



Highlights of the Audited Consolidated Financial Statements
for the Twelve Months Ended 30th September 2020

CHAIRMAN'S STATEMENT FOR YEAR END RESULTS 2020

2020 was an unprecedented year for the Massy Group and for the entire world. The COVID-19 pandemic created global public health and economic crises, which resulted in an operating environment that can only be described as highly volatile and uncertain for business.

In 2018, we began the task of changing our conglomerate model to that of an investment portfolio manager. In 2019, we focused on implementing much of the operating governance and performance management framework to support our autonomous business portfolios. We have been operating fully under our new portfolio model for our entire 2020 fiscal year (FY); and we believe that the benefits of this change are already being realised.

Faced with challenges and uncertainties arising from lockdowns, precipitous declines in demand from affected sectors, constantly changing business restrictions and public health threats to our employees and customers, our leaders moved early and quickly to engage and empower our organisations to respond to the threats and challenges. Ahead of the inevitable spread of the pandemic to the countries in which we operate, our Group made a conscious decision to undertake the requisite investments to be a beacon of safety and reliability throughout the pandemic, as we recognised that people would need to continue to access basic necessities in a trusted environment. In all of the countries in which we operate, we were among the first to establish protocols in our frontline businesses to manage risks to our employees and customers; setting the example and standard for others to follow.

Despite these challenging circumstances, our Group showed great resilience and delivered a strong performance for the fiscal period. Profit After Tax increased by

21.2% to \$743 million compared to \$613 million in 2019 with Earnings Per Share also growing by 23.4% to \$7.11.

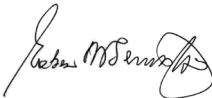
In FY2020 the Group boldly advanced its strategy to focus on its three main Portfolios (Integrated Retail, Motors and Machines and Gas Products), with the sale of Seawell Air Services, Massy Energy Production Resources Ltd., and the Massy Technologies companies in the region. The profit and gains/losses on sales from these companies, together with the same from the security companies that were divested in FY2019, are now reported as Discontinued Operations in the Statement of Profit or Loss. While the Group did benefit from a significant gain on sale of \$272 million from the divestment of the Massy Technologies companies, all three core Portfolios as well as the Financial Services Line of Business grew Profit Before Tax (PBT) over prior year, which is commendable considering that many of them were adversely impacted by the economic declines and lockdowns that have accompanied the COVID-19. On a like-for-like basis, PBT from Continuing Operations was \$730 million, down on prior year by 8.7% (or \$69 million). Proceeds from the divestments have further strengthened the Group's Balance Sheet to support its growth and investment plans. Group Cash has increased to \$2.5 billion and Debt to Equity Ratio has declined from 38% to 34% (excluding IFRS 16 impact for like-for-like comparison).

Based on this performance, the Board has declared a final dividend of \$2.00, which when added to the interim dividend of \$0.50 gives a total dividend for the year of \$2.50. This represents an increase of 10 percent over dividends paid in FY 2019 and a 3.8% return on the share price at the end of the financial year.

During this period of crisis, we are proud of the role our Group has played in securing

food supply to all of the territories in which our Integrated Retail business operates. We are proud of the work of our Gas Products organisations in ensuring oxygen supply to hospitals as new and temporary facilities were opened to cope with rising patient numbers. We are proud of our ability to support consumers and restaurants with cooking gas to prepare food for people on lockdown. We are most proud of the proactive and dedicated work of our own frontline workers who came out during the most uncertain times to serve customers in all of our businesses. During this time, our Group stepped up its charitable donations and collaboration on national/ regional issues of interest in the countries where we operate. We prepared and delivered meals as well as donated preventative equipment to frontline medical workers. We provided countless food hampers for needy families, and collaborated with governments on food supply and COVID-19 testing issues.

As Chairman, I wish to congratulate the management and staff in all of the Group's operations on their exemplary work in 2020. Throughout the year, the leadership and staff in this Group have risen above and beyond the call of duty to respond to great uncertainty and countless challenges. They have done so, consistent with the Massy values and have delivered commendable performance for the Group's shareholders.


