – This category includes instruments that are in default.

The above categories exclude purchased or originated credit-impaired (POCI) financial assets. A financial asset is considered credit-impaired on purchase or origination if there is evidence of impairment at the point of initial recognition (for instance, if it is acquired at a deep discount). POCI financial assets are not included in Stages 1, 2 or 3, and are instead shown as a separate category.

Expected credit loss (ECL) is measured as follows:
- Financial instruments in Stage 1 have their ECL measured at an amount equal to the portion of lifetime expected credit losses that result from default events possible within the next 12 months.
- Instruments in Stages 2 or 3 or that are POCI have their ECL measured based on expected credit losses on a lifetime basis.
- A pervasive concept in measuring ECL in accordance with IFRS 9 is that it should consider forward- looking information. The Group utilised a probability-weighted assessment of the factors which it believes will have an impact on forward looking rates.

The formula for ECL is generally the 'Probability of Default' (PD) multiplied by the 'Exposure at Default' (EAD) multiplied by the 'Loss Given Default' (LGD). An adjustment is made to reflect the time value of money by considering the original effective interest rate on the individual instruments. The overall models involved the use of various PD, EAD and LGD tables which were then applied to individual instruments based on several pre-determined criteria, including type, original tenor, time to maturity, whether they are in Stages 1, 2 or 3 and other indicators.

The process in arriving at the individual components of ECL and the forward-looking adjustments involved critical estimates and judgements. This is discussed further in Note 4.

The change in allowance for debt investments is recognised in profit or loss. For debt instruments at FVOCI, the change is recognised in profit or loss and adjusts the fair value change otherwise recognised in OCI.

b) Definition of default and credit-impaired assets
The Group defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Expected credit loss measurement Quantitative criteria:

The borrower is more than 90 days past due on its contractual payment.

Qualitative criteria:
The borrower meets unlikeliness to pay criteria, which indicates the borrower is in significant financial difficulty. These are instances where:
- The borrower is deceased
- The borrower is insolvent.
- It is becoming probable that the borrower will enter bankruptcy
- Financial assets are purchased or originated at a deep discount that reflects the incurred credit losses.

The criteria above have been applied to all financial instruments held by the Group and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of default (PD), Exposure at Default (EAD), and Loss given Default (LGD) throughout the Group's expected loss calculations.

An instrument is considered to no longer be in default (i.e. to have cured) when it no longer meets any of the default criteria for a consecutive period of six (6) months.

Expected credit loss measurement
The Group recognises provision for losses on instalment credit and other loans subject to credit risk using the expected credit loss model. While cash and cash equivalents, statutory deposit, due from related parties and other financial assets are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

The Group uses the general approach in arriving at expected losses for instalment credit and other loans.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.9 Financial assets continued

2.9.4 Impairment continued

b) Definition of default and credit-impaired assets continued

The general approach

Under the general approach, the Group considers the probability of default upon initial recognition of an asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition.

It considers available reasonable and supportive forwarding-looking information, including the following:

- Significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers in the Group.

Regardless of the analysis above, a significant increase in credit risk is presumed:

- if a debtor is more than 30 days past due in making a contractual payment.

A default on a loan occurs in the following circumstances:

- When the borrower fails to make contractual payments within 90 days of when they fall due.

Historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the country's GDP as the most relevant macroeconomic factor and accordingly adjusted the historical loss rates based on expected changes in this factor.

c) Trade receivables and contract assets

The Group applies the simplified approach for trade receivables and contract assets as permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the assets. All customer accounts are grouped together based on shared credit risk characteristics and are aged using a 'provisions matrix'. Scaled loss rates are then calculated based on historical payment profiles. The loss rates were adjusted to incorporate forward-looking information and then applied to the different aging buckets as of the statement of financial position date.

The Group prepares separate calculations for those customers with special arrangements for settlement over an extended period. The Group segregates those customers from the main provision matrix, and thereafter calculates the impairment provision by comparing their carrying values to the present value of expected future cash flows using the discount rates which reflect the counterparty credit risk. The Group derives estimations of future receipts by considering the pattern of historical receipts and/or any formal payment arrangements.

2.10 Inventories

Inventories are stated at the lower of cost or net realisable value. Cost is determined using the weighted average cost method. The cost of finished goods and work in progress comprise raw materials, direct labour, other direct costs and related production overheads, but excludes interest expense. Net realisable value is the estimate of the selling price in the ordinary course of business, less the costs of completion and selling expenses.

2.11 Trade receivables

Trade receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components when they are recognised at fair value. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment.

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Impairment of trade receivables is described in Note 2.9.4(c).

2.12 Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. In the consolidated statement of financial position, bank overdrafts and short-term borrowings are shown within borrowings in current liabilities.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.13 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Where any Group company purchases the Company's equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the Company's equity holders until the shares are cancelled or reissued. Where such ordinary shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to the Company's equity holders.

2.14 Trade payables

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

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.15 Non-current assets (or disposal groups) held for sale and discontinued operations

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets, assets arising from employee benefits, financial assets and investment property that are carried at fair value and contractual rights under insurance contracts, which are specifically exempt from this requirement. An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the noncurrent asset (or disposal group) is recognised at the date of derecognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised. Non-current assets classified as held for sale and the assets of a disposal group classified as held for sale are presented separately from the other assets in the statement of financial position. The liabilities of a disposal group classified as held for sale are presented separately from other liabilities in the statement of financial position.

A discontinued operation is a component of the entity that has been disposed of or is classified as held for sale and that represents a separate major line of business or geographical area of operations, is part of a single co-ordinated plan to dispose of such a line of business or area of operations, or is a subsidiary acquired exclusively with a view to resale. The results of discontinued operations are presented separately in the statement of profit or loss.

2.16 Borrowings

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

Borrowings are derecognised when the obligation specified in the contract is extinguished or cancelled or it expires.

Borrowings are classified as current liabilities unless, at the end of the reporting period, the Group has a right to defer settlement of the liability for at least 12 months after the reporting period. A conversion option does not impact the classification of a convertible debt if the conversion option meets the 'fixed-for-fixed' condition to be classified as an equity component. If the conversion option does not meet the 'fixed-for-fixed' condition, the liability is classified as non-current only if the holder can convert, or otherwise require settlement of, the liability only later than 12 months after the reporting date.

Covenants with which the Group is required to comply on or before the end of the reporting period, are considered in classifying loan arrangements with covenants as current or noncurrent at the reporting date. Covenants with which the Group is required to comply after the reporting period do not affect the classification at the reporting date.

2.17 Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the consolidated statement of profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the statement of financial position date in the countries where the Group's subsidiaries, associates and joint ventures operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.17 Current and deferred income tax continued

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences. Deferred income tax is determined using tax rates (and laws) that have been substantively enacted by the statement of financial position date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates and joint ventures, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

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

The principal temporary differences arise from depreciation on property, plant and equipment, retirement benefits and tax losses carried forward. Deferred tax assets relating to the carrying forward of unused tax losses are recognised to the extent that it is probable that future taxable profit will be earned against which the unused tax losses can be utilised.

2.18 Employee benefits

2.18.1 Pension obligations

Defined benefit plan

A defined benefit plan is a pension plan that defines an amount of pension benefit to be provided, usually as a function of one or more factors such as age, years of service or compensation.

The asset and liability recognised in the consolidated statement of financial position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the statement of financial position date less the fair value of plan assets. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of government bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension obligation.

The Group operates in countries where there is no deep market and trading liquidity for corporate bonds and as such the market rates on government bonds are used as a benchmark to derive prices and bond values.

The pension assets consist of financial investments held at fair value which are based on a range of inputs obtainable from readily available liquid market prices and rates. Certain securities are based on modelled prices due to limited market data. For these instances, significant judgements are made by management resulting in high estimation uncertainty risks.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit or loss.

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

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service costs.

Group companies operate various pension plans. The majority of the Trinidad and Tobago resident employees are members of either the Neal & Massy Group Pension Fund Plan, the Retirement Income Security Plan or the T. Geddes Grant Limited Pension Fund Plan.

These plans share risks among subsidiaries of the Group which are under common control. The Group's policy is to recognise the net defined benefit cost of the plan in the Consolidated Financial Statements of Massy Holdings Ltd which is legally considered the sponsoring employer of the plan. The participating entities recognise a cost equal to its contribution payable for its employees in its separate financial statements.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.18 Employee benefits continued

2.18.1 Pension obligations continued

The liability or asset is recognised in the Consolidated Statement of Financial Position. In respect of the defined benefit pension plan, as at September 2026, the defined benefit pension plan asset represented the fair value of the plan's asset less the present value of the obligation at the end of the reporting period. The plan is currently on a contribution holiday.

The Neal & Massy Group Pension Fund Plan, contributions to which were frozen on January 3,1990, is a defined contribution plan whose assets are held separately from those of the Group in an independently administered fund. The pension benefits accrued prior to 1 February 1990 are defined benefit in nature. The assets and obligation of the plan prior to 1 February 1990 which is defined benefit in nature and after 1 February 1990 which is defined contribution in nature are not separable as it is all included in the same fund. As a result, the entire plan is treated as a defined benefit plan. The most recent actuarial valuation, at March 31, 2023, revealed that the plan is adequately funded. There are certain benefits payable by the Neal & Massy Group Pension Fund Plan which fall within the scope of IAS 19 (revised) – Employee Benefits.

Defined contribution plan
A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity (a fund) and will have no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees benefits relating to employee service in the current and prior periods.

For defined contribution plans, the Group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

T. Geddes Grant Limited Pension Fund Plan is a defined contribution plan whose assets are held separately from those of the Group in an independently administered fund. Contributions to the plan are accounted for on the accrual basis and are reviewed by independent actuaries on the basis of triennial valuations.

The majority of the employees of the overseas companies participate in either defined contribution or defined benefit pension plans which are separate from the Trinidad and Tobago plans.

2.18.2 Other post-employment obligations

Certain Group companies provide post-retirement healthcare benefits to their retirees. The entitlement to these benefits is usually conditional on the employee remaining in service up to retirement age and the completion of a minimum service period. The expected costs of these benefits are accrued over the period of employment using the same accounting methodology as used for defined benefit pension plans. Actuarial gains and losses arising from experience adjustments, and changes in actuarial assumptions are charged or credited to equity in other comprehensive income in the period in which it arises. These obligations are valued annually by independent qualified actuaries.

2.18.3 Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits when it is demonstrably committed to a termination and when the entity has a detailed formal plan to terminate the employment of current employees without possibility of withdrawal. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

2.18.4 Bonus plans

A liability for employee benefits in the form of bonus plans is recognised in other provisions when there is no realistic alternative but to settle the liability and at least one of the following conditions are met:

- there is a formal plan and the amounts to be paid are determined before the time of issuing the financial statements; or
- past practice has created a valid expectation by employees that they will receive a bonus/profit sharing and the amount can be determined before the time of issuing the financial statements.

Liabilities for bonus plans are expected to be settled within 12 months and are measured at the amounts expected to be paid when they are settled.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.18 Employee benefits continued

2.18.5 Share-based payments and long term incentive plan

(a) Share-based payments

The Group operates cash and equity-settled, share-based compensation plans, under which the entity receives services from employees as consideration for cash or equity instruments of the Group. The fair value of the employee services received in exchange for the allocation or grant of the shares is recognised as an expense under both the Employee Share Ownership Plan ("ESOP").

The total amount to be expensed for shares allocated under the ESOP is determined by reference to the market value and purchase price of the shares on the market at the point of purchase.

The total expense is recognised over the vesting period, which is the period over which all of the specified performance criterion and vesting conditions are to be satisfied. At the end of each reporting period, the entity revises its estimates of the number of shares that are expected to vest based on the performance criterion and any applicable non-market vesting conditions. It recognises the impact of the revision to original estimates, if any, in the consolidated statement of profit or loss, with a corresponding adjustment to equity.

(b) Long term incentive plan

Long-term incentive plans are employee benefits (other than post-employment benefits and termination benefits) that are not expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the service that gives rise to the benefit. These include annual incentive plans which are subject to a multi-year vesting period and other considerations, including EPS growth.

The Plan is not accounted for under IFRS 2 – Share-Based Payments as the growth in EPS in itself is not considered a true reflection of the fair value of the entity's shares. Other factors such as changes in P/E multiples are typically considered in arriving at fair market value. Accordingly, the Plan is accounted for under IAS 19 – Employee Benefits as a deferred compensation arrangement.

The accounting for deferred compensation arrangements under IAS 19 involves discounting of future cash flows (where the time value of money is material) using the projected unit credit method. The projected unit credit method sees each period of service as giving rise to an additional unit of benefit entitlement and measures each unit separately to build up the final obligation. The rate used to discount the obligations is determined using the same methodology as that used for defined benefit pension plans, subject to a shorter settlement period.

The measurement of deferred compensation plans is not usually subject to the same degree of uncertainty as the measurement of post-employment benefits. For this reason, a simplified approach is applied where the service cost, interest cost and re-measurements are all recognised in profit or loss in the year they arise.

At the end of each financial year, the Group will re-estimate the obligation based on factors existing as of the new statement of financial position date (e.g. revised EPS numbers, performance score cards etc.). The change in estimate as it relates to the opening obligation is recognised immediately, such the annual undiscounted current service cost is always equal to the total benefit divided by 4. Re-estimates and re-measurements are to be recognised immediately in profit or loss.

2.19 Provisions

Provisions for dismantlement costs, restructuring costs, legal claims and all other provisions are recognised when: the Group has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.20 Revenue recognition

2.20.1 Sale of goods and services

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and the rendering of services in the ordinary course of the Group's activities. Revenue is shown net of value-added tax, returns, rebates and discounts and after eliminating sales within the Group. A description of revenue by business segment is shown in Note 3.

Revenue from the sale of goods is recognised when control of the products has transferred, being when the products are delivered to the customer, the customer has full discretion over the use and deployment of the products, and there is no unfulfilled obligation that could affect the customer's acceptance of the products. Delivery occurs when the products have been shipped to the specific customer site or place of delivery, the risks of obsolescence and loss have been transferred to the customer, or the customer has accepted the products in accordance with the relevant contract.

Sales are recorded based on the price specified in the sales contracts, net of the estimated volume discounts and returns at the time of sale. Accumulated experience is used to estimate and provide for the discounts and returns. The volume discounts are assessed based on anticipated annual purchases. No element of financing is deemed present as the sales are made with credit terms as specified for entities within the Group, which is consistent with the market practice. Variable consideration relating to volume rebates and discounts are measured using the expected value approach and are shown within contract liabilities.

Revenue from the rendering of services is recognised in the accounting period in which the services are rendered. The Group employs various methods for measuring progress for services delivered over time. The method selected best depicts the pattern of transfer and is applied consistently to similar performance obligations and in similar circumstances. Methods for measuring progress include:

- Output methods, that recognise revenue based on direct measurements of the value transferred to the customer (for example, using contract milestones).
- Input methods, that recognise revenue based on the entity's efforts to satisfy the performance obligation (for example, labour hours spent).

Payments received in advance of satisfying performance obligations are shown within contract liabilities.

If circumstances arise that may change the original estimates of revenues, costs or extent of progress toward completion, estimates are revised. These revisions may result in increases or decreases in estimated revenues or costs and are reflected in income in the period in which the circumstances that give rise to the revision become known by management.

