West Indies Petroleum Terminal Limited

Consolidated Financial Statements
31 December 2025

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Independent auditors' report

To the Shareholders of West Indies Petroleum Terminal Limited

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 West Indies Petroleum Terminal Limited (the Company) and its subsidiary (together 'the Group') as at 31 December 2025, 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 31 December 2025;
- the consolidated statement of 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 *Auditors' responsibilities for the audit of the consolidated financial statements* section of our report.

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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.

Our audit approach

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 industry in which the Group operates.

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
Impairment of investment in promissory note	
Refer to Notes 6 and 24(c) to the consolidated financial statements for disclosures of related accounting policies and balances. The Group holds a non-interest bearing 15-year promissory note which arose from the transfer of ordinary shares in a previous period. The promissory note was initially recognised at its discounted present value and was fully impaired as at the end of the prior reporting period, resulting in a nil carrying amount. The impairment assessment involved significant judgement in applying IFRS 9 Financial Instruments, including determining whether the promissory note was credit-impaired and assessing the expected recoverability of future cash flows. Management performed a further assessment as at 31 December 2025 to determine whether any conditions existed indicating the previously recognised impairment loss may no longer exist. Given the judgement involved and the significance of the balance pre-impairment, we considered the impairment of the promissory note to be a key audit matter.	Our approach to addressing the matter, included the following procedures amongst others: • Obtained an understanding of the contractual terms of the promissory note and its origin. • Assessed the appropriateness of the classification of the promissory note as a financial asset measured at amortised cost in accordance with IFRS 9. • Evaluated management's assessment that the promissory note is credit-impaired and appropriately classified as a Stage 3 financial asset under the expected credit loss model. • Assessed the reasonableness of management's conclusion that no future cash flows are expected to be recovered and the promissory note remains fully impaired as at the reporting date. • Assessed whether interest income has been appropriately suspended in accordance with IFRS 9. • Evaluated the adequacy of the related disclosures.

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 auditors' report thereon), which is expected to be made available to us after the date of this auditors' report.

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

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

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

Responsibilities of management and those charged with governance for the 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.

Auditors' 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 auditors' 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.

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 auditors' 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 auditors' 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 auditors' 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 leader on the audit resulting in this independent auditors' report is Charissa Andrews.

PricewaterhouseCoopers

Chartered Accountants

Castries, St. Lucia

31 March 2026

West Indies Petroleum Terminal Limited
Consolidated Statement of Financial Position
31 December 2025
(expressed in United States dollars unless otherwise indicated)

	Note	2025 $	2024 $
Assets			
Non-Current Assets			
Property, plant and equipment	4	37,878,722	38,944,707
Right-of-use asset	5	1,394,214	1,716,734
Intangible assets	7	4,573	11,236
		39,277,509	40,672,677
Current Assets			
Receivables	8	930,106	534,997
Due from related party	12	1,783,821	244,742
Directors current account		-	63,891
Short-term investments	9	289,850	287,664
Cash and cash equivalents	10	112,472	11,213
		3,116,249	1,142,507
Total Assets		42,393,758	41,815,184
Equity			
Share capital	13	3,971,763	3,971,763
Revaluation reserve	14	16,491,919	16,491,919
Retained earnings		9,056,422	6,599,355
Total Equity		29,520,104	27,063,037
Liabilities			
Non-Current Liabilities			
Borrowings	15	3,650,153	3,632,995
Lease liability	5	1,133,016	1,438,670
Deferred tax liabilities	16	3,800,278	3,728,496
		8,583,447	8,800,161
Current Liabilities			
Trade and other payables	11	328,783	428,365
Due to related party	12	3,255,033	4,348,157
Taxation		221,537	149,912
Borrowings	15	69,721	670,329
Current portion of lease liability	5	415,133	355,223
		4,290,207	5,951,986
Total Liabilities		12,873,654	14,752,147
Total Equity and Liabilities		42,393,758	41,815,184

Approved for issue by the Board of Directors on 27 March 2026 and signed on its behalf by:

Gerald Chambers — Director

Tarik Felix — Director

The accompanying notes form an integral part of these consolidated financial statements.