Robert Bermudez, Chairman
December 17, 2020

SUMMARY CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the Twelve Months Ended 30th September 2020

	THREE MONTHS ENDED		AUDITED TWELVE MONTHS ENDED	
	30-Sep-20 TT\$'000	30-Sep-19 TT\$'000 (restated)	30-Sep-20 TT\$'000	30-Sep-19 TT\$'000 (restated)
Continuing Operations:				
Revenue	2,776,971	2,770,878	11,163,818	11,406,174
Operating profit after finance costs	176,629	217,646	676,141	733,072
Share of results of associates and joint ventures	10,372	6,247	53,459	65,965
Profit before tax	187,001	223,893	729,600	799,037
Income tax expense	(97,273)	(83,858)	(276,330)	(286,654)
Profit for the period from continuing operations	89,728	140,035	453,270	512,383
Discontinued Operations:				
Profit for the period from discontinued operations	286,213	57,347	289,881	100,849
Profit for the period	375,941	197,382	743,151	613,232
Owners of the parent:				
Profit for the period from continuing operations	75,194	131,694	408,484	463,893
Profit for the period from discontinued operations	284,431	55,993	287,919	99,271
Profit attributable to owners of the parent	359,625	187,687	696,403	563,164
Non-controlling interests:				
Profit for the period from continuing operations	14,534	8,341	44,786	48,490
Profit for the period from discontinued operations	1,782	1,354	1,962	1,578
Profit attributable to non-controlling interests	16,316	9,695	46,748	50,068
Profit for the period	375,941	197,382	743,151	613,232
Earnings per share attributable to the owners of the parent (\$/cents):				
Basic earnings per share	0.78	1.34	4.17	4.74
- from continuing operations	2.90	0.58	2.94	1.02
- from discontinued operations	3.68	1.92	7.11	5.76

SUMMARY CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME
For the Twelve Months Ended 30th September 2020

	AUDITED TWELVE MONTHS ENDED	
	30-Sep-20 TT\$'000	30-Sep-19 TT\$'000
Profit for the period	743,151	613,232
Other comprehensive income:		
Items that will not be reclassified to profit or loss		
- remeasurement of defined benefit pension plans	54,778	6,977
	54,778	6,977
Items that may be subsequently reclassified to profit or loss		
- currency translation differences	(24,739)	(29,564)
	(24,739)	(29,564)
Other comprehensive income for the period, net of tax	30,039	(22,587)
Total comprehensive income for the period	773,190	590,645
Attributable to:		
- owners of the parent	722,715	540,214
- non-controlling interests	50,475	50,431
Total comprehensive income for the period	773,190	590,645

SUMMARY CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30th September 2020

	AUDITED 30-Sep-20 TT\$'000	AUDITED 30-Sep-19 TT\$'000
Assets		
Non-current assets		
Property, plant and equipment and investment properties	2,588,416	2,805,900
Right of use assets	792,920	0
Investments in associates and joint ventures	170,498	146,801
Financial assets	1,021,432	1,032,084
Other non-current assets	872,122	1,000,920
	5,445,388	4,985,705
Current assets		
Cash and cash equivalents	2,533,621	2,073,058
Other current assets	5,260,738	5,266,310
	7,794,359	7,339,368
Total assets	13,239,747	12,325,073
Equity and Liabilities		
Capital and reserves attributable to owners of the parent	6,170,638	5,713,898
Non-controlling interests	246,406	233,043
Total equity	6,417,044	5,946,941
Non-current liabilities		
Borrowings	1,440,184	1,820,729
Lease liabilities	844,004	0
Deferred tax liabilities	236,050	227,051
Other non-current liabilities	243,863	352,895
	2,764,101	2,400,675
Current liabilities		
Borrowings	677,096	378,983
Other current liabilities	3,381,506	3,598,474
	4,058,602	3,977,457
Total equity and liabilities	13,239,747	12,325,073

SUMMARY CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
For the Twelve Months Ended 30th September 2020

	AUDITED TWELVE MONTHS ENDED	
	30-Sep-20 TT\$'000	30-Sep-19 TT\$'000
Balance at the beginning of the year	5,713,898	5,384,821
IFRS 15 initial application adjustment	–	(1,999)
IFRS 16 initial application adjustment	(70,400)	–
Balance at the beginning of the year - restated	5,643,498	5,382,822
Profit attributable to owners of the parent	696,403	563,164
Other comprehensive income	26,312	(22,950)
Dividends paid	(217,289)	(208,192)
Other reserve movements	21,714	(946)
	6,170,638	5,713,898

SUMMARY CONSOLIDATED STATEMENT OF CASH FLOWS
For the Twelve Months Ended 30th September 2020