Some arrangements involve two or more unrelated parties that contribute to providing a specified good or service to a customer. Management determines, separately for each specified good or service, whether the entity has promised to provide the specified good and service itself (as a principal) or to arrange for those specified good or service to be provided by another party (as an agent). An entity is the principal in a transaction if it obtains control of the specified goods or services before they are transferred to the customer. The principal recognises as revenue the 'gross' amount paid by the customer for the specified good or service. The principal records a corresponding expense for the commission or fee that it has to pay to any agent, in addition to the direct costs of satisfying the contract. An entity is an agent if it does not control the specified goods or services before they are transferred to the customer. An agent records as revenue the commission or fee earned for facilitating the transfer of the specified goods or services (the 'net' amount retained). It records as revenue the net consideration that it retains after paying the principal for the specified goods or services that were provided to the customer.

2.20.2 Customer loyalty programme

The Group operates a loyalty programme where retail customers accumulate points for purchases made which entitle them to discount on future purchases. The points provide a material right to customers that they would not receive without entering into a contract. Therefore, the promise to provide points to the customer is a separate performance obligation. The transaction price is allocated to the product and the points on a relative stand-alone selling price basis. Management estimates the stand-alone selling price per point on the basis of the discount granted and the likelihood of redemption using past experience. A contract liability for the award points is recognised at the time of the sale. Revenue is recognised when the points are redeemed or when they expire.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

2 Material accounting policies continued

2.20 Revenue recognition continued

2.20.3 Rental income

Rental income from investment property leased out under an operating lease is recognised in the consolidated statement of profit or loss on a straight- line basis over the lease term.

Contingent rents, such as turnover rents, rent reviews and indexation, are recorded as income in the periods in which they are earned. Rent reviews are recognised when such reviews have been agreed with tenants.

2.20.4 Interest income

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

2.20.5 Dividend income

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

2.21 Dividend distribution

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

3 Segment information

The Group Chief Operating Decision Maker (CODM) is the Group Chief Executive Officer (GCEO). Management has determined the operating segments based on the reports reviewed by the GCEO and the Board of Massy Holdings Ltd.

The GCEO and the Board consider the business from both a geographic and business unit perspective. Geographically, management considers the performance of operating companies in Trinidad and Tobago, Barbados and the Eastern Caribbean, Guyana, Jamaica, U.S.A. and Colombia.

The Group is organised into four main business segments:
(1) Integrated Retail;
(2) Gas Products;
(3) Motors and Machines; and
(4) Financial Services.

Corporate Office and Other Adjustments relate to the cost associated with the provision of support services by the head office to its subsidiaries. The returns from divestment proceeds that were re-invested are included, as well as the Held for Sale.

The GCEO and the Board assess the performance of the operating segments based on a measure of profit before income tax, profit for the year and asset utilisation.

(1) Integrated retail

This segment derives its revenue mainly from the sale of retail and wholesale distribution of food, pharmaceuticals and general merchandise.

(2) Gas products

This segment derives its revenue from the sale of Liquified Petroleum Gases and Industrial Gases including Nitrogen, Oxygen and Carbon Dioxide. Gas Products also derives revenue from the provision of maintenance services and the execution of construction projects for oil, gas and mining clients.

(3) Motors and machines

This segment derives its revenue mainly from the sale of new and used vehicles, spare parts and industrial equipment and also includes the sale of lubricants and short- and long-term vehicle and equipment rentals.

(4) Financial services

This segment includes a financing company that accepts deposits for fixed terms and grants instalment credit secured by assets. This segment also includes the Group's Remittances service companies in Guyana, Trinidad, Barbados, St. Lucia and St. Vincent.

The Group's retirement benefit assets are deemed unallocated and are not considered to be segment assets but rather are managed by Head Office. These assets along with the related income and expense are included in Corporate Office and Other Adjustments.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

3 Segment information continued

The segment results for the year ended 30 September 2026 relating to continuing operations are as follows:

	Integrated Retail $	Gas Products $	Motors and Machines $	Financial Services $	Corporate Office & Other Adjustments $	Total $
Group revenue	10,944,075	2,222,366	4,287,390	159,824	121,770	17,735,425
Inter-segment revenue	(519,979)	(111,615)	(263,443)	(159)	(101,230)	(996,426)
	10,424,096	2,110,751	4,023,947	159,665	20,540	16,738,999
Cost of Goods sold	7,780,180	1,331,714	3,278,963	47,099	(114,998)	12,322,958
Gross Profit	2,643,916	779,037	744,984	112,566	135,538	4,416,041
Revenue recognised under IFRS 15:						
– At a point in time	10,944,075	2,055,646	4,187,614	97,736	101,230	17,386,301
– Over time	–	126,915	15,434	–	–	142,349
Revenue recognised in accordance with other IFRS standards	–	39,805	84,342	62,088	20,540	206,775
	10,944,075	2,222,366	4,287,390	159,824	121,770	17,735,425
Profit/(loss) before finance costs	710,648	362,229	220,369	56,657	(152,545)	1,197,358
Finance cost	(58,478)	(29,103)	(40,080)	(545)	(126,146)	(254,352)
Finance Income	414	7,110	3,332	251	31,429	42,536
Finance costs – net	(58,064)	(21,993)	(36,748)	(294)	(94,717)	(211,816)
Profit/(loss) after finance costs	652,584	340,236	183,621	56,363	(247,262)	985,542
Share of results of associates and joint ventures (Note 9)	–	13,677	–	–	–	13,677
Profit/(loss) before income tax	652,584	353,913	183,621	56,363	(247,262)	999,219
Taxation (Note 27)	(196,946)	(130,834)	(70,006)	(16,307)	(10,980)	(425,073)
Profit/(loss) for the year	455,638	223,079	113,615	40,056	(258,242)	574,146

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

3 Segment information continued

The segment results for the year ended 30 September 2025 relating to continuing operations are as follows:

	Integrated Retail $	Gas Products $	Motors and Machines $	Financial Services $	Corporate Office & Other Adjustments $	Total $
Group revenue	10,414,532	2,142,893	3,821,976	161,685	47,099	16,588,185
Inter-segment revenue	(517,736)	(114,448)	(282,145)	(150)	(26,629)	(941,108)
	9,896,796	2,028,445	3,539,831	161,535	20,470	15,647,077
Cost of Goods sold	7,365,787	1,302,863	2,832,605	42,794	(122,958)	11,421,091
Gross Profit	2,531,009	725,582	707,226	118,741	143,428	4,225,986
Revenue recognised under IFRS 15:						
– At a point in time	10,414,532	1,541,154	3,644,155	104,732	23,919	15,728,492
– Over time	–	142,773	73,304	150	–	216,227
Revenue recognised in accordance with other IFRS standards	–	458,966	104,517	56,803	23,180	643,466
	10,414,532	2,142,893	3,821,976	161,685	47,099	16,588,185
Profit/(loss) before finance costs	760,025	408,349	226,241	67,328	(119,625)	1,342,318
Finance cost	(72,709)	(45,901)	(39,217)	(192)	(97,953)	(255,972)
Finance Income	1,725	5,552	3,572	535	30,666	42,050
Finance costs – net	(70,984)	(40,349)	(35,645)	343	(67,287)	(213,922)
Profit/(loss) after finance costs	689,041	368,000	190,596	67,671	(186,912)	1,128,396
Share of results of associates and joint ventures (Note 9)	–	17,296	–	–	–	17,296
Profit/(loss) before income tax	689,041	385,296	190,596	67,671	(186,912)	1,145,692
Taxation (Note 27)	(176,174)	(120,261)	(67,595)	(17,813)	7,147	(374,696)
Profit/(loss) for the year	512,867	265,035	123,001	49,858	(179,765)	770,996

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

3 Segment information continued

The segment assets and liabilities at 30 September 2026 and capital expenditure for the year then ended are as follows:

	Integrated Retail $	Gas Products $	Motors and Machines $	Financial Services $	Corporate Office and Other Adjustments $	Total $
Total assets	**6,422,376**	**2,953,982**	**2,459,824**	**1,249,368**	**3,052,889**	**16,138,439**
Investments in associates and joint ventures (Note 9)		**93,477**	**1,361**		**1,390**	**96,228**
Total liabilities	**2,089,684**	**820,788**	**1,151,294**	**930,541**	**2,615,914**	**7,608,221**
Capital expenditure (Notes 5, 6, and 8)	**269,013**	**175,368**	**109,192**	**5,165**	**10,457**	**569,195**
Other segment items included in the consolidated statement of profit or loss are as follows:-						
Depreciation and impairment (Notes 5 and 6)	**268,970**	**131,796**	**155,385**	**4,113**	**8,729**	**568,993**

The segment assets and liabilities at 30 September 2025 and capital expenditure for the year then ended are as follows:

	Integrated Retail $	Gas Products $	Motors and Machines $	Financial Services $	Corporate Office and Other Adjustments $	Total $
Total assets	6,725,550	3,007,055	2,656,935	1,193,145	2,707,645	16,290,330
Investments in associates and joint ventures (Note 9)	–	93,740	1,300	–	1,388	96,428
Total liabilities	2,278,654	1,090,190	1,280,126	847,396	2,415,862	7,912,228
Capital expenditure (Notes 5, 6, and 8)	349,834	380,066	180,669	3,417	25,422	939,408
Other segment items included in the consolidated statement of profit or loss are as follows:-						
Depreciation and impairment (Notes 5 and 6)	247,447	124,628	130,389	3,860	9,625	515,949

The Group's four business segments operate in six main geographical areas, even though they are managed on a regional basis.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

3 Segment information continued

The main operations occur in the home country of the Group. The areas of operation are principally trading, service industries and finance.

	Third party revenue		Profit before income tax		Total assets		Capital expenditure	
	2026 $	2025 $	**2026 $**	2025 $	**2026 $**	2025 $	**2026 $**	2025 $
Trinidad and Tobago	**5,022,125**	4,863,578	**401,654**	462,702	**7,167,238**	7,694,290	**157,820**	502,551
Barbados and Eastern Caribbean	**4,170,306**	4,042,587	**274,831**	320,880	**3,167,456**	3,160,178	**123,659**	168,970
Guyana	**2,484,482**	2,227,455	**413,460**	352,475	**2,049,587**	1,953,989	**120,036**	104,081
Jamaica	**800,994**	800,414	**69,359**	105,518	**1,043,984**	1,017,935	**85,957**	52,027
Colombia	**3,106,037**	2,495,086	**79,688**	59,684	**1,337,812**	1,095,773	**62,151**	85,684
USA	**1,155,055**	1,217,957	**7,489**	31,345	**1,372,362**	1,368,165	**19,572**	26,095
Corporate Office and other adjustments	**–**	–	**(247,262)**	(186,912)	**–**	–	**–**	–
	16,738,999	15,647,077	**999,219**	1,145,692	**16,138,439**	16,290,330	**569,195**	939,408

4 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

a. Critical accounting estimates and assumptions

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(I) Estimated impairment of goodwill

The Group tests annually whether goodwill has suffered any impairment, in accordance with the accounting policy stated in Note 2.8.4. The recoverable amounts of cash-generating units have been determined based on value-in-use and fair value less cost to sell calculations. These calculations require the use of estimates as described in Note 7.

The value in use calculation is based on a discounted cash flow model. The cash flows are derived from approved budgets and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash inflows and the growth rate used for extrapolation purposes.

(ii) Measurement of the expected credit loss allowance

The measurement of the expected credit loss allowance (ECL) for debt instruments measured at amortised cost and FVOCI is an area that requires the use of models and significant assumptions about future economic conditions and credit behaviour (e.g. the likelihood of customers defaulting and the resulting losses). A number of significant judgements are also required in applying the accounting requirements for measuring ECL, such as:

- Determining criteria for significant increase in credit risk;
- Choosing appropriate models and assumptions for the measurement of ECL;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

4 Critical accounting estimates and judgements continued

a. Critical accounting estimates and assumptions continued

(ii) Measurement of the expected credit loss allowance continued

ECL calculations are shown in Note 32.1.2. Had there been a 10% improvement in the average ECL rate for all debt instruments at amortised cost and FVOCI, the Group ECL allowance would have been lower by $16,483 (2025: $30,358).

(iii) Impairment of property, plant and equipment and investment properties

When any indicators of impairment are identified, property, plant and equipment and investment properties are reviewed for impairment based on each cash generating unit. The cash generating units are the smallest group of assets which generates independent cashflows. The carrying value of these assets is compared to the recoverable amount of the cash generating units, which is based either on value-in-use or fair value less cost to sell. Value-in-use calculations use pre-tax cash flow projections based on financial budgets approved by management covering a 5-year period. Cash flows beyond the 5-year period are extrapolated using the estimated growth rates which do not exceed the long-term average growth rates for the businesses in which the cash generating unit operates. Where fair values are used, these are provided by an independent professional valuator. Impairment losses are recognised in the consolidated statement of profit or loss.

The assessment of whether indicators of impairment exist and the estimation of the recoverable amount both require the use of management judgement. Refer to Notes 5 and 33 for the carrying values of property, plant and equipment and investment properties held for sale.

(iv) Income taxes

The Group is subject to income taxes in several jurisdictions. Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit 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 initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. Current and deferred income tax balances are disclosed in the statement of financial position. Details of the expense for the year are shown in Note 27.

(v) Fair value of financial instruments

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Group uses its judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at each statement of financial position date. The Group uses discounted cash flow analyses for various financial assets at fair value through other comprehensive income that were not traded in active markets. The assumptions and amounts subject to fair value measurements are shown in Note 32.3.

(vi) Revenue recognition

Once the Group determines that a performance obligation is satisfied over time, it measures its progress towards complete satisfaction of that performance obligation, in order to determine the timing of revenue recognition. The purpose of measuring progress towards satisfaction of a performance obligation is to recognise revenue in a pattern that reflects the transfer of control of the promised good or service to the customer. Management employs various input or output methods for measuring progress ensuring that the selected approach best depicts the transfer of control of goods or services and applies that method consistently to similar performance obligations and in similar circumstances. Revenue from the rendering of services is disclosed in Note 24.

(vii) Pension benefits

The present value of the pension obligations is determined on an actuarial basis using a number of assumptions. The assumptions used in determining the net cost (income) for pensions include the discount rate. Any changes in these assumptions will impact the carrying amount of pension obligations.

The Group determines the appropriate discount rate at the end of each year. This is the interest rate that should be used to determine the present value of estimated future cash outflows expected to be required to settle the pension obligations. In determining the appropriate discount rate, the Group considers the interest rates of high-quality government bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the terms of the related pension obligation.

The pension assets consist of financial investments held at fair value which are based on a range of inputs obtainable from readily available liquid market prices and rates, certain securities are based on modelled prices due to limited market data. For these instances, significant judgements are made by management resulting in high estimation uncertainty risks.

As at 30 September 2026, if the discount rate had been 1.0% higher or lower with all other variables held constant, the carrying amount of pension benefits would have been $263,820 lower or $202,455 higher (2025: $253,808 lower or $194,543 higher).