West Indies Petroleum Terminal Limited

Consolidated Statement of Comprehensive Income

Year ended 31 December 2025

(expressed in United States dollars unless otherwise indicated)

	Note	2025 $	2024 $
Revenue	22	8,834,131	8,206,548
Other income	23	32,586	143,693
		8,866,717	8,350,241
Staff costs	21	(1,411,086)	(1,387,843)
Other operating costs	20	(3,774,008)	(3,500,579)
Net impairment loss on promissory note	6	-	(1,035,590)
Net impairment loss on trade receivables		(105,478)	-
Finance costs	18	(852,053)	(1,080,159)
		2,724,092	1,346,070
Profit before Taxation			
Taxation	17	(267,025)	(302,610)
Net profit for the year		2,457,067	1,043,460
Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Revaluation of property, plant and equipment, net of taxation		-	4,808,658
Comprehensive Income		2,457,067	5,852,118
Earnings per Stock Unit			
Basic	27	0.00022	0.00010

Net profit and comprehensive income is solely attributable to the shareholders of the Company.

The accompanying notes form an integral part of these consolidated financial statements.

West Indies Petroleum Terminal Limited

Consolidated Statement of Changes in Equity

Year ended 31 December 2025

(expressed in United States dollars unless otherwise indicated)

	Note	Share Capital	Revaluation Reserve	Retained Earnings	Total
		$	$	$	$
Balance at 1 January 2024		3,000,100	11,683,261	5,555,895	20,239,256
Net profit for the year		-	-	1,043,460	1,043,460
Other comprehensive income	26	-	4,808,658	-	4,808,658
Comprehensive income for the year		-	4,808,658	1,043,460	5,852,118
Transactions with owners					
Shares issued		971,663	-	-	971,663
Balance as at 31 December 2024		3,971,763	16,491,919	6,599,355	27,063,037
Net profit for the year, being comprehensive income for the year		-	-	2,457,067	2,457,067
Balance as at 31 December 2025		3,971,763	16,491,919	9,056,422	29,520,104

Equity is solely attributable to the shareholders of the Company.

West Indies Petroleum Terminal Limited

Consolidated Statement of Cash Flows

Year ended 31 December 2025

(expressed in United States dollars unless otherwise indicated)

	Note	2025 $	2024 $
Cash Flows from Operating Activities			
Net profit		2,457,067	1,043,460
Items not affecting cash:			
Depreciation – property, plant and equipment	4	1,419,437	1,387,427
Depreciation – right-of-use asset	5	431,877	343,347
Amortisation – intangible assets	7	6,663	13,937
Foreign exchange gains		(49,311)	(134,450)
Interest income		(4,986)	(10,360)
Taxation expense	17	267,025	302,610
Interest expense - lease	5	197,499	183,812
Interest expense - loans	18	577,832	906,733
Impairment on promissory note	6	-	1,035,590
Impairment on trade receivable		105,478	
Share-based payment	13	-	6,632
Amortisation of deferred arranger fees		127,385	-
		5,535,966	5,078,738
Changes in operating assets and liabilities:			
Receivables		(500,587)	(121,142)
Due to related parties		(1,093,124)	(2,587,713)
Directors current account		63,891	(63,891)
Due from related parties		(1,539,079)	(180,851)
Other payables		(118,264)	80,711
		2,348,803	2,205,852
Taxation paid		(123,618)	(113,829)
Cash provided by operating activities		2,225,185	2,092,023
Cash Flows from Investing Activities			
Purchase of property, plant and equipment	4	(353,452)	(680,083)
Interest received		4,986	-
Short term investments		(2,186)	(128,013)
Cash used in investing activities		(350,652)	(808,096)
Cash Flows from Financing Activity			
Proceeds from loan received	15	-	3,871,795
Repayment on borrowings	15	(636,647)	(4,166,237)
Loan interest paid		(582,675)	(656,290)
Lease payments		(552,600)	(450,000)
Cash used in financing activities		(1,771,922)	(1,400,732)
Increase/(decrease) in cash		102,611	(116,805)
Effects of exchange rate changes on cash and cash equivalents		(1,352)	(23)
Cash at beginning of year		11,213	128,041
CASH AT END OF YEAR	10	112,472	11,213

The accompanying notes form an integral part of these financial statements.