	AUDITED TWELVE MONTHS ENDED	
	30-Sep-20 TT\$'000	30-Sep-19 TT\$'000
Cash flows from operating activities		
Profit before income tax	729,600	799,037
Operating Profit from discontinued operations	308,535	120,199
Share of results of associates and joint ventures	(53,459)	(65,965)
Adjustments for non cash items	117,020	229,639
Operating profit before working capital changes	1,101,696	1,082,910
Net working capital changes	780	(9,320)
Cash generated from operations	1,102,476	1,073,590
Tax payments	(263,303)	(267,721)
Cash flows from operating activities	839,173	805,869
Investing activities	14,898	16,942
Financing activities	(389,621)	(354,078)
Increase in short-term funds	464,450	468,733
Cash, cash equivalents and bank overdrafts at start of year	2,064,262	1,599,621
Translation difference on cash held	(3,191)	(4,092)
Cash, cash equivalents and bank overdrafts at end of year	2,525,521	2,064,262

SEGMENT INFORMATION TT\$'000 CONTINUING OPERATIONS	Integrated Retail	Gas Products	Motors & Machines	Financial Services	Strategic & Other Investments	Head Office & Other Adjustments	Total
Twelve Months Ended 30th September 2020							
Group revenue	7,411,149	943,881	2,339,697	675,298	601,099	20,430	11,991,554
Inter-segment revenue	(558,566)	(15,547)	(172,517)	(1,732)	(58,944)	(20,430)	(827,736)
Third party revenue	6,852,583	928,334	2,167,180	673,566	542,155	–	11,163,818
Operating profit/(loss) after finance costs	368,067	185,440	178,406	116,272	(8,952)	(163,092)	676,141
Share of results of associates and joint ventures	–	7,302	–	4,511	41,646	–	53,459
Profit/(loss) before income tax	368,067	192,742	178,406	120,783	32,694	(163,092)	729,600
Twelve Months Ended 30th September 2019							
Group revenue	6,963,994	1,001,102	2,609,598	680,525	745,681	22,833	12,023,733
Inter-segment revenue	(389,155)	(15,355)	(122,373)	(3,120)	(64,723)	(22,833)	(617,559)
Third party revenue	6,574,839	985,747	2,487,225	677,405	680,958	–	11,406,174
Operating profit/(loss) after finance costs	323,843	185,160	164,541	104,887	78,848	(124,207)	733,072
Share of results of associates and joint ventures	–	1,922	–	4,536	59,507	–	65,965
Profit/(loss) before income tax	323,843	187,082	164,541	109,423	138,355	(124,207)	799,037

	Group Revenue		Inter-Segment		Third Party Revenue		Profit before Tax	
	Sep-20	Sep-19 (Restated)	Sep-20	Sep-19 (Restated)	Sep-20	Sep-19 (Restated)	Sep-20	Sep-19 (Restated)
Trinidad and Tobago	4,667,158	4,641,220	(356,956)	(140,541)	4,310,202	4,500,679	380,814	435,769
Barbados	2,834,450	2,869,073	(289,002)	(304,506)	2,545,448	2,564,567	156,619	161,059
Eastern Caribbean	1,297,641	1,316,661	-	(8,973)	1,297,641	1,307,688	100,916	97,524
Guyana	1,077,072	920,166	(49,106)	(38,967)	1,027,966	881,199	160,172	154,084
Jamaica	557,201	585,385	(3,557)	(3,268)	553,644	582,117	62,546	60,273
Colombia	1,321,458	1,480,396	(98)	-	1,321,360	1,480,396	27,183	11,108
Other	236,574	210,832	(129,017)	(121,304)	107,557	89,528	4,442	3,427
Head Office and Other adjustments	-	-	-	-	-	-	(163,092)	(124,207)
	11,991,554	12,023,733	(827,736)	(617,559)	11,163,818	11,406,174	729,600	799,037

Notes:

All monetary amounts are stated in Trinidad and Tobago dollars. Highlights of the Audited Consolidated Financial Statements (Highlights) have been prepared in accordance with International Financial Reporting Standards.

The Highlights do not include all information and disclosures required in the Annual Financial Statements, and should be read in conjunction with the Group's Annual Financial Statements as at 30th September 2020.

For comparative purposes, adjustments and reclassifications to the prior year have been made to conform to the current year reporting.

These financial highlights can be accessed online at www.massygroup.com