Other key assumptions for pension obligations are based in part on current market conditions. Additional information is disclosed in Note 13.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

5 Property, plant and equipment

	Freehold Properties $	Leasehold properties & improvements $	Plant & equipment $	Rental assets $	Furniture & fixtures $	Motor vehicles $	Capital work in progress $	Total $
Year ended 30 September 2026								
Opening net book amount	**1,497,337**	**384,153**	**975,868**	**349,897**	**134,562**	**150,167**	**327,893**	**3,819,877**
Additions	**56,230**	**16,388**	**115,981**	**81,617**	**31,953**	**43,357**	**173,739**	**519,265**
Disposals and adjustments	**9,998**	**(1,527)**	**(3,981)**	**(25,747)**	**(1,772)**	**(3,009)**	**(13,915)**	**(39,953)**
Translation adjustments	**10,038**	**4,865**	**6,270**	**18,958**	**162**	**3,275**	**35**	**43,603**
Transfer from capital work in progress	**241,329**	**12,662**	**77,289**	**–**	**7,644**	**2,038**	**(340,962)**	**–**
Reclassified to held for sale	**–**	**–**	**(528)**	**(10,024)**	**–**	**(2,421)**	**–**	**(12,973)**
Depreciation and impairment charge	**(54,512)**	**(40,911)**	**(162,446)**	**(109,039)**	**(34,003)**	**(44,837)**	**–**	**(445,748)**
Closing net book amount	**1,760,420**	**375,630**	**1,008,453**	**305,662**	**138,546**	**148,570**	**146,790**	**3,884,071**
At 30 September 2026								
Cost	**2,077,020**	**673,028**	**2,318,028**	**647,224**	**460,809**	**402,703**	**146,790**	**6,725,602**
Accumulated depreciation	**(316,600)**	**(297,398)**	**(1,309,575)**	**(341,562)**	**(322,263)**	**(254,133)**	**–**	**(2,841,531)**
Net book amount	**1,760,420**	**375,630**	**1,008,453**	**305,662**	**138,546**	**148,570**	**146,790**	**3,884,071**

The net book amount of property, plant and equipment includes $2,577 (2025: $2,214) in respect of motor vehicles held under finance leases.

Depreciation and impairment expenses of $144,925 (2025: $138,902) have been charged in cost of sales and $287,981 (2025: $252,963) in ‘selling, general and administrative expenses’.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

5 Property, plant and equipment continued

	Freehold Properties $	Leasehold properties & improvements $	Plant & equipment $	Rental assets $	Furniture & fixtures $	Motor vehicles $	Capital work in progress $	Total $
Year ended 30 September 2025								
Opening net book amount	1,502,546	379,271	972,862	306,307	145,899	151,401	177,581	3,635,867
Additions	14,607	21,526	300,216	159,281	20,127	39,803	282,592	838,152
Disposals and adjustments	(42)	8,200	(197,680)	(32,627)	(3,396)	(5,286)	(27,845)	(258,676)
Translation adjustments	7,137	1,824	(1,056)	8,422	369	1,028	161	17,885
Transfer from capital work in progress	14,971	10,777	64,084	721	7,855	5,892	(104,300)	–
Reclassified to held for sale	(10,463)	–	(4,391)	–	(5,215)	(1,124)	(296)	(21,489)
Depreciation and impairment charge	(31,419)	(37,445)	(158,167)	(92,207)	(31,077)	(41,547)	–	(391,862)
Closing net book amount	1,497,337	384,153	975,868	349,897	134,562	150,167	327,893	3,819,877
At 30 September 2025								
Cost	1,788,181	645,229	2,165,096	677,080	438,002	374,630	327,893	6,416,111
Accumulated depreciation	(290,844)	(261,076)	(1,189,228)	(327,183)	(303,440)	(224,463)	–	(2,596,234)
Net book amount	1,497,337	384,153	975,868	349,897	134,562	150,167	327,893	3,819,877
At 1 October 2024								
Cost	1,766,729	626,130	2,412,912	586,334	438,910	353,993	177,581	6,362,589
Accumulated depreciation	(264,183)	(246,859)	(1,440,050)	(280,027)	(293,011)	(202,592)	–	(2,726,722)
Net book amount	1,502,546	379,271	972,862	306,307	145,899	151,401	177,581	3,635,867

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

6 Leases

The following tables provide information for leases where the Group is a lessee:

6.1 Right-of-use assets

	Buildings $	Vehicles and Equipment $	Other $	Total $
Year ended 30 September 2026				
Opening net book amount	**800,801**	**5,004**	**48,669**	**854,474**
Exchange adjustment	**5,525**	**247**	**1**	**5,773**
Additions	**43,895**	**2,287**		**46,182**
Disposals and adjustments	**795**	**477**	**(1,066)**	**206**
Effect of modification to lease terms	**(4,588)**		**715**	**(3,873)**
Depreciation charge	**(116,294)**	**(1,853)**	**(5,098)**	**(123,245)**
At end of year	**730,134**	**6,162**	**43,221**	**779,517**
Cost	**1,189,691**	**15,979**	**72,325**	**1,277,995**
Accumulated depreciation	**(459,557)**	**(9,817)**	**(29,104)**	**(498,478)**
At end of year	**730,134**	**6,162**	**43,221**	**779,517**

	Buildings $	Vehicles and Equipment $	Other $	Total $
Year ended 30 September 2025				
Opening net book amount	853,541	3,091	40,125	896,757
Exchange adjustment	3,899	13	–	3,912
Additions	74,334	3,045	23,071	100,450
Disposals and adjustments	(7,818)	–	(7,632)	(15,450)
Effect of modification to lease terms	(2,971)	–	–	(2,971)
Depreciation charge	(120,184)	(1,053)	(6,895)	(128,132)
Reclassified to held for sale	–	(92)	–	(92)
At end of year	800,801	5,004	48,669	854,474
Cost	1,176,429	12,092	77,674	1,266,195
Accumulated depreciation	(375,628)	(7,088)	(29,005)	(411,721)
At end of year	800,801	5,004	48,669	854,474

6.2 Lease liabilities

	2026 $	2025 $
Opening net book amount	**1,042,032**	1,070,975
Translation adjustments	**6,497**	4,330
Additions	**46,182**	100,450
Repayments	**(115,156)**	(107,520)
Effect of modifications of lease terms	**(3,873)**	(2,971)
Disposals and adjustments	**(1,373)**	(23,232)
Closing net book amount	**974,309**	1,042,032
Current	**110,042**	106,262
Non-current	**864,267**	935,770
	974,309	1,042,032

6.3 Amounts recognised in the consolidated statement of profit or loss for continuing operations:

Interest expense on lease liabilities (Note 26)	**61,555**	66,049
Depreciation charge on right-of-use assets	**123,245**	128,132
Expense relating to short-term leases	**42,961**	40,258
Expense relating to leases of low value assets not included above	**2,562**	2,277
	230,323	236,716

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

7 Goodwill

	2026 $	2025 $
Cost	**1,234,367**	1,234,367
Accumulated translation adjustments	**(9,470)**	(8,985)
Accumulated impairment	**(155,943)**	(155,943)
Net book amount	**1,068,954**	1,069,439
Movement analysis:		
Opening net book amount	**1,069,439**	1,068,865
Translation adjustments	**(485)**	574
Closing net book amount	**1,068,954**	1,069,439

Goodwill is allocated to the Group's cash-generating units ('CGUs') identified according to the business segment.

For continuing operations, a segment-level summary of the goodwill allocation is presented below.

Motors and machines	**105,223**	105,223
Integrated retail	**219,264**	219,816
Gas products	**744,467**	744,400
	1,068,954	1,069,439

In assessment of the impairment of goodwill the recoverable amount of cash generating units is determined based on value-in-use.

These calculations use weighted cash flow projections based upon a base, best- and worst-case sensitivity approved by Directors covering a five year period.

Key assumptions used for value-in-use (VIU) calculations:

	2026		2025	
	Growth Rate[1]	**Discount Rate[2]**	Growth Rate[1]	Discount Rate[2]
Calculations using VIU:				
Motors and machines	**3.5%**	**11.19%**	2.7%	11.60%
Gas products	**1.88% – 2.0%**	**8.97% – 10.29%**	2.0% – 2.1%	8.28% – 9.47%
Integrated retail	**0%**	**8.06% – 12.26%**	0%	6.93% – 8.68%

1 Weighted average growth rate used to extrapolate cash flows beyond the budget period.
2 Pre-tax discount rate applied to the cash flow projections in determining the value-in-use (VIU).

These assumptions have been used for the analysis of each CGU within the business segment. Management determined the budgeted gross margin based on past performance and its expectations for the market development. The weighted average growth rates used are consistent with the forecasts included in industry reports. The discount rates used are pre-tax and reflect specific risk relating to the relevant segments.

The value-in-use calculation has been derived using a discounted cash flow (DCF) model prepared in accordance with IAS 36 Impairment of Assets. Forecasted cash flows are based on the most recent Board-approved budgets and strategic plans, which reflect management's best estimates of the economic conditions and operational performance expected over the forecast period. These cash flow projections exclude the impact of any restructuring activities to which the Group is not yet formally committed, as well as any significant future capital investments or expansionary initiatives that would enhance the performance of the cash-generating unit (CGU) beyond its current condition.

The resulting value is particularly sensitive to key assumptions used in the DCF model, including the discount rate applied to future cash flows, the level and timing of expected cash inflows, and the long-term growth rate used to extrapolate cash flows beyond the explicit forecast period. Changes in any of these assumptions especially the discount rate and growth rate could materially affect the estimated value and the conclusions of the impairment assessment.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

8 Other intangible assets

Intangibles represent brands and software licenses which have been recognised at fair value at the acquisition date and are measured at carrying value less accumulated amortisation and impairment. No impairment has been recorded during the years presented.

	2026 $	2025 $
Opening net book value	**98,191**	106,581
Translation adjustments	**3,067**	1,824
Additions for the year	**3,749**	805
Amortisation charge for the year	**(9,815)**	(12,193)
Other adjustments	**(8,511)**	1,174
Net book amount	**86,681**	98,191
Cost	**231,274**	276,936
Accumulated amortisation	**(144,593)**	(178,745)
Net book amount	**86,681**	98,191

The amortisation charge based on its useful life is included in selling, general and administrative expenses.

9 Investments in associates and joint ventures

	2026 $	2025 $
Investment and advances	**118,939**	118,939
Share of post-acquisition reserves	**(22,711)**	(22,511)
	96,228	96,428
Movement analysis:		
Balance at beginning of year	**96,428**	105,328
Adjustment to opening balance	**–**	7,445
Translation adjustments	**(12)**	33
Share of results before tax	**13,677**	17,296
Share of tax	**(4,437)**	(6,353)
Dividends received	**(8,948)**	(10,121)
Impairment	**–**	–
Capital Repatriation	**–**	(16,896)
Other	**(480)**	(304)
Balance at end of year	**96,228**	96,428
Analysed as:		
Individually material associates and joint ventures	**93,477**	93,734
Individually immaterial associates and joint ventures	**2,751**	2,694
	96,228	96,428
Share of profit before tax of associates and joint ventures		
Continuing operations	**13,677**	17,296
	13,677	17,296

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

9 Investments in associates and joint ventures continued

The tables below provide summarised financial information for associates and joint ventures that are related to the Group. The information disclosed reflects the amounts presented in the financial statements of the relevant associates and joint ventures and not the Group's share of those amounts. A reconciliation to the net carrying amounts is included below to reflect adjustments made by the entity when using the equity method, including goodwill and other adjustments.

	2026			2025		
	Massy Wood $	**Caribbean Industrial Gases Unlimited $**	**Total $**	Massy Wood $	Caribbean Industrial Gases Unlimited $	Total $
Summarised financial position:						
Current assets	**263,866**	**2,719**	**266,585**	271,897	2,889	274,786
Non-current assets	**27,381**	**–**	**27,381**	17,777	–	17,777
Current liabilities	**(107,930)**	**(535)**	**(108,465)**	(106,270)	(279)	(106,549)
Net assets	**183,317**	**2,184**	**185,501**	183,404	2,610	186,014
Reconciliation to net carrying amounts:						
Group share of joint ventures (%)	**50%**	**50%**		50%	50%	
Group share of joint ventures ($)	**91,658**	**1,092**	**92,750**	91,702	1,305	93,007
Goodwill	**727**	**–**	**727**	727	–	727
	92,385	**1,092**	**93,477**	92,429	1,305	93,734

Other information

Both Massy Wood and Caribbean Industrial Gases Unlimited are Joint Ventures of Massy Holdings and are incorporated in Trinidad and Tobago.

On 31 January 2024, the joint venture partners concluded an Asset Purchase and Sale Agreement with ATLAS Methanol Company Unlimited for the assets of Caribbean Industrial Gases Unlimited. This was due to the expiry of the 20-year income generating agreement with ATLAS Methanol Company Unlimited, in which ATLAS Methanol Company Unlimited exercised its Right of First Refusal to acquire the assets of Caribbean Industrial Gases Unlimited.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

9 Investments in associates and joint ventures continued

Other information continued

	Massy Wood $	Caribbean Industrial Gases Unlimited $	Total $
Summarised statement of comprehensive income			
As at 30 September 2026			
Revenue	**1,020,953**	**–**	**1,020,953**
Depreciation and amortisation	**(8,717)**	**–**	**(8,717)**
Interest expense	**(72)**	**(12)**	**(84)**
Profit/(loss) before tax	**27,783**	**(429)**	**27,354**
Tax	**(8,875)**	**–**	**(8,875)**
Profit/(loss) after tax	**18,908**	**(429)**	**18,479**
Reconciliation to profit or loss:			
Group share of joint ventures (%)	**50%**	**50%**	
Group share of profit/(loss) before impairment expenses	**13,892**	**(215)**	**13,677**
Group share of profit/(loss) before tax	**13,892**	**(215)**	**13,677**
Income tax expense	**(4,437)**	**–**	**(4,437)**
Group share of profit/(loss) for the year	**9,455**	**(215)**	**9,240**

	Massy Wood $	Caribbean Industrial Gases Unlimited $	Total $
Summarised statement of comprehensive income			
As at 30 September 2025			
Revenue	763,124	–	763,124
Depreciation and amortisation	(8,014)	–	(8,014)
Interest expense	(1)	–	(1)
Profit/(loss) before tax	34,783	(191)	34,592
Tax	(12,103)	(604)	(12,707)
Profit/(loss) after tax	22,680	(795)	21,885
Reconciliation to profit or loss:			
Group share of joint ventures (%)	50%	50%	
Group share of profit/(loss) before impairment expenses	17,392	(96)	17,296
Group share of profit/(loss) before tax	17,392	(96)	17,296
Income tax expense	(6,051)	(302)	(6,353)
Group share of profit/(loss) for the year	11,341	(398)	10,943

The Group has investments in a joint venture whose year ends are not coterminous with September 30

	Country of incorporation	Reporting year end
Massy Wood Group	Trinidad and Tobago	31 December

Massy Wood Group year ends is not coterminous with the group's year-end i.e. 31 December however, separate financial statements are prepared as of 30 September for the purpose of equity accounting into the group's consolidated financial statements.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

10 Trade and other receivables

	2026 $	2025 $
Trade receivables	**1,009,312**	1,309,359
Receivables with related parties	**9,487**	6,726
Less: Provision for impairment of receivables (Note 32.1.2)	**(116,385)**	(254,852)
Trade receivables – net	**902,414**	1,061,233
Contract assets (Note 10.1)	**107,512**	96,520
Less: provision for impairment of contract assets (Note 10.1)	**(90)**	(564)
Dividend receivable	**3,104**	3,901
Other debtors & prepayments	**965,509**	1,157,314
Less: provision for impairment of other debtors (Note 32.1.2)	**(9,575)**	(2,023)
Other receivables and debtors – net	**1,066,460**	1,255,148
	1,968,874	2,316,381
Non-current portion	**14,220**	25,713
Current portion	**1,954,654**	2,290,668
	1,968,874	2,316,381

10.1 Contract assets comprises:

Unbilled income	**67,007**	56,430
Assets recognised from costs to fulfil a contract	**422**	286
Service contracts	**39,993**	39,240
	107,422	95,956

The contract assets and other debtors are subjected to impairment testing under IFRS 9. The basis for impairment is explained in Note 32.1.2.