1. Identification and Principal Activities

West Indies Petroleum Terminal Limited (the “Company”) is incorporated and domiciled in St. Lucia. Its registered address is 20 Micoud Street, Castries, Saint Lucia. The ultimate parent company, West Indies Petroleum Limited is incorporated and domiciled in Jamaica. West Indies Petroleum Terminal Limited is a holding company with ownership interests in West Indies Petroleum South Terminal, which operates petroleum storage and distribution facilities.

On 12 March 2025, WIP Energy Limited (a related company) acquired 79.84% of the issued share capital of West Indies Petroleum Terminal Limited (a St. Lucian IBC) from West Indies Petroleum Limited (Jamaica). As a result of this acquisition, WIP Energy Limited is the immediate parent company. WIP Energy Limited is incorporated under the laws of Jamaica.

On 27 March 2026, The Board of Directors approved the cosolidated financial statements and authorised them for issue. The Board of Directors has the power to amend the financial statements after issue.

2. Material Accounting Policies and Basis of Compliance

The material accounting policies adopted in the preparation of these financial statements are set out below.

(a) Basis of preparation

The financial statements of the Group have been prepared in accordance with IFRS Accounting Standards as promulgated by the International Accounting Standards Board (IASB). The financial statements have been prepared under the historical cost convention except for all items of property, plant and equipment which are measured are fair 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. Although these estimates are based on management’s best knowledge of current events and actions, actual results could differ from those estimates. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 3.

Standards, interpretations and amendments to existing standards effective in the current year

Certain new standards, amendments and interpretations to existing standards have been published that became effective during the current financial year. There were no new or amended IFRS Accounting Standards or IFRIC Interpretations effective for the year ended 31 December 2025 that had a material impact on the Group’s financial statements.

Standards, interpretations and amendments to published standards that are not yet effective

At the date of authorisation of these financial statements, certain new standards, amendments and interpretations to existing standards have been issued which were not yet effective for the Group at the statement of financial position date, and which the Group has not early adopted. The Group has assessed the relevance of all such new standards, interpretations and amendments, has determined that the following may be relevant to its operations, and has concluded as follows:

2. Material Accounting Policies and Basis for Compliance (Continued)

(a) Basis of preparation (continued)

IFRS 18 *Presentation and Disclosure in Financial Statements* (effective for annual periods beginning on or after 1 January 2027). This is the new standard on presentation and disclosure in financial statements, which replaces IAS 1, 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 with defined subtotals.
- requirement to determine the most useful structure summary for presenting expenses in the statement of profit or loss
- required disclosures in a single note within 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.

The Group is assessing the impact of the standard on its operations.

Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 (effective for annual periods beginning on or after 1 January 2026). The IASB issued targeted amendments to IFRS 9 *Financial Instruments* and IFRS 7 *Financial Instruments: Disclosures* to respond to recent questions arising in practice, and to include new requirements not only for financial institutions but also for corporate entities. These amendments, among others, clarify the date 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.

The adoption of the standard is not anticipated to have any significant impact on the operations of the Group.

2. Material Accounting Policies and Basis of Compliance (Continued)

(b) Consolidation

Subsidiaries are all entities over which the Group has control. The Group controls an entity when it is exposed to or has rights to the variable returns from its involvement with the entity and has the ability to affect those returns through the power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

All material intra-group balances, transactions and gains are eliminated on consolidation. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the accounting policies adopted by the Group.

The Group's subsidiary, West Indies Petroleum South Terminal, is wholly owned and is incorporated in Jamaica and provides storage and delivery of fuel products.

(c) Revenue recognition

Operating revenue is recognised when the service of delivery of products from storage is provided on behalf of customers. Throughput fees are recognized when fuel is delivered on behalf of customers.

The company assesses the individual elements of the agreements and assesses whether these individual elements are separate performance obligations. Where the contracts include multiple performance obligations, and/or lease and non-lease components, the transaction price is allocated to each performance obligation based on the stand-alone selling prices. These selling prices are variable prices per the agreements where the company establishes the price based on market rates and prices were accepted by customers.