11 Financial assets

	2026 $	2025 $
At amortised cost:		
– Bonds	**468,231**	435,533
– Less: provision for impairment of bonds	**(826)**	(835)
– Instalment credit, hire purchase receivables and other accounts	**839,148**	819,360
– Less: provision for impairment of instalment credit, hire purchase receivables and other accounts	**(37,631)**	(40,265)
	1,268,922	1,213,793
Fair value through profit or loss:		
– Listed equities	**3,429**	3,376
– Unlisted equities	**212**	212
– Investment funds	**173,733**	190,617
	177,374	194,205
Fair value through other comprehensive income:		
Bonds and treasury bills	**956,095**	906,799
– Less: provision for impairment of bonds and Treasury Bills	**(322)**	(284)
– Unlisted equities	**123,572**	157,581
	1,079,345	1,064,096
Total	**2,525,641**	2,472,094
Non-current portion	**1,926,415**	1,688,247
Current portion	**599,226**	783,847
	2,525,641	2,472,094

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

11 Financial assets continued

11.1 Finance leases

Included in installment credit and other accounts are amounts relating to finance leases as follows:

Not later than 1 year	**1,140**	1,493
Later than 1 year but not later than 5 years	**2,527**	4,495
	3,667	5,988
Unearned finance charges on finance leases	**(5)**	(13)
Net investment on finance leases	**3,662**	5,975
Not later than 1 year	**1,141**	1,492
Later than 1 year but not later than 5 years	**2,521**	4,483
	3,662	5,975

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

12 Deferred income tax

Deferred income taxes are calculated in full, on temporary differences under the liability method using a principal tax rate of 30% (2025: 30%).

The movements in deferred tax assets/(liabilities) are as follows:

Deferred income tax assets

	Accelerated depreciation $	Tax losses $	Leases $	Pension $	Other $	Total $
Year ended 30 September 2026						
At beginning of year	**9,031**	**37,796**	**254,877**	**24,286**	**26,452**	**352,442**
Credit/(charge) to profit or loss	**4,871**	**(5,439)**	**(8,263)**	**(944)**	**3,681**	**(6,094)**
Charge to other comprehensive income	**–**	**–**	**–**	**(1,363)**	**–**	**(1,363)**
Exchange adjustment	**20**	**(1)**	**(128)**	**(12)**	**6,475**	**6,354**
Other movements	**258**	**1,252**	**2,532**		**(4,246)**	**(204)**
At end of year	**14,180**	**33,608**	**249,018**	**21,967**	**32,362**	**351,135**
Year ended 30 September 2025						
At beginning of year	1,329	40,369	242,343	21,353	26,808	332,202
Credit/(charge) to profit or loss	7,257	(5,193)	14,010	2,559	1,340	19,973
Exchange adjustment	29	7	268	10	2,606	2,920
Reclassified to held for sale	–	–	–	–	(1,127)	(1,127)
Other movements	416	2,613	(1,744)	364	(3,175)	(1,526)
At end of year	9,031	37,796	254,877	24,286	26,452	352,442

Deferred tax assets are recognised for tax losses carried-forward to the extent that the realisation of the related tax benefit through the future taxable profits is probable. The Group does not have any unrecorded deferred tax asset for unutilised losses at 30 September 2026.

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

12 Deferred income tax continued

Deferred income tax liabilities

	Accelerated depreciation $	Pension plan surplus $	Right of Use Asset $	Other $	Total $
Year ended 30 September 2026					
At beginning of year	**174,960**	**158,052**	**164,740**	**20,279**	**518,031**
Charge/(credit) to profit or loss	**3,980**	**(2,453)**	**(4,590)**	**(7,740)**	**(10,803)**
Charge to other comprehensive income	**–**	**11,268**	**–**	**–**	**11,268**
Exchange adjustment	**230**	**(16)**	**(132)**	**3,410**	**3,492**
Other movements	**3,243**	**–**	**695**	**(1,312)**	**2,626**
At end of year	**182,413**	**166,851**	**160,713**	**14,637**	**524,614**
Year ended 30 September 2025					
At beginning of year	173,573	145,998	156,850	41,266	517,687
Charge/(credit) to profit or loss	1,718	(7,072)	7,196	(8,164)	(6,322)
Charge to other comprehensive income	–	19,019	–	–	19,019
Exchange adjustment	(293)	27	237	1,636	1,607
Reclassified to held for sale	–	–	–	(11,214)	(11,214)
Other movements	(38)	80	457	(3,245)	(2,746)
At end of year	174,960	158,052	164,740	20,279	518,031

Notes to the consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations

Retirement benefit assets

	2026 $	2025 $
Neal & Massy Group Pension Fund Plan	**497,461**	466,265
Overseas plans – Other	**20,284**	17,549
Barbados Shipping & Trading (BS&T) – pension plan	**31,593**	35,108
	549,338	518,922

The pension plans were valued by independent actuaries using the projected unit credit method.

Neal & Massy Group Pension Fund Plan

The amounts recognised in the statement of financial position are as follows:

Fair value of plan assets	**1,903,782**	1,815,584
Present value of defined benefit obligation	**(1,406,321)**	(1,349,319)
Asset in the statement of financial position	**497,461**	466,265

	2026 $	2025 $
The movement in the present value of the defined benefit obligation is as follows:		
Opening present value of defined benefit obligation	**1,349,319**	1,392,605
Current service cost	**35,784**	34,660
Interest cost	**83,594**	83,013
Actuarial losses/(gains) on obligation	**3,875**	(108,204)
Curtailment (gain)*	**(6,821)**	–
Benefits paid	**(59,430)**	(52,755)
Closing present value of defined benefit obligation at 30 September	**1,406,321**	1,349,319
The movement in the fair value of plan assets for the year is as follows:		
Opening fair value of plan assets	**1,815,584**	1,805,887
Expected return on utilisable plan assets	**112,144**	107,259
Actuarial gains/(losses) on plan assets	**18,627**	(61,082)
Employer contribution	**16,857**	16,275
Benefits paid	**(59,430)**	(52,755)
Closing fair value of plan assets at 30 September	**1,903,782**	1,815,584
The amounts recognised in the consolidated statement of profit or loss are as follows:		
Current service cost	**35,784**	34,660
Net interest cost	**(28,550)**	(24,246)
Curtailment (gain)*	**(6,821)**	–
Total included in profit or loss	**413**	10,414
Actuarial gains recognised in other comprehensive income before tax	**(14,752)**	(47,122)
Movement in the asset recognised in the consolidated statement of financial position:		
Asset at beginning of year	**466,265**	413,282
Net pension expense	**(413)**	(10,414)
Employer contribution	**16,857**	16,275
Actuarial gains	**14,752**	47,122
Asset at end of year	**497,461**	466,265

The principal actuarial assumptions used were:

	Per annum	Per annum
Discount rate	**6.25%**	6.25%
Future salary increases	**6%**	6%
Future pension increases – post retirement	**5%**	5%
Sensitivity – change in discount rate	**1% increase**	1% increase
Sensitivity impact	**(202,455)**	(194,543)

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations (continued)

Neal & Massy Group Pension Fund Plan (continued)

Assumptions regarding future mortality experience are set based on advice from published statistics and experience in each territory.

	2026	2025
Plan assets are comprised as follows:		
Local equities/mutual funds	**19%**	21%
Local bonds/mortgages	**18%**	18%
Foreign investments	**58%**	55%
Deferred annuities/insurance policy	**2%**	3%
Short-term securities/cash/accrued income	**3%**	3%
The average life expectancy in years of a pensioner retiring at age 60 is as follows:		
Male	**81**	81
Female	**85**	85

* Curtailment gains relate to a reduction in the projected defined benefit obligation as a result of Caterpillar employees exiting the plan as at the date of disposal. See Note 33 for Held for Sale and Discontinued Operations.

Overseas plans – I.G.L. Limited & Massy Guyana Staff Pension Fund Plans

The amounts recognised in the statement of financial position are as follows:

	2026 $	2025 $
Fair value of plan assets	**373,135**	350,320
Present value of the defined benefit obligation	**(277,439)**	(239,763)
	95,696	110,557
Unutilisable asset	**(75,412)**	(93,008)
Asset recognised in the statement of financial position	**20,284**	17,549
The movement in the defined benefit obligation over the year is as follows:		
Opening present value of defined benefit obligation	**239,763**	271,788
Reclassification to held for sale	**–**	(68,668)
Current service cost	**7,333**	5,814
Interest cost	**15,812**	12,681
Plan participant contributions	**5,911**	5,410
Actuarial gains on obligation	**17,655**	22,622
Exchange differences on foreign plans	**718**	(17)
Benefits paid	**(9,753)**	(9,867)
Closing present value of defined benefit obligation	**277,439**	239,763

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations (continued)

Overseas plans – I.G.L. Limited & Massy Guyana Staff Pension Fund Plans (continued)

	2026 $	2025 $
The movement in the fair value of plan assets for the year is as follows:		
Opening fair value of plan assets	**350,320**	434,805
Reclassification to held for sale	**–**	(102,228)
Income from discount rate on utilisable plan assets	**20,574**	18,513
Actual return on assets greater than above	**(747)**	(573)
Exchange differences on foreign plans	**1,127**	(492)
Employer contributions	**6,089**	5,285
Plan participant contributions	**5,911**	5,410
Administration expenses	**(386)**	(533)
Benefits paid	**(9,753)**	(9,867)
Closing fair value of plan assets at 30 September	**373,135**	350,320

The amounts recognised in the consolidated statement of profit or loss are as follows:

	2026 $	2025 $
Current service cost	**7,333**	5,814
Net interest cost	**(4,762)**	(5,832)
Administration expenses	**386**	533
Total included in other income	**2,957**	515
Actual return on plan assets	**19,827**	17,940

Movement in the asset recognised in the consolidated statement of financial position:

	2026 $	2025 $
Asset at beginning of year	**17,549**	69,516
Asset reclassified to held of sale	**–**	(33,560)
Actuarial loss recognised in other comprehensive	**(397)**	(23,177)
Net pension expense	**(2,957)**	(515)
Employer contributions	**6,089**	5,285
Asset at end of year	**20,284**	17,549
Actuarial loss recognised in other comprehensive income	**397**	23,177

The principal actuarial assumptions used were:

	Per annum	Per annum
Discount rate	**5%-10%**	5%-9.5%
Future salary increases	**5%-10%**	5%-9%
Future national insurance increases	**4%**	4%
Future pension increases	**2.25%-5%**	2%-5%
Future bonuses	**0%-3%**	0%-3%

Assumptions regarding future mortality experience are set based on advice from published statistics and experience in each territory.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations (continued)

Barbados Shipping & Trading (BS&T) – pension plan

The amounts recognised in the statement of financial position are as follows:

	2026 $	2025 $
Fair value of plan assets	**647,461**	626,134
Present value of the defined benefit obligation	**(496,800)**	(502,696)
	150,661	123,438
Unrecognised asset due to limit	**(119,068)**	(88,330)
Asset in the statement of financial position	**31,593**	35,108

The movement in the defined benefit obligation over the year is as follows:

	2026 $	2025 $
Opening present value of defined benefit obligation	**502,696**	500,485
Current service cost	**4,525**	4,499
Interest cost	**37,721**	37,720
Actuarial gains on obligation	**(7,019)**	(4,563)
Exchange differences on foreign plans	**(1,485)**	1,223
Benefits paid	**(38,570)**	(36,668)
Liabilities extinguished on Settlement/Curtailment**	**(1,068)**	–
Closing present value of defined benefit obligation at 30 September	**496,800**	502,696

The movement in the fair value of plan assets for the year is as follows:

	2026 $	2025 $
Opening fair value of plan assets	**626,134**	596,687
Income from discount rate on utilisable plan assets	**40,366**	40,601
Actual return on assets less than above	**14,273**	16,455
Administration expenses	**(131)**	(125)
Employer contributions	**7,254**	7,667
Exchange differences	**(1,865)**	1,517
Benefits paid	**(38,570)**	(36,668)
Closing fair value of plan assets at 30 September	**647,461**	626,134

The amounts recognised in the consolidated statement of profit or loss are as follows:

	2026 $	2025 $
Current service cost	**4,525**	4,499
Net interest cost	**(2,645)**	(2,881)
Administration expenses	**131**	125
(Gain) on Curtailment and Settlements**	**(1,068)**	–
Income recognised in the statement of profit or loss	**943**	1,743
Actual return on plan assets	**(54,639)**	(57,056)
Asset at beginning of year	**35,108**	37,812
Expense recognised in other comprehensive income	**(9,826)**	(8,628)
Net pension income/(expense)	**125**	(1,743)
Contributions paid	**7,254**	7,667
(Gain) on Curtailment and Settlements**	**(1,068)**	–
Asset at end of year	**31,593**	35,108

** Gain on Curtailment and Settlements relate to a reduction in the projected defined benefit obligation as a result of Seawell employees exiting the plan as at the date of amalgamation.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations (continued)

Barbados Shipping & Trading (BS&T) – pension plan (continued)

	2026 Per annum	2025 Per annum
The principal actuarial assumptions used were:		
Discount rates	**7.75%**	7.75%
Future salary increases	**5.75%**	5.75%
Future NIS increases	**3.5%**	3.5%
Future pension increases – past service	**0.75%**	0.75%
Future pension increases – future service	**0.75%**	0.75%

Assumptions regarding future mortality experience were obtained from published statistics and experience in each territory.

The average life expectancy in years of a pensioner retiring at age 65 is as follows:

	2026	2025
Male	**83**	83
Female	**86**	86

BS&T – medical plans

The principal actuarial assumptions used were:

	2026 Per annum	2025 Per annum
Discount rate	**7.75%**	7.75%
Annual increase in health care	**4.5%**	4.5%

Retirement benefit obligations

	2026 $	2025 $
Massy Holdings/BS&T/IGL – medical pension plan	**(149,527)**	(140,916)
The amounts recognised in the statement of financial position are as follows:		
Present value of the defined benefit obligation	**(149,527)**	(140,916)
Liability recognised in the statement of financial position	**(149,527)**	(140,916)
The movement in the defined benefit obligation over the year is as follows:		
Opening present value of defined benefit obligation	**(140,916)**	(150,163)
Adjustment to opening balance	**786**	–
Current service cost	**(6,035)**	(7,107)
Interest cost	**(10,328)**	(10,857)
Actuarial losses on obligation	**939**	23,589
Exchange differences on foreign plans	**94**	13
Benefits paid	**3,448**	3,609
Curtailment gain***	**2,485**	–
Closing present value of defined benefit obligation	**(149,527)**	(140,916)
The amounts recognised in the consolidated statement of profit or loss are as follows:		
Current service cost	**(6,035)**	(7,107)
Net interest cost	**(10,328)**	(10,857)
Total expense recognised in consolidated statement of profit or loss	**(16,363)**	(17,964)
The amounts recognised in other comprehensive income:		
Actuarial (losses) recognised in other comprehensive income	**(939)**	(23,589)

*** Curtailment Gain relates to a reduction in the projected defined benefit obligation as a result of Seawell and Caterpillar employees exiting the plan as at the date of amalgamation/disposal.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

13 Retirement benefit assets/obligations (continued)

The principal actuarial assumptions used were:

	2026 Per annum	2025 Per annum
Barbados Shipping & Trading (BS&T)		
Discount rate	**7.75%**	7.75%
Annual Increases in Healthcare Costs	**4.5%**	4.5%
Hopwood Medical Fund Plan		
Discount rate	**10%**	9.5%
Annual increases in healthcare costs	**9.5%**	9%
Neal & Massy Group Medical Fund Plan		
Discount rate	**6.25%**	6.25%
Annual increases in healthcare costs	**5%**	5%

14 Inventories

	Gross $	Provision $	**2026 $**
Finished goods and goods for resale	2,260,750	(146,175)	**2,114,575**
Goods in transit	272,217	(56)	**272,161**
Raw materials and consumables	77,096	(4,677)	**72,419**
Work in progress	15,100	(5,224)	**9,876**
	2,625,163	(156,132)	**2,469,031**

	Gross $	Provision $	**2025 $**
Finished goods and goods for resale	2,099,395	(116,908)	**1,982,487**
Goods in transit	309,734	(74)	**309,660**
Raw materials and consumables	70,449	(4,814)	**65,635**
Work in progress	18,259	(2,027)	**16,232**
	2,497,837	(123,823)	**2,374,014**

The cost of inventories recognised in expense and included in cost of sales amounted to $11,492,326 (2025: $10,807,181).

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

15 Statutory deposits with regulators

This solely relates to Massy Finance GFC Ltd. The Financial Institutions Act, 2008 requires that every non-banking financial institution licensed under the Act in the Republic of Trinidad and Tobago hold and maintain a non-interest bearing deposit account with the Central Bank of Trinidad and Tobago equivalent to 9% of the total deposit liabilities of that institution. As of 30 September 2026, and 2025, Massy Finance GFC Ltd complied with the above requirement.

16 Cash and cash equivalents

	2026 $	2025 $
Cash at Hand and in bank	**1,797,376**	1,698,658
Short term bank deposit	**110,847**	9,002
	1,908,223	1,707,660

Deposits have an average maturity of less than 90 days.

Cash, cash equivalents and bank overdrafts include the following for the purposes of the cash flow statement:

	2026 $	2025 $
Cash and cash equivalents	**1,908,223**	1,707,660
Bank overdrafts (Note 21)	**(35,568)**	(18,484)
Cash, net of bank overdrafts	**1,872,655**	1,689,176

17 Share capital

	Number of shares # '000	Ordinary shares $	Total $
At 30 September 2026	**1,979,385**	**764,344**	**764,344**
At 30 September 2025	1,979,385	764,344	764,344

The total authorised number of ordinary shares is unlimited with no par value. All issued shares are fully paid.

18 Dividends per share

	2026 $	2025 $
Quarterly paid: 2026 – 10.62 cents (2025 – 10.62 cents)	**210,211**	210,211
Final paid: 2025 –7.08 cents per share (2024- 13.63 cents)	**140,140**	269,790
	350,351	480,001

On 18 November 2026 the Board of Directors of Massy Holdings Ltd. declared a final dividend of 7.08 cents per share, bringing the total dividends per share for the financial year ended 30 September 2026 to 17.70 cents (2025 – 17.70 cents).

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

19 Other reserves

	Translation reserve $	Catastrophe reserve (Note 19.2) $	Statutory and general banking reserves (Note 19.1) $	Other amounts $	Total $
As at 30 September 2026					
Balance at beginning of year	**(176,957)**	**390,312**	**17,390**	**(230,051)**	**694**
Currency translation adjustments	**61,915**	**–**	**–**	**–**	**61,915**
Disposal of subsidiary (Note 33)	**138,680**	**–**	**–**	**–**	**138,680**
Transfer to other reserves	**–**	**–**	**18,000**	**(47,120)**	**(29,120)**
Other reserve movements	**7,944**	**38,589**	**–**	**(7,615)**	**38,918**
Balance at the end of year	**31,582**	**428,901**	**35,390**	**(284,786)**	**211,087**

	Translation reserve $	Catastrophe reserve (Note 19.2) $	Statutory and general banking reserves (Note 19.1) $	Other amounts $	Total $
As at 30 September 2025					
Balance at beginning of year	(204,660)	364,687	17,390	(230,780)	(53,363)
Currency translation adjustments	27,703	–	–	–	27,703
Other reserve movements	–	25,625	–	729	26,354
Balance at the end of year	(176,957)	390,312	17,390	(230,051)	694

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

19 Other reserves (continued)

19.1 Statutory and general banking reserves

These are applicable to Massy Finance (GFC) Ltd as follows:

- Statutory Reserve – The Financial Institutions Act, 2008 requires a financial institution to transfer annually a minimum of 10% of its profit after taxation to a reserve fund until the balance on this reserve is equal to the paid-up capital of the institution. The reserve amounted to $33,000 (2025: $15,000).

- General Banking Reserve – In keeping with the Financial Institutions (Prudential Criteria) Regulations, 1994, the Company has set aside a reserve out of retained earnings to provide against unforeseen losses on the loan portfolio. The reserve amounted to $2,390 (2025: $2,390).

19.2 Catastrophe reserve

This comprises reserves arising from The Interregional Reinsurance Company Limited (TIRCL):

- Appropriations from Retained Earnings are periodically made to this reserve as determined by the Directors. The reserve is intended to be only available to meet both current and future losses arising under the entity's insurance policies from catastrophic events. The reserve amounted to $428,901 (2025: $390,312).

20 Non-controlling interests

The following is an analysis of non-controlling interests which are material and individually immaterial to the Group:

	2026 $	2025 $
Accumulated balances with non-controlling interests		
Material non-controlling interests	**179,488**	167,394
Individually immaterial non-controlling interests	**82,318**	74,112
	261,806	241,506
Profit for the year from non-controlling interests		
Material non-controlling interests	**41,667**	41,497
Individually immaterial non-controlling interests	**15,630**	13,837
	57,297	55,334

Individually immaterial non-controlling interests include Massy Guyana Group, Massy Stores (SVG) Ltd and Knights Limited.

The table below shows a movement analysis of Massy Stores (SLU) Ltd, the only subsidiary with non-controlling interests that is material to the Group. The amounts included represents the share attributable to the non-controlling interests.

	2026 $	2025 $
	40%	40%
Balance at beginning of year	**167,394**	155,202
Total comprehensive income for the year	**41,667**	41,497
Dividends	**(29,084)**	(29,954)
Currency translation adjustments	**(299)**	839
Other adjustments	**(190)**	(190)
Balance at end of year	**179,488**	167,394

Set out below is summarised financial information for each subsidiary that has non-controlling interests that are material to the Group. The amounts disclosed for each subsidiary are the amounts as per the entities' financial statements before inter-company eliminations.

	2026 $	2025 $
Summarised financial position:		
Current assets	**358,567**	345,278
Non-current assets	**441,032**	453,336
Current liabilities	**(128,671)**	(139,024)
Non-current liabilities	**(215,508)**	(233,430)
Indirect NCI	**(9,999)**	(9,564)
Net assets	**445,421**	416,596
Summarised statement of comprehensive income:		
Revenue	**1,755,862**	1,724,080
Profit attributable to parent	**104,168**	103,482
Total comprehensive income for the year	**104,168**	103,482
NCI share (%)	**40**	40

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

20 Non-controlling interests (continued)

	2026 $	2025 $
NCI share ($)	**41,667**	41,497
Summarised statement of cash flows:		
Operating activities	**186,109**	175,617
Investing activities	**(37,265)**	(34,375)
Financing activities	**(156,295)**	(161,887)
Net change in cash flows	**(7,451)**	(20,645)

21 Borrowings

	2026 $	2025 $
Secured advances and mortgage loans	**1,033,501**	918,369
Unsecured advances	**1,777,686**	1,901,031
Bank overdrafts (Note 16)	**35,568**	18,484
Bankers' acceptance	**–**	5,000
Total borrowings	**2,846,755**	2,842,884
Less short-term borrowings	**(964,503)**	(691,180)
Medium and long-term borrowings	**1,882,252**	2,151,704
Short-term borrowings comprise:		
Bank overdrafts (Note 16)	**35,568**	18,484
Bankers' acceptance	**–**	5,000
Current portion of other borrowings	**928,935**	667,696
	964,503	691,180

On 30 July 2014, Massy Holdings Ltd. issued TT$1.2B in unsecured fixed-rate bullet bonds in two equal series: Series A (10 years; 4.00%) and Series B (15 years; 5.25%). Interest is payable semi-annually and principal at maturity. RBC Merchant Bank (Caribbean) Limited was the Arranger and RBC Trust (Trinidad & Tobago) Limited the Trustee. Series B of this bond is still outstanding. Series A matured in July 2024 and was refinanced through short-term financing until January 2025, then ultimately refinanced by a TT$300M medium-term amortising loan (TT$253.1M outstanding) and a TT$300M bond issued through First Citizens Bank Limited and First Citizens Depository Services Ltd. The bond carries a 6.75% coupon, matures in April 2040 and has a principal repayment moratorium until October 2030. All facilities are classified within current and non-current borrowings, as applicable, and borrowings are presented net of the parent's holdings.

Borrowings from IDB Invest, the private sector institution of the Inter-American Development Bank Group, comprise a US$66M long-term unsecured loan drawn on 22 April 2025 at 5.25% and US$25M outstanding under an uncommitted revolving trade finance facility at 5.50%. Massy Gas Products Trinidad Ltd has a TT$131.25M secured loan from RBC which financed the acquisition of Air Liquide Trinidad and Tobago Limited. The loan had an initial tenor of 10 years, with a five-year principal moratorium. Interest is charged at RBC's commercial prime lending rate less 2.50%, currently 5.00%.

A secured syndicated loan of US$8.5M, obtained from Citibank (Trinidad and Tobago) Limited, RBC Royal Bank (Trinidad & Tobago) Limited, RBC Merchant Bank (Caribbean) Limited, and Republic Bank Limited, funded the acquisition of I.G.L. (St. Lucia) I.B.C. Limited. The loan was repayable over five years via quarterly installments, with an interest rate of SOFR plus 3.25%. Security for this loan includes a lien on the assets of I.G.L. Jamaica Limited and a guarantee from Massy Gas Products (Jamaica) Ltd. In October 2026, the Group refinanced the outstanding US-dollar syndicated loan through a JMD$3.3B facility with The Bank of Nova Scotia Jamaica Limited. The facility has a five-year term, with principal repayable in quarterly instalments, and a fixed interest rate of 8%. Security includes a debenture and mortgage over the fixed and floating assets of I.G.L. Limited.

Secured advances and mortgage loans include secured liabilities (margin line) against US$ investment portfolio equivalent to US$58.9M (2025: US$13.2M). Additionally, the Group, through its Motors and Machines operations in Colombia, holds US$35.4M equivalent in COP in outstanding revolving trade finance debt, secured by inventory.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

21 Borrowings (continued)

Loan covenants

Under the terms of loan agreements across the group, which has a carrying amount of $2,846,755 (2025 – $2,842,884), the group is required to comply with the following financial covenants at the end of each annual and quarterly reporting period:

- Maximum Secured Indebtedness/Consolidated Net Tangible Assets of 35%
- Maximum Funded Debt/Consolidated Net Tangible Assets of 60%
- Maximum Acquisitions of TT$1,045,754
- Maximum Disposals of TT$600,000 & TT$300,000
- Maximum Funded Net Financial Debt to EBITDA 3.0:1
- Minimum EBITDA to Net Financial Expenses 2.5:1
- Maximum Funded Debt to EBITDA 5.0:1
- Minimum Debt Service Coverage Ratio 1.5:1
- Maximum Debt Equity Ratio 1.5:1
- Minimum Residual Tangible Reserves TT$525,000,000

The group has complied with these covenants as of 30 September 2026 and throughout the reporting period. There are no indications that the group may have difficulties complying with the covenants when they will be next tested as at the 31 December 2026 quarterly reporting date.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

21 Borrowings (continued)

21.1 Net debt reconciliation

	Cash and cash equivalents, net of overdrafts (Note 16) $	Total Borrowings $	Leases $	Total $
Year ended 30 September 2026				
At beginning of year	**1,689,176**	**(2,842,884)**	**(1,042,032)**	**(2,195,740)**
Additions to leases	**–**	**–**	**(46,182)**	**(46,182)**
Principal repayments on leases	**–**	**–**	**115,156**	**115,156**
Proceeds on new borrowings	**–**	**(1,101,930)**	**–**	**(1,101,930)**
Repayments on borrowings	**–**	**1,144,653**	**–**	**1,144,653**
Effect of exchange rate changes on cash and bank overdrafts, and leases	**15,278**	**(34,534)**	**(6,496)**	**(25,752)**
Other cash flows/movements	**168,202**	**(12,060)**	**5,245**	**161,387**
At end of year	**1,872,656**	**(2,846,755)**	**(974,309)**	**(1,948,408)**
Year ended 30 September 2025				
At beginning of year	1,509,028	(2,995,684)	(1,070,975)	(2,557,631)
Additions to leases	–	–	(100,450)	(100,450)
Repayments on leases	–	–	107,520	107,520
Proceeds on new borrowings	–	(2,946,314)	–	(2,946,314)
Principal repayments on borrowings	–	3,032,782	–	3,032,782
Effect of exchange rate changes on cash and bank overdrafts, and leases	3,529	(12,053)	(4,329)	(12,853)
Other cash flows/movements	176,619	78,385	26,202	281,206
At end of year	1,689,176	(2,842,884)	(1,042,032)	(2,195,740)

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

22 Customers' deposits

These represent the deposits for fixed terms accepted mainly by Massy Finance GFC Ltd.

	2026 $	2025 $
Payable within one year	**573,683**	499,893
Payable between two and five years	**231,503**	323,926
	805,186	823,819
Sectorial analysis of deposit balances		
Private sector	**386,447**	412,458
Consumers	**418,739**	411,361
	805,186	823,819

Interest expense on customers' deposits of $31,099 (2025: $27,268) is shown within "other direct costs" in Note 24.

23 Trade and other payables

	2026 $	2025 $
Trade creditors	**1,067,250**	1,386,052
Contract liabilities (Note 23.1)	**29,527**	27,006
Accrued charges	**198,996**	153,742
Other payables (Note 23.2)	**828,001**	718,453
	2,123,774	2,285,253
Current	**2,116,473**	2,275,261
Non-current	**7,301**	9,992
	2,123,774	2,285,253

23.1 Contract liabilities

Analysis of contract liabilities:

	2026 $	2025 $
Deferred income	**3,819**	2,159
Customer loyalty programmes	**22,527**	22,615
Extended warranty programmes	**741**	664
Other	**2,440**	1,568
	29,527	27,006

Expected timing of revenue recognition:

	2026 $	2025 $
Within 1 year	**29,527**	27,006
Revenue recognised in current period that was included in the contract liability balance at the beginning of the period	**1,902**	1,934

23.2 Other payables include provisions relating to employee incentive arrangements. The related obligations are measured in accordance with the terms of the respective arrangements.

	2026 $	2025 $
Balance at the end of the year	**60,889**	50,766

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

24 Operating profit before finance costs

	2026 $	2025 $
Revenue:		
- Sale of goods	**15,424,683**	14,433,232
- Rendering of services	**1,231,846**	1,136,572
- Net interest and other investment income (Note 24.1)	**82,470**	77,273
	16,738,999	15,647,077
Cost of sales and other direct costs:		
- Cost of sales	**(11,492,326)**	(10,672,299)
- Other direct costs	**(830,632)**	(748,792)
	(12,322,958)	(11,421,091)

24.1 'Net interest and other investment income' is attributable to loans to customers and other financial assets held for investment purposes only. Income from bank balances, short term investments, treasuries and other securities held for cash management purposes is included within finance income (Note 26).