Revenue is measured at the transaction price agreed under the contract. The company currently does not have arrangements that include deferred payment terms. A receivable is recognised when services are provided as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

(d) Trade and other payables

Trade and other payables are recognised at fair value and subsequently stated at amortised cost.

(e) Borrowings

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

2. Material Accounting Policies and Basis of Compliance (Continued)

(f) Property, plant and equipment

All property, plant and equipment are initially recorded at cost and are subsequently shown at market value based on triennial valuations by external independent valuers, less subsequent depreciation of buildings. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount. Increases in carrying amounts arising on revaluation are credited to other comprehensive income and shown in revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged to other comprehensive income and debited against capital reserve; all other decreases are charged to profit or loss. Cost includes expenditures that are directly attributable to the acquisition of the asset.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Buildings	50 years
Plant, tank & pipeline	3 – 44 years
Furniture, fixtures, plant & equipment	3 – 25 years

The assets' residual values and remaining useful lives are reviewed and adjusted accordingly, at each reporting date. 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. The remaining useful lives in 2024 were adjusted to reflect those determined by the property valuators and the equipment valuators during their valuation exercise on 14 August 2024.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within other operating income, in the statement of comprehensive income.

(g) Impairment of non-current assets

Property, plant and equipment and other non-current assets 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 carrying amount of the asset exceeds its recoverable amount, which is the higher of an asset's net selling price and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows.

An impairment loss is recognised whenever the carrying amount of an asset, or group of operating assets, exceeds its recoverable amount. Impairment losses are recognised in the statement of comprehensive income.

West Indies Petroleum Terminal Limited
Notes to Financial Statements
31 December 2025
(expressed in United States dollars unless otherwise indicated)

2. Material Accounting Policies and Basis of Preparation (Continued)

(h) Financial instruments
A financial instrument is any contract that gives rise to both a financial asset in one entity and a financial liability or equity of another entity.

Financial assets
Classification
The Group classifies its financial assets in the following measurement category: those to be measured at amortised cost. The classification depends on the business model used for managing the financial assets and, in respect of debt instruments, the contractual terms of the cash flows.

Recognition and measurement
Debt instruments held for the collection of contractual cash flows, where those represent solely payments of principal and interest, are measured at amortised cost. Interest income from these financial assets is included in the statement of comprehensive income using the effective interest rate method. Any gains or losses arising on derecognition are recognised directly in the statement of comprehensive income. Impairment losses are presented as a separate line in the statement of comprehensive income.

Gains and losses on such instruments are recognised in profit or loss in the period in which they arise.

Application of the simplified approach to trade receivables
For trade receivables, the Group applies the simplified approach which requires that the impairment provision is measured at initial recognition and throughout the life of the receivables using a lifetime expected credit losses (ECL). As a practical expedient, a provision matrix is utilised in determining such lifetime ECLs. The lifetime ECLs are determined by taking into consideration historical rates of default for each category of aged receivables as well as the estimated impact of forward-looking information.

(i) Foreign currency transactions
(i) Functional currency and presentational currency
The financial statements are presented in United States Dollars. Items included in the financial statements of the companies within the group are measured using the currency of the primary economic environment in which the companies within the group operate.

(ii) Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the date of the transactions. Monetary assets and liabilities, outstanding at the year-end and denominated in currencies other than the functional currency of the Company or its subsidiary are translated into the functional currency using the rate of exchange prevailing at the consolidated statement of financial position date. Income and expenses are translated at rates of exchange in effect on the transaction dates. Foreign exchange gains and losses are expensed in the consolidated statement of comprehensive income.

2. Material Accounting Policies and Basis of Preparation (Continued)

(j) Income taxes

Taxation on the profit or loss for the year comprises current and deferred tax and is recognised in the statement of comprehensive income. Current tax is the expected tax payable on the income for the year, using tax rates enacted at the statement of financial position date, and any adjustment to tax payable in respect of previous years.

A deferred tax liability is recognised for all taxable temporary differences except to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not be reversed in the foreseeable future.