24.2 The following items were included in administrative and other operating expenses from continuing operations:

	2026 $	2025 $
Amortisation	**9,815**	12,193
Depreciation and impairment of property, plant and equipment	**287,981**	252,963
Depreciation of right-of-use assets	**116,817**	122,152
Directors fees	**20,965**	21,737
Expected credit losses	**62,851**	24,018
Marketing and communications	**150,008**	159,207
Other expenses	**820,477**	643,330
Professional services	**137,591**	129,885
R&M and Motor vehicle expenses	**148,610**	115,383
Short term lease rental	**39,140**	32,354
Staff and Staff related costs	**1,583,801**	1,485,196
Utilities and Occupancy	**168,821**	190,160
Total administrative and operating expenses	**3,546,877**	3,188,578

Audit fees for the year ended 30 September 2026 amounted to $12,413 (2025: $11,428). Other fees paid to the auditor (and related network firms) for non-assurance services amounted to $1,074 (2025: $2,397).

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

24 Operating profit before finance costs (continued)

24.3 Material profit or loss items included in arriving at operating profit:

The Group has identified the following items which are material due to the significance of their nature and/or amount. These are listed separately here to provide a better understanding of the financial performance of the Group:

	2026 $	2025 $
(Loss) on disposal of subsidiary (Note 33)	**(109,749)**	–

25 Staff costs

Staff costs included in cost of sales, selling, general and administrative expenses are as follows:

	2026 $	2025 $
Wages and salaries and termination benefits	**1,691,070**	1,616,473
Pension cost	**46,216**	53,912
	1,737,286	1,670,385
Average number of persons employed by the Group during the year:		
Full time	**9,644**	9,213
Part time	**3,524**	3,895
	13,168	13,108

26 Finance costs – net

	2026 $	2025 $
Finance costs:		
Interest expense on borrowings and other financial liabilities	**193,372**	188,492
Unwinding of interest on restoration liability	**(575)**	1,431
Interest expense on lease liabilities (Note 6.3)	**61,555**	66,049
	254,352	255,972
Finance income:		
Finance income (Note 26.2)	**(42,536)**	(42,050)
Finance cost- net	**211,816**	213,922

26.1 Borrowing costs capitalised during the year $380 (2025: $636).

26.2 Income from bank balances, short term investments, treasuries and other securities held for cash management purposes is shown within finance income.

27 Income tax expense

	2026 $	2025 $
Current tax	**424,595**	346,531
Deferred tax	**(4,709)**	26,294
Business levy	**4,086**	1,871
Pillar two – Top-up Tax	**1,101**	–
	425,073	374,696

In the current and prior years, the Group's effective tax rate of 43% differed from the statutory Trinidad and Tobago tax rate of 30%, as follows:

	2026 $	2025 $
Profit before income tax	**999,219**	1,145,692
Tax calculated at a tax rate	**450,073**	383,619
Effect of different tax rates in other countries	**47,833**	94,689
Expenses not deductible for tax purposes	**174,988**	210,614
Income not subject to tax	**(223,096)**	(273,573)
Business levy	**4,086**	1,871
Pillar Two taxes (Note 27.1)	**1,101**	–
Adjustments to prior year tax provisions	**(29,912)**	(42,524)
Income tax expense	**425,073**	374,696

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

27 Income tax expense (continued)

The income tax expense is attributable to:

	2026 $	2025 $
Trinidad and Tobago subsidiaries	**139,989**	130,398
Overseas subsidiaries	**280,647**	237,945
Associated companies	**4,437**	6,353
	425,073	374,696

27.1 Pillar Two taxes

The Group is within the scope of the OECD Pillar Two model rules. Qualified Minimum Domestic Top-up Taxes ('QDMTT') have been enacted in Barbados where the Massy Group operates and Income Inclusion Rules ('IIR') have been enacted and effective in Barbados since 1 January 2024. No other territory that the group operates within has adopted any aspect of the Pillar Two model rules. The Group applies the IAS 12 exception to recognising and disclosing information about deferred tax assets and liabilities related to Pillar Two income taxes.

Under the legislation, the Group is liable to pay a top-up tax for the difference between the Global Anti-Base Erosion (GloBE) effective tax rate for each jurisdiction and the 15% minimum rate. The Group has recorded a Pillar Two tax charge of $1,101 relating to Barbados for the financial year. The Group's top-up tax arose from QDMTTs in Barbados due to the lower tax rate.

28 Earnings per share

Basic earnings per share is calculated by dividing the profit attributable to equity holders of the Group by the weighted average number of ordinary shares in issue during the year.

	2026 $	2025 $
Profit attributable to shareholders:		
– from continuing operations	**516,849**	715,662
– from discontinued operations	**(184,743)**	6,580
	332,106	722,242
Weighted average number of ordinary shares in issue (thousands)	**1,979,385**	1,979,385
Basic earnings per share (expressed in TT cents per share)		
– from continuing operations	**26.11**	36.16
– from discontinued operations	**(9.33)**	0.33
	16.78	36.49

29 Contingencies

Subsidiaries

At 30 September 2026 the Group had contingent liabilities in respect of customs bonds, guarantees and other matters arising in the ordinary course of business amounting to $325,343 (2025: $338,611).

Group companies are defendants in various legal actions. In the opinion of the Directors, after taking appropriate legal advice, the outcome of such actions will not give rise to any material unprovided losses.

Other investments

Included within the contingencies above is the guarantee entered into by Massy Holdings Ltd. with Mitsubishi Heavy Industries, Ltd (MHI) under which it guaranteed payment of 10% of the base equity commitment for Caribbean Gas Chemical Limited. MHL's maximum liability under guarantees is $200,041 (2025: $200,635).

30 Commitments

Capital commitments

Capital expenditure contracted at the consolidated statement of financial position date but not yet incurred is as follows:

	2026 $	2025 $
Property, plant and equipment	**298,163**	315,982

Operating lease commitments – where a Group Company is the lessee:
The Group leases various retail outlets, commercial space and warehouses under non-cancellable operating lease agreements. The leases have varying terms, escalation clauses and renewal rights.

The Group also leases various plant and machinery under cancellable operating lease agreements. The Group is required to give a six-month notice for the termination of these agreements.

Operating lease commitments – where a Group Company is the lessor:

	2026 $	2025 $
Less than one year	**14,549**	19,639
One year to five years	**26,746**	27,819
	41,295	47,458

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

31 Related party transactions

The ultimate parent of the Group is Massy Holdings Ltd. (incorporated in the Republic of Trinidad and Tobago).

The following transactions were carried out with related parties:

a. Sales of goods

	2026 $	2025 $
Associates	**23,350**	23,121

Goods are sold on the basis of the price lists in force with non-related parties.

b. Purchases of goods

	2026 $	2025 $
Associates	**–**	–

Goods are bought on the basis of the price lists in force with non-related parties.

c. Key management compensation

	2026 $	2025 $
Salaries and other accrued benefits	**64,815**	53,167
Post-employment benefits	**3,216**	2,740
	68,031	55,907

d. Year-end balances arising from sales/purchases of goods/services

	2026 $	2025 $
Receivables from related parties	**4,053**	5,217
Payables to related parties	**3**	62

e. Customer deposits to related parties

	2026 $	2025 $
	94,769	79,451

32 Financial risk management

32.1 Financial risk factors

The Group's activities expose it to a variety of financial risks. The Group's aim therefore is to achieve an appropriate balance between risk and return and minimise potentially adverse effects on the Group's financial performance. This is achieved by the analysis, evaluation, acceptance and management of the Group's risk exposure.

The Board of Directors is ultimately responsible for the establishment and oversight of the Group's risk management framework. The main financial risks of the Group relate to the availability of funds to meet business needs, the risk of default by counterparties to financial transactions, and fluctuations in interest and foreign exchange rates. The treasury function manages the financial risks that arise in relation to underlying business needs and operates within clear policies and stringent parameters. The function does not operate as a profit centre and the undertaking of speculative transactions is not permitted.

The Group's principal financial liabilities comprise bank loans, operating overdrafts, lease liabilities and trade. There are various financial assets such as trade receivables, investments, loans receivable, cash and short-term deposits which emanate from its operations. The main risks arising from the Group's financial instruments are credit risk, liquidity risk, foreign currency risk, interest rate risk and equity securities price risk.

The following contains information relative to the Group's exposure to each of the above risks, including quantitative disclosures.

32.1.1 Market risk

The Group is inherently exposed to market risk, which is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Market risk can be subdivided into three categories namely currency risk, interest rate risk and price risk.

(a) Currency risk

The Group operates internationally and is exposed to foreign exchange risk arising from various currency exposures. Foreign exchange risk arises from future commercial transactions and recognised financial assets and financial liabilities. The Group manages its foreign exchange risk by ensuring that the net exposure in foreign assets and liabilities is kept to an acceptable level by monitoring currency positions as well as holding foreign currency balances.

The following table summarises the Group's net exposure and sensitivities to currency risk on its financial instruments.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.1 Market risk (continued)

(a) Currency risk (continued)

As at 30 September 2026

Currency	Net Currency Exposure $	Sensitivity	Change/ Impact $
USD	**832,504**	**2%**	**16,650**
BBD	**16,086**	**2%**	**322**
PESO	**(425,214)**	**1%**	**(4,252)**
GYD	**394,269**	**3%**	**11,828**
JCD	**70,325**	**5%**	**3,516**
Other	**(147,600)**	**2%**	**(2,952)**
	740,370		**25,112**

As at 30 September 2025

Currency	Net Currency Exposure $	Sensitivity	Change/ Impact $
USD	701,189	2%	14,024
BBD	(62,193)	2%	(1,244)
PESO	(264,780)	1%	(2,648)
GYD	468,026	3%	14,041
JCD	81,197	5%	4,060
Other	(175,962)	2%	(3,519)
	747,477		24,714

(b) Interest rate risk

The Group's loans receivables are fixed rate and are subject to fair value interest rate risk with no impact to the financial statements since they are carried at amortised cost. However, the floating rate loans and bonds are subject to cash flow interest rate risk. The Group's exposure to floating rate bonds is minimal.

The Group's exposure to changes in market interest rates relates primarily to the long-term debt obligations, with floating interest rates. The exposure to interest rate risk on cash held on deposit is not significant.

At the end of 2026, interest rates were fixed on approximately 69.1% of the borrowings (2025: 74.8%). The impact on the consolidated statement of profit or loss to a 50 basis points change in floating interest rates is $21,297 (2025: $7,345).

(c) Price risk

The Group has investments in equity securities and investment funds, and these are carried at fair value, consequently resulting in exposure to equity securities price risk. The Group is not exposed to commodity price risk. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group see Note 32.3.1.

32.1.2 Credit risk

The Group is exposed to credit risk, which is the risk that may arise from its customers, clients and counterparties failing to discharge their contractual obligations. The credit exposures arise primarily from the Group's receivables on sales, interest-bearing investments and cash held on deposit at various financial institutions.

The Group has no significant concentrations of credit risk and trades mainly with recognised, creditworthy third parties. It is the Group's policy that all customers trading on credit terms are subject to credit verification procedures. These procedures are elements of a structured credit control system and include an analysis of each customer's creditworthiness and the establishment of limits before credit terms are set. In addition, receivable balances are monitored on an ongoing basis to mitigate the Group's exposure to bad debts.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

The following is a summary of the Group's maximum exposure to credit risk. These amounts are net of ECL provisions.

	2026 $	2025 $
Cash and cash equivalents (Note 16)	**1,908,223**	1,707,660
Trade and other receivables (Note 10)	**1,968,874**	2,316,381
Other financial assets at amortised cost (Note 11):		
– Bonds	**467,405**	434,698
– Instalment credit and other accounts	**770,680**	745,336
– Hire purchase receivables	**30,838**	33,759
Other financial assets at fair value through other comprehensive income (Note 11):		
– Bonds and treasury bills	**956,095**	906,515
Assets reclassified to held for sale (Note 33) Cash and cash equivalents	**6,053**	24,262
Other financial assets at amortised cost		
– Instalment credit and other accounts	**–**	21,528
Total	**6,108,168**	6,190,139

The Group recognises provision for losses for assets subject to credit risk using the expected credit loss model. While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

The Group uses the general approach in arriving at expected losses for instalment credit and other loans, Note 2.9.

A default on a financial asset occurs in the following circumstances:

- When the issuer of a bond has missed a payment of principal or interest or has announced its intention to suspend payments on part or all of its financial obligations, or
- For all other financial assets, when the counterparty fails to make contractual payments within 90 days of when they fall due.

Practical expedient for financial assets with low credit risk

As an exception to the general approach, if the credit risk of a financial instrument is low at the reporting date, the Group can measure impairment using 12-month expected credit losses (ECL), and so it does not have to assess whether a significant increase in credit risk has occurred.

The financial instrument has to meet the following requirements, in order for this practical expedient to apply:

- it has a low risk of default;
- the borrower is considered, in the short term, to have a strong capacity to meet its obligations in the near term; and
- the lender expects, in the longer term, that adverse changes in economic and business conditions might, but will not necessarily, reduce the ability of the borrower to fulfil its obligations.

Assets written off

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group categorises a loan or receivable for write off when a debtor fails to make contractual payments, even after several attempts at enforcement and/or recovery efforts. Where loans or receivables have been written off, the Group continues to engage in enforcement activity to attempt to recover the receivable due. Where recoveries are made, these are recognised in profit or loss.

Collateral and other credit enhancements

The Group's policies regarding obtaining collateral have not significantly changed during the reporting period and there has been no significant change in the overall quality of the collateral held by the Group since the prior period.