Deferred tax is computed using the statement of financial position liability method, providing for temporary differences between carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax is determined based on the carrying amounts of assets and liabilities, using tax rates enacted at the statement of financial position date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(k) Leases

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable.
- variable lease payment that are based on an index or a rate, initially measured using the Consumer Price Index (CPI) for the previous year.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the lessee’s incremental borrowing rate is used, being the rate that 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. To determine the incremental borrowing rate, the Group uses the current borrowing rate.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability.
- any lease payments made at or before the commencement date less any lease incentives received; and
- any initial direct costs.

Right-of-use assets are generally depreciated over the lease term on a straight-line basis.

Extension and termination options

- Extension and termination options are included in the lease to the extent they are reasonably certain to be exercised. These are used to maximize operational flexibility in terms of managing the assets used in the operations.

3. Use of estimates and judgements

The preparation of financial statements in accordance with IFRS Accounting Standards requires management to make estimates and assumptions that affect the amounts reported in the financial statements. These estimates are based on historical experience and management’s best knowledge of current events and actions. Actual results may differ from these estimates and assumptions.

There were no critical judgements, apart from those involving estimation, that management has made in the process of applying the Group’s accounting policies that have a significant effect on the amounts recognised in the financial statements.

The estimates and assumptions which have the most significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are discussed below.

(i) Depreciation of property, plant and equipment

Depreciation is provided to write down the respective assets to their residual values over their expected useful lives and, as such, the selection of the estimated useful lives and the expected residual values of the assets require the use of estimates and judgments. Details of the estimated useful lives are as shown in Note 2(f).

(ii) Taxation

The Group is required to estimate income tax payable on profits earned in the jurisdictions where it operates. This requires an estimation of the current tax liability together with an assessment of the temporary differences which arise because of different accounting and tax treatments. These temporary differences result in deferred tax assets or liabilities which are included in the statement of financial position. Deferred tax assets and liabilities are measured using the enacted tax rate at the end of the reporting period.

If the tax eventually payable or recoverable differs from the amounts originally estimated, then the difference will be accounted for in the accounts in the year such determination is made.

(iii) Fair value of property, plant and equipment

The Group carries its land, building, terminal assets and furniture, fixtures and equipment at fair market value with changes in fair value being recognised in the revaluation reserve through other comprehensive income.

Valuation process

In the prior year, the Group engaged an external, independent and qualified property appraiser to determine the fair value of the Group’s terminal assets. The fair values were derived using a mix of the sales comparison approach and the cost approach.

Sales Comparison Approach

The sale comparison approach is an approach where recent sales and offering prices of similar property are analyzed to arrive at an indication of the most probable selling price of the property being appraised. The market value estimates are predicated upon prices in actual market transactions and current listings.

Cost Approach

In the cost approach, the appraiser determined the reproduction cost-new or replacement cost of the property and then adjusted the market value of the subject based on its various elements of depreciation, physical deterioration and functional, technological and economic obsolescence. For machinery and equipment appraisals, this technique is always used for those specialized producer goods assets (production machinery & equipment) that are not frequently exchanged in the market.

West Indies Petroleum Terminal Limited

Notes to Financial Statements

31 December 2025

(expressed in United States dollars unless otherwise indicated)

4. Property, Plant and Equipment

	2025				
	Land and Building	Furniture, Fixtures and Equipment	Plant, Tank, and Pipeline	Capital Work in Progress	Total
	$	$	$	$	$
At Cost / Valuation-					
1 January 2025	7,500,400	2,680,951	27,912,050	1,442,807	39,536,208
Additions	-	-	-	353,452	353,452
Transfers	-	-	1,016,816	(1,016,816)	-
31 December 2025	7,500,400	2,680,951	28,928,866	779,443	39,889,660
Depreciation -					
1 January 2025	59,246	62,643	469,612	-	591,501
Charge for the year	141,849	153,279	1,124,309	-	1,419,437
31 December 2025	201,095	215,922	1,593,921	-	2,010,938
Net Book Value -					
31 December 2025	**7,299,305**	**2,465,029**	**27,334,945**	**779,443**	**37,878,722**