- *Trade receivables and treasuries: These are generally unsecured and are generally considered low risk subject to a few exceptions.*
- *Corporate debt securities and sovereign debt securities: These are both secured and unsecured by fixed or floating charges on the assets of the issuer.*
- *Instalment credit debtors, hire purchase receivables and other accounts: The principal collateral types for these instruments are security agreements over motor vehicles, furniture and appliances, the values of which are reviewed periodically if there is a significant increase in credit risk.*

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 *Credit risk* (continued)

Summary of ECL calculations

(a) The simplified approach (trade receivables, contract assets and other debtors)

The following is a summary of the ECL and Exposure at Default (EAD) on trade receivables and contract assets from a combination of specific and general provisions:

As at 30 September 2026
Aging Bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	**1.18**	**776,736**	**9,135**
31 to 90 days	**4.15**	**116,237**	**4,822**
Over 90 days	**43.94**	**233,338**	**102,518**
Total	**10.34**	**1,126,311**	**116,475**

Reclassified to held for sale
Aging Bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	**0.19**	**27,710**	**52**
31 to 90 days	**4.15**	**12,534**	**521**
Over 90 days	**111.57**	**5,173**	**5,771**
Total	**13.97**	**45,417**	**6,344**

As at 30 September 2025

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	0.93	579,935	5,402
31 to 90 days	1.94	218,357	4,232
Over 90 days	40.01	614,313	245,782
Total	18.08	1,412,605	255,416

Reclassified to held for sale
Aging Bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	0.37	27,433	100
31 to 90 days	2.20	11,162	246
Over 90 days	18.27	28,675	5,240
Total	8.30	67,270	5,586

The movement in the provision for expected credit losses for trade receivables and contract asset accounts is as follows:

	2026 $	2025 $
Balance at beginning of the year	**255,416**	252,099
Translation adjustments	**380**	(106)
Increase in loss allowance recognised in profit or loss	**38,231**	5,330
Amounts written off in the current year	**(176,069)**	(1,068)
Balance at end of the year	**117,958**	256,255
Reclassified to held for sale	**(1,483)**	(839)
Total	**116,475**	255,416

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

(a) The simplified approach (trade receivables, contract assets and other debtors) continued

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

	2026 $	2025 $
Net changes to provisions for the year per above	**38,231**	5,330
Other adjustments/write offs	**12,779**	9,350
Net expense for the year	**51,010**	14,680
Net expense for the year attributable to:		
Continuing operations (Note 24.2)	**46,855**	13,903
Discontinued operations	**4,155**	777
Total	**51,010**	14,680

The following is a summary of the ECL on other debtors from a combination of specific and general provisions:

As at 30 September 2026
Aging Bucket

Category	**Average ECL rate %**	**Estimated EAD $**	**Expected credit loss $**
Current (0-30 days)	**0.03**	**887,729**	**264**
31 to 90 days	**0.01**	**10,088**	**1**
Over 90 days	**13.75**	**67,692**	**9,310**
Total	**0.99**	**965,509**	**9,575**

Reclassified to held for sale
Aging Bucket

Category	**Average ECL rate %**	**Estimated EAD $**	**Expected credit loss $**
Current (0-30 days)	**–**	**2,054**	**–**
31 to 90 days	**–**	**–**	**–**
Over 90 days	**–**	**–**	**–**
Total	**–**	**2,054**	**–**

As at 30 September 2025

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	0.01	1,088,636	147
31 to 90 days	0.75	1,862	14
Over 90 days	2.79	66,816	1,862
Total	0.17	1,157,314	2,023

Reclassified to held for sale
Aging Bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Current (0-30 days)	–	12,058	–
31 to 90 days	–	–	–
Over 90 days	–	10,387	–
Total	–	22,445	–

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

(a) The simplified approach (trade receivables, contract assets and other debtors) continued

The movement in the provision for expected credit losses for other debtors accounts is as follows:

	2026 $	2025 $
Balance at beginning of the year	**2,023**	2,059
Translation adjustments	**1**	(10)
Increase in loss allowance recognised in profit or loss	**5,928**	30
Adjustment/(write offs)	**1,623**	(56)
Balance at end of the year	**9,575**	2,023

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

	2026 $	2025 $
Net changes to provisions for the year per above	**5,928**	30
Net expense for the year	**5,928**	30
Net expense for the year attributable to:		
Continuing operations (Note 24.2)	**5,928**	30
Total	**5,928**	30

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

(b) The general approach

A summary of the assumptions underpinning the Group's expected credit loss model under the general approach is as follows:

Category	Definition	Basis for recognition of expected credit loss provision
Performing (Stage 1)	The counterparty has a low risk of default and a strong capacity to meet contractual cash flows	12 month expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime
Underperforming (Stage 2)	Financial assets for which there is a significant increase in credit risk since origination	Lifetime expected losses
Non-performing (Stage 3)	The financial asset is in default	Lifetime expected losses
Purchased or Credit-impaired	Financial assets with evidence of impairment at the point of initial recognition (for instance, if they are acquired at a deep discount)	Lifetime expected losses using a credit-adjusted effective interest rate.
Write-off	There is no reasonable expectation of recovery	Asset is written off

Over the term of the financial asset, the Group accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of financial assets and adjusts for forward looking macroeconomic data.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

Corporate and sovereign bonds at amortised cost

As at 30 September 2026
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	**0.18**	**468,231**	**826**
Total	**0.18**	**468,231**	**826**

The movement in the provision for expected credit losses is as follows:

As at 30 September 2026

	Performing $	Non-Performing $	Total $
Balance at beginning of the year	**835**	**–**	**835**
Reclassification and other adjustments	**(19)**	**–**	**(19)**
Net charge to profit or loss	**10**	**–**	**10**
Balance at end of the year	**826**	**–**	**826**

As at 30 September 2025

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	0.19	435,533	835
Total	0.19	435,533	835

As at 30 September 2025
The movement in the provision for expected credit losses is as follows:

	Performing $	Non-performing $	Total $
Balance at beginning of the year	1,515	–	1,515
Reclassification and other adjustments	(431)	–	(431)
Net charge to profit or loss	(249)	–	(249)
Balance at end of the year	835	–	835

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

	2026 $	2025 $
Net changes to provisions for the year per above	**10**	(249)
Other adjustments	**–**	17
Net expense for the year	**10**	(234)
Net expense for the year attributable to:		
Continuing operations (Note 24.2)	**10**	(234)
Total	**10**	(234)

Corporate and sovereign bonds at fair value through other comprehensive income

As at 30 September 2026
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	**0.03**	**956,095**	**322**
Total	**0.03**	**956,095**	**322**

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

Corporate and sovereign bonds at fair value through other comprehensive income (continued)

The movement in the provision for expected credit losses is as follows:

As at 30 September 2026

	Performing $	Total $
Balance at beginning of the year	**284**	**284**
Reclassification and other adjustments	**(1)**	**(1)**
Net charge to profit or loss	**39**	**39**
Balance at end of the year	**322**	**322**

As at 30 September 2025
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	0.03	906,799	284
Total	0.03	906,799	284

As at 30 September 2025

	Performing $	Total $
Balance at beginning of the year	347	347
Reclassification and other adjustments	(28)	(28)
Net charge to profit or loss	(35)	(35)
Balance at end of the year	284	284

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

	2026 $	2025 $
Net changes to provisions for the year per above	**39**	(35)
Net expense for the year	**39**	(35)
Net expense for the year attributable to:		
Continuing operations (Note 24.2)	**39**	(35)
Total	**39**	(35)

Instalment credit, hire purchase accounts and other financial assets

As at 30 September 2026
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	**0.58**	**752,402**	**4,350**
Underperforming (Stage 2)	**6.91**	**12,178**	**841**
Non-Performing (Stage 3)	**43.50**	**74,568**	**32,440**
Total	**4.48**	**839,148**	**37,631**

Reclassified to held for sale
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	–	–	–
Underperforming (Stage 2)	–	–	–
Non-Performing (Stage 3)	–	–	–
Total	–	–	–

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

Corporate and sovereign bonds at fair value through other comprehensive income continued

The movement in the provision for expected credit losses is as follows:

As at 30 September 2026

	Performing $	Under-performing $	Non-Performing $	Total $
Balance at beginning of the year	**4,222**	**434**	**35,609**	**40,265**
Translation adjustments	**–**	**–**	**(1)**	**(1)**
Net changes to provisions and reclassifications	**128**	**407**	**(3,001)**	**(2,466)**
Amounts written off in the current year	**–**	**–**	**(167)**	**(167)**
Balance at end of the year	**4,350**	**841**	**32,440**	**37,631**

Reclassified to held for sale

	Performing $	Under-performing $	Non-Performing $	Total $
Balance at beginning of the year	**103**	**161**	**4,491**	**4,755**
Translation adjustments	**–**	**–**	**(14)**	**(14)**
Net changes to provisions and reclassifications	**(103)**	**(161)**	**(3,370)**	**(3,634)**
Amounts written off in the current year	**–**	**–**	**(1,107)**	**(1,107)**
Balance at end of the year	**–**	**–**	**–**	**–**

As at 30 September 2025
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	0.59	713,662	4,222
Underperforming (Stage 2)	1.74	24,882	434
Non-Performing (Stage 3)	44.06	80,816	35,609
Total	4.91	819,360	40,265

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 *Credit risk* (continued)

Corporate and sovereign bonds at fair value through other comprehensive income continued

Reclassified to held for sale
Aging bucket

Category	Average ECL rate %	Estimated EAD $	Expected credit loss $
Performing (Stage 1)	0.65	15,905	103
Underperforming (Stage 2)	4.90	3,293	161
Non-Performing (Stage 3)	63.37	7,085	4,491
Total	18.09	26,283	4,755

As at 30 September 2025

	Performing $	Under-performing $	Non-Performing $	Total $
Balance at beginning of the year	406	166	41,675	42,247
Translation adjustments	–	1	6	7
Net changes to provisions and reclassifications	1,413	254	(4,529)	(2,862)
Amounts written off in the current year	2,403	13	(1,543)	873
Balance at end of the year	4,222	434	35,609	40,265

Reclassified to held for sale

	Performing $	Under-performing $	Non-Performing $	Total $
Balance at beginning of the year	114	167	1,438	1,719
Translation adjustments	–	–	4	4
Net changes to provisions and reclassifications	(11)	(6)	3,088	3,071
Amounts written off in the current year	–	–	(39)	(39)
Balance at end of the year	103	161	4,491	4,755

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.2 Credit risk (continued)

Corporate and sovereign bonds at fair value through other comprehensive income (continued)

The following is an analysis of the net impairment expense on financial assets recognised in profit or loss:

	2026 $	2025 $
Net changes to provisions for the year per above	**(6,099)**	209
Other adjustments	**12,482**	17,449
Net expense for the year	**6,383**	17,658
Net expense for the year attributable to:		
Continuing operations (Note 24.2)	**10,019**	10,195
Discontinued operations	**(3,636)**	7,463
Total	**6,383**	17,658

32.1.3 Liquidity risk

Liquidity risk is the risk which may arise if the Group is unable to meet the obligations associated with its financial liabilities when they fall due.

The Group's liquidity risk management process is measured and monitored by senior management. This process includes monitoring current cash flows on a frequent basis, assessing the expected cash inflows as well as ensuring that the Group has adequate committed lines of credit to meet its obligations.

The following is an analysis of the undiscounted contractual cash flows payable under financial liabilities. Undiscounted cash flows will differ from both the carrying values and the fair values.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.1 Financial risk factors (continued)

32.1.3 Liquidity risk (continued)

Maturity analysis of financial liabilities
2026

	Less than 1 Year $	1– 5 Years $	More than 5 years $	Contractual Cash flows $	Carrying amount $
Financial liabilities					
Bank overdraft & bankers' acceptance (Note 21)	**35,568**	**–**	**–**	**35,568**	**35,568**
Other borrowings (Note 21)	**977,639**	**975,060**	**887,636**	**2,840,335**	**2,811,187**
Customers' deposits (Note 22)	**573,683**	**231,503**	**–**	**805,186**	**805,186**
Trade and other payables (Note 23)	**2,116,473**	**7,301**	**–**	**2,123,774**	**2,123,774**
Lease Liabilities (Note 6.2)	**148,992**	**501,679**	**664,231**	**1,314,902**	**974,309**
	3,852,355	**1,715,543**	**1,551,867**	**7,119,765**	**6,750,024**

Maturity analysis of financial liabilities
2025

	Less than 1 Year $	1– 5 Years $	More than 5 years $	Contractual Cash flows $	Carrying amount $
Financial liabilities					
Bank overdraft & bankers' acceptance (Note 21)	23,484	–	–	23,484	23,484
Other borrowings (Note 21)	677,430	1,275,635	899,130	2,852,195	2,819,400
Customers' deposits (Note 22)	499,892	323,926	–	823,818	823,818
Trade and other payables (Note 23)	2,282,844	2,409	–	2,285,253	2,285,253
Lease Liabilities (Note 6.2)	161,504	560,020	765,888	1,487,412	1,042,031
	3,645,154	2,161,990	1,665,018	7,472,162	6,993,986

The amounts disclosed for the lease liabilities include cash flows relating to extension options if they have been included in the lease term, and therefore in the measurement of the lease liability, as disclosed in note 6.2.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may vary the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital on the basis of the gearing ratio. The ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (current and non-current borrowings) plus lease liabilities less cash and cash equivalents. Total capital is calculated as total equity as shown in the consolidated statement of financial position plus net debt.

	2026 $	2025 $
Total borrowings (Note 21)	**2,846,755**	2,842,884
Lease Liabilities (Note 6)	**974,309**	1,042,032
Less: Cash and cash equivalents including cash reclassified to held for sale	**(1,914,276)**	(1,731,922)
Net debt	**1,906,788**	2,152,994
Total equity	**8,530,218**	8,378,102
Total capital	**10,437,006**	10,531,096
Gearing ratio	**18.3%**	20.4%
Total borrowings to total equity ratio	**33.4%**	33.9%

32.2.1 Regulatory capital held by subsidiaries

(a) Massy Finance GFC Ltd.

This entity is incorporated in the Republic of Trinidad and Tobago and is licensed under the Financial Institutions Act, 2008. It is subject to the capital requirements set by the Central Bank of Trinidad and Tobago (CBTT).

Capital adequacy and the use of regulatory capital are monitored weekly by management based on the guidelines developed by the Basel Committee, as implemented by the CBTT, the country's authority for supervisory purposes. The required information is filed with the CBTT on a quarterly basis.

In addition to the above, there are specific requirements governing lending, customers' deposits and other activities in relation to the Company's capital.

The table below summarises the total equity position of the above entity, which is in excess of its minimum regulatory capital requirements.

	Massy Finance GFC Ltd.	
	2026 $	2025 $
Total equity	**146,382**	147,253

32.3 Fair value of financial assets and liabilities

32.3.1 Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial assets and liabilities recorded at fair value in the consolidated financial statements based upon the level of judgement associated with the inputs used to measure their fair value. The hierarchical levels, from lowest to highest based on the amount of subjectivity associated with the inputs to fair valuation of these assets and liabilities are as follows:

Level 1

Inputs are unadjusted, quoted prices in active markets for identical assets or liabilities at the measurement date. The types of assets carried at level 1 fair value are equity and debt securities listed in active markets. The fair value of financial instruments traded in active markets is based on quoted market prices at the statement of financial position date. The quoted market price used for financial assets held by the Group is the current bid price.

Level 2

Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly. These inputs are derived principally from or corroborated by observable market data by correlation or other means at the measurement date and for the duration of the instruments' anticipated life.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each statement of financial position date. Quoted market prices or dealer quotes for similar instruments are used for long-term debt. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.3 Fair value of financial assets and liabilities (continued)

32.3.1 Fair value hierarchy (continued)

Level 3

Inputs that are unobservable for the asset or liability for which there are no active markets to determine a price. These financial instruments are carried at fair value and are regularly tested for impairment with changes taken through other comprehensive income.

The following table presents the Group's assets that are measured at fair value at 30 September 2026:

Assets	**Level 1 $**	**Level 2 $**	**Level 3 $**	**Total $**
Financial assets at FVPL and FVOCI (Note 11)				
Bonds and treasury bills	**–**	**955,773**	**–**	**955,773**
Listed equities	**3,395**	**34**	**–**	**3,429**
Unlisted equities	**–**	**139**	**123,645**	**123,784**
Investment funds	**112,441**	**61,292**	**–**	**173,733**
	115,836	**1,017,238**	**123,645**	**1,256,719**

The following table presents the Group's assets that are measured at fair value at 30 September 2025:

Assets	Level 1 $	Level 2 $	Level 3 $	Total $
Financial assets at FVPL and FVOCI (Note 11)				
Bonds and treasury bills	–	881,297	25,219	906,516
Listed equities	3,342	34	–	3,376
Unlisted equities	–	139	157,653	157,792
Investment funds	85,482	105,135	–	190,617
	88,824	986,605	182,872	1,258,301

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.3 Fair value of financial assets and liabilities (continued)

32.3.1 Fair value hierarchy (continued)

The movement in level 3 financial assets is as follows:

	2026 $	2025 $
Balance at beginning of year	**182,872**	101,179
Additions for the year	**–**	25,286
Disposals for the year	**(25,219)**	–
Transfers	**467**	–
Net fair value (losses)/gains recognised in other comprehensive income	**(34,026)**	56,031
Exchange adjustments on retranslation of overseas operations	**(449)**	376
	123,645	182,872

The Group utilises the valuation specialists (internal or external) for the valuations of non-property items required for financial reporting purposes, including level 3 fair values. The following is a summary of the significant unobservable inputs used in level 3 fair value measurements of unlisted equity instruments:

- Risk-adjusted discount rates – Discount rates ranging around 10.40% were used in arriving at fair value measurements. Had these rates changed by +/- 200 basis points, the fair value measurement would have been lower by $1,627 or higher by $2,043.
- Growth rate was nil since operations are at 100% capacity
- Methanol prices were based upon the Argus Price Forecast

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

32 Financial risk management (continued)

32.3 Fair value of financial assets and liabilities (continued)

32.3.2 Fair value of financial instruments carried at amortised cost

The carrying amounts and fair values of financial instruments carried at amortised cost are as follows:

	Carrying amount		Fair value	
	2026 $	2025 $	**2026 $**	2025 $
Financial assets				
Financial assets at amortised cost (Note 11)				
– Bonds	**467,404**	434,698	**472,101**	443,643
– Instalment credit and other accounts	**770,680**	745,335	**802,867**	774,589
– Hire purchase receivables	**30,838**	33,760	**30,838**	33,617
– Reclassified to held for sale (Note 33)	**–**	21,528	**–**	21,528
	1,268,922	1,235,321	**1,305,806**	1,273,377
Financial liabilities				
– Bank overdraft and bankers' acceptance (Note 21)	**35,568**	23,484	**35,568**	23,484
– Other borrowings (Note 21)	**2,811,187**	2,819,400	**2,811,187**	2,819,400
– Customers' deposits (Note 22)	**805,186**	823,818	**763,135**	816,470
	3,651,941	3,666,702	**3,609,890**	3,659,354

Due to the short-term nature of Trade and other receivables and Trade and other payables, their carrying amounts are considered to be the same as their fair values. Accordingly, their values are not shown in the tables above.

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

33 Discontinued operations

33.1 Held for sale entities

Year ended 30 September 2026

- Massycard (Barbados) Limited has signed a sale agreement for the sale of the credit card portfolio and supporting assets. The sale is expected to be completed within the new financial year.
- Massy Properties (Barbados) Ltd., which contains all remaining investment properties, has been reclassified to held for sale as several properties have been earmarked to be sold within the next year.
- Massy Machinery Limited entered into a sale agreement on 28 September 2026 for the disposal of its Caterpillar assets and business. The transaction met the held for sale criteria and the related assets and liabilities have been appropriately classified and measured in accordance with IFRS 5. The sale is expected to be completed in the next financial year, at which point any further gain or loss on disposal will be recognised.
- The sale of Massy Distribution (Jamaica) Limited which was classified as held for sale in the 2025 financial year, was completed during the 2026 financial year.

Assets reclassified to Held for Sale for the period ended 30 September 2026:

	Massycard (Barbados) Ltd $	Massy Properties (Barbados) Ltd $	Massy Machinery Ltd $	Total $
Property, plant and equipment	**3,909**	**9,974**	**12,973**	**26,856**
Investment properties	**–**	**36,694**	**–**	**36,694**
Trade & other receivables	**1,751**	**412**	**38,761**	**40,924**
Cash & cash equivalents	**–**	**6,053**	**–**	**6,053**
Inventories	**–**	**815**	**65,398**	**66,213**
Impairment on disposal group	**–**	**–**	**(11,096)**	**(11,096)**
Total assets	**5,660**	**53,948**	**106,036**	**165,644**

Liabilities reclassified to Held for Sale for the period ended 30 September 2026:

	Massy Properties (Barbados) Ltd $	Total $
Trade and other payables	**6,646**	**6,646**
Total liabilities	**6,646**	**6,646**

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

33 Discontinued operations (continued)

33.1 Held for sale entities (continued)

Year ended 30 September 2025

Assets reclassified to Held for Sale for the period ended 30 September 2025:

	Massycard (Barbados) Ltd $	Massy Properties (Barbados) Ltd $	Massy Distribution (Jamaica) Ltd $	Total $
Property, plant and equipment	3,710	10,409	21,530	35,649
Investment properties	–	66,444	–	66,444
Financial assets				
- Instalment credit and other accounts	21,528	–	–	21,528
Trade & other receivables	–	12,972	70,045	83,017
Cash & cash equivalents	–	736	23,526	24,262
Inventories	–	1,794	89,792	91,586
Retirement benefit assets	–	–	39,021	39,021
Other current assets	–	–	883	883
Total assets	25,238	92,355	244,797	362,390

Liabilities reclassified to Held for Sale for the period ended 30 September 2025:

	Massy Properties (Barbados) Ltd $	Massy Distribution (Jamaica) Ltd $	Total $
Trade and other payables	7,542	46,071	53,613
Deferred income tax liabilities	1,617	12,058	13,675
Other current liabilities	–	6,797	6,797
Total liabilities	9,159	64,926	74,085

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

33 Discontinued operations(continued)

33.2 Subsidiary sold during the year ended 30 September 2026

Massy Distribution (Jamaica) Limited was classified as held for sale in the 2025 financial year and was sold on the 28 February 2026. The carrying amounts of assets and liabilities as at the date of sale were:

	Massy Distribution (Jamaica) Limited $
Analysis of net assets sold	
Property, plant and equipment	22,958
Right of use assets	787
Other financial assets	2
Inventory	89,586
Trade and other receivables	66,156
Cash	18,953
Other assets	40,237
Lease liabilities	(790)
Trade and other payables	(54,210)
Other liabilities	(15,193)
Net assets	168,486
Cumulative currency translation adjustments	138,680
Adjusted net assets	307,166
Cash	(18,953)
Adjusted net assets (net of cash)	288,213
Proceeds	200,986
Direct costs	(3,569)
Cash	(18,953)
Proceeds, net of cash sold and direct costs	178,464
(Loss) on sale	(109,749)

As part of the consideration for the disposal of Massy Distribution (Jamaica) Limited, the sale agreement provides for contingent consideration of $9,009 held in escrow and payable to the Group subject to the warranty criteria specified in the agreement. Tax warranties remain in effect for up to six years from the completion date, while all other warranties expire on the first anniversary of the completion date, 3 March 2027. Any warranty claim satisfied will reduce the purchase price and may be deducted from the escrow amount; however, warranty claims are limited to twenty-five percent (25%) of the total consideration of $200,986. The escrow amount will be released after 3 November 2026. At the date of disposal, the fair value of the contingent consideration receivable was $9,009 and was recognised as other receivables in the consolidated statement of financial position

33.3 Analysis of the results of discontinued operations

Analysis of the results of discontinued operations

	2026 $	2025 $
Revenue	**301,597**	556,683
Operating (loss)/profit before finance costs and expected credit losses	**(73,867)**	18,321
Expected credit losses	**(522)**	(8,248)
Operating (loss)/profit before finance costs	**(74,389)**	10,073
Finance costs – net	**(365)**	(732)
Operating (loss)/profit after finance costs	**(74,754)**	9,341
Income tax expense	**(240)**	(2,761)
(Loss)/profit after income tax	**(74,994)**	6,580
Loss on sale of discontinued operations	**(109,749)**	–
(Loss)/profit for the year from discontinued operations	**(184,743)**	6,580
Attributable to:		
Owners of the parent	**(184,743)**	6,580
	(184,743)	6,580
Analysis of profit before tax from discontinued operations as per consolidated statement of cashflows:		
Operating (loss)/profit after finance costs	**(74,994)**	6,580
Loss on sale of discontinued operations	**(109,749)**	–
	(184,743)	6,580

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

33 Discontinued operations (continued)

33.3 Analysis of the results of discontinued operations (continued)

Analysis of the results of discontinued operations (continued)

	Massy Distribution (Jamaica) Limited		Massy Properties (Barbados) Ltd.		Massycard (Barbados) Ltd.		CAT disposal group		Total	
	2026 $	2025 $	**2026 $**	2025 $	**2026 $**	2025 $	**2026 $**	2025 $	**2026 $**	2025 $
Revenue	**158,006**	352,444	**114**	2,479	**3,992**	15,484	**139,485**	186,277	**301,597**	556,683
Operating (loss)/profit before finance costs and expected credit losses	**(7,586)**	27,664	**(88)**	(3,623)	**(1,291)**	(1,770)	**(64,902)**	(3,950)	**(73,867)**	18,321
Expected credit losses	**(4,030)**	(789)	**(128)**	–	**3,636**	(7,459)	**–**	–	**(522)**	(8,248)
Operating (loss)/profit before finance costs	**(11,616)**	26,875	**(216)**	(3,623)	**2,345**	(9,229)	**(64,902)**	(3,950)	**(74,389)**	10,073
Finance costs-net	**(14)**	52	**–**	–	**–**	–	**(351)**	(784)	**(365)**	(732)
Operating (loss)/profit after finance costs	**(11,630)**	26,927	**(216)**	(3,623)	**2,345**	(9,229)	**(65,253)**	(4,734)	**(74,754)**	9,341
Income tax expense	**(53)**	(2,634)	**–**	–	**(187)**	(127)	**–**	–	**(240)**	(2,761)
(Loss)/profit after income tax	**(11,683)**	24,293	**(216)**	(3,623)	**2,158**	(9,356)	**(65,253)**	(4,734)	**(74,994)**	6,580
Attributable to:										
Owners of the parent	**(11,683)**	24,293	**(216)**	(3,623)	**2,158**	(9,356)	**(65,253)**	(4,734)	**(74,994)**	6,580
	(11,683)	24,293	**(216)**	(3,623)	**2,158**	(9,356)	**(65,253)**	(4,734)	**(74,994)**	6,580

33.4 Analysis of cash flows from discontinued operations

	2026 $	2025 $
Net cash (outflow)/inflow from operating activities	**(14,577)**	31,872
Net cash inflow from investing activities	**37,324**	55,533
Net cash outflow from financing activities	**(41,594)**	(49,767)
	(18,847)	37,638

Notes to the Consolidated financial statements continued

As at September 30. Expressed in thousands of Trinidad and Tobago dollars

33 Discontinued operations (continued)

33.5 Restatement of results from material held for sale classification

The consolidated statement of profit or loss for September 30, 2025, was restated for the reclassification of Massy Machinery Limited. The consolidated statement of other comprehensive income was not restated.

	As previously reported 2025 $	Adjustment 2025 $	Restated 2025 $
Continuing operations:			
Revenue	15,833,354	(186,277)	15,647,077
Operating profit before finance costs and expected credit losses	1,362,197	3,950	1,366,147
Expected credit losses	(23,829)	–	(23,829)
Operating profit before finance costs	1,338,368	3,950	1,342,318
Finance costs-net	(214,706)	784	(213,922)
Operating profit after finance costs	1,123,662	4,734	1,128,396
Share of results of associates and joint ventures	17,296	–	17,296
Profit before income tax	1,140,958	4,734	1,145,692
Income tax expense	(374,696)	–	(374,696)
Profit for the year from continuing operations	766,262	4,734	770,996
Discontinued operations:			
Profit after tax discontinued operations	11,314	(4,734)	6,580
Profit for the year from discontinued operations	11,314	(4,734)	6,580
Profit for the year	777,576	–	777,576
Owners of the parent:			
– Continuing operations	710,928	4,734	715,662
– Discontinued operations	11,314	(4,734)	6,580
Non-controlling interests:			
– Continuing operations	55,334	–	55,334
Profit for the year	777,576	–	777,576
Basic earnings per share			
– Continuing operations	35.92	0.24	36.16
– Discontinued operations	0.57	(0.24)	0.33
	36.49	–	36.49

5 year review of Massy Group Results for Financial Years ending 2022-2026

	Sep-22	Sep-23	Sep-24	Sep-25	**Sep-26**
Income Statement Information					
Third party revenue	11,742,828	13,549,605	15,132,252	15,647,077	**16,738,999**
Operating profit before finance costs	1,022,588	1,337,346	1,199,384	1,342,318	**1,197,358**
Finance costs	(100,002)	(166,448)	(236,797)	(213,922)	**(211,816)**
Share of results of associates and joint ventures	18,842	3,792	119,030	17,296	**13,677**
Profit before tax	941,428	1,174,690	1,081,617	1,145,692	**999,219**
Effective tax rate	32%	33%	39%	33%	**43%**
Profit for the year from continuing operations	640,579	782,889	660,149	770,996	**574,146**
Profit/(loss) for the year from discontinued operations	217,609	30,043	52,284	6,580	**(184,743)**
Profit/(loss) for the year	858,188	812,932	712,433	777,576	**389,403**
Profit attributable to owners of the parent	813,929	764,195	660,599	722,242	**332,106**
Basic earnings per share - from continuing operations (¢)	30.13	37.09	30.73	36.16	**26.11**
Basic loss per share - from discontinued operations (¢)	10.99	1.52	2.65	0.33	**(9.33)**
Total earnings per share (¢)	41.12	38.61	33.38	36.49	**16.78**
Balance Sheet Information					
Non current assets	6,380,903	7,665,266	8,221,579	8,523,733	**8,756,559**
Current assets	6,317,680	7,875,584	7,421,582	7,766,597	**7,381,880**
Total assets	12,698,583	15,540,850	15,643,161	16,290,330	**16,138,439**
Non current liabilities	2,924,592	3,012,836	3,338,234	4,085,788	**3,664,798**
Current liabilities	2,521,208	4,919,508	4,291,482	3,826,440	**3,943,423**
Total liabilities	5,445,800	7,932,344	7,629,716	7,912,228	**7,608,221**
Shareholder's equity	7,066,954	7,401,469	7,785,100	8,136,596	**8,268,412**
Non-controlling interests	185,829	207,037	228,345	241,506	**261,806**
Equity	7,252,783	7,608,506	8,013,445	8,378,102	**8,530,218**
Cash	1,227,119	1,289,686	1,600,253	1,707,660	**1,908,223**
Debt	1,786,228	3,490,540	2,995,684	2,842,884	**2,846,755**

Review of Massy Group Results for Financial Years ending 2022-2026 continued

	Sep-22	Sep-23	Sep-24	Sep-25	**Sep-26**
Balance Sheet Quality Measures					
Working Capital	3,796,472	2,956,076	3,130,100	3,940,157	**3,438,457**
Current Ratio	2.51	1.60	1.73	2.03	**1.87**
Quick Ratio	1.69	1.10	1.19	1.41	**1.25**
Total debt to shareholder's equity	25.3%	47.2%	38.5%	34.9%	**34.4%**
Total debt to shareholder's equity & debt	20.2%	32.0%	27.8%	25.9%	**25.6%**
Cash Flow Information					
Cash flow from operating activities	681,111	1,018,390	1,348,952	1,669,672	**1,187,263**
Cash flow from investing activities	(1,557,126)	(1,990,041)	175,229	(503,704)	**(233,710)**
Cash flow from financing activities	(318,692)	1,010,438	(1,218,923)	(967,238)	**(803,482)**
Net increase/(decrease) in cash, cash equivalents before exchange rate changes	(1,194,707)	38,787	305,258	198,730	**150,071**

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