	2024				
	Land and Building	Furniture, Fixtures and Equipment	Plant, Tank, and Pipeline	Capital Work in Progress	Total
	$	$	$	$	$
At Cost -					
1 January 2024	6,000,000	3,555,577	25,458,242	847,053	35,860,872
Additions	-	17,580	5,183	657,320	680,083
Transfers	54,836	-	6,730	(61,566)	-
Revaluation	1,445,564	(892,206)	2,441,895	-	2,995,253
31 December 2024	7,500,400	2,680,951	27,912,050	1,442,807	39,536,208
Depreciation -					
1 January 2024	141,677	304,942	1,152,383	-	1,599,002
Charge for the year	130,083	206,615	1,050,729	-	1,387,427
Revaluation	(212,514)	(448,914)	(1,733,500)	-	(2,394,928)
31 December 2024	59,246	62,643	469,612	-	591,501
Net Book Value -					
31 December 2024	**7,441,154**	**2,618,308**	**27,442,438**	**1,442,807**	**38,944,707**

West Indies Petroleum Terminal Limited

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4. Property, Plant and Equipment (Continued)

The ultimate parent company has payable balances due to BP Latin America, LLC under a Products Supply and Storage Agreement between the parties made effective as of 16 December 2019. This agreement is also secured by a fixed and floating charge over the assets of West Indies Petroleum South Terminal Limited via:

- General Security Agreement over real and other personal property of whatever kind or nature used in the ordinary course of business dated 20 April 2024, supported by: and
- Legal Mortgage by way of Guarantee over property located at Long's Wharf in the parish of St. Catherine.

Revaluation of property and terminal assets
Land and Building was revalued as at 31 December 2024 by valuators Property Consultants Limited. Other terminal assets comprising tanks, pipelines, furniture and equipment located at Port Esquivel were revalued as at 31 December 2024 by equipment valuators, Delano Reid and Associates Limited. A revaluation surplus of $4,808,658 has been credited to other comprehensive income, net of deferred taxes.

If the land and building and terminal assets were stated on the historical cost basis, the amounts would be as follows:

	2025 **$**	**2024** **$**
Land and building:		
Cost	7,001,129	7,001,129
Accumulated depreciation	(709,303)	(618,205)
Net book value	6,291,826	6,382,924
Plant, Tank, Pipeline, Furniture and Equipment		
Cost	28,159,319	27,142,503
Accumulated depreciation	(14,352,097)	(12,944,131)
Net book value	13,807,222	14,198,372

The Group applies the revaluation model to all classes of Property, Plant, and Equipment (PPE), in accordance with IAS 16. Revaluations are performed periodically to ensure that carrying amounts do not differ materially from fair value.

i. Fair Value Hierarchy

The fair value of revalued PPE is determined using valuation techniques categorized within the following hierarchy:

Level	**Description**
Level 1	Quoted prices in active markets for identical assets
Level 2	Inputs include observable market data such a prices for similar assets in active markets or recent transactions
Level 3	Inputs are unobservable and include assumptions such as present worth of future benefits of ownership

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4. Property, Plant and Equipment (Continued)

(a) Fair Value Hierarchy and Sensitivity Analysis

ii. Sensitivity Analysis – Level 3 PPE

The valuation of Level 3 assets is sensitive to changes in key assumptions. The fair value of buildings and specialized equipment is determined by using valuation techniques that incorporate significant unobservable inputs, including estimates of condition and utility, effective age of items, mode of installation, operation and storage. These inputs are inherently subjective and sensitive to changes in valuation assumptions. Management has assessed that reasonably possible changes in key assumptions could have a material impact on the fair value of these assets. Specifically:

- An increase in the discount rate would generally result in a decrease in fair value, reflecting higher expected returns required by market participants.
- A decrease in the discount rate would typically lead to a higher fair value, as future cash flows are discounted at a lower rate.
- An increase in usage would result in a decrease in fair value as higher usage would result in a lower useful life.
- These sensitivities highlight the estimation uncertainty inherent in Level 3 fair value measurements.

iii. Valuation Process

Valuations are conducted by independent, professionally qualified valuers. Key inputs include:

- Market prices for similar assets
- Construction cost
- Remaining useful life
- How often it is used
- Asset condition and remaining useful life
- How old it was when acquired
- The climate and/or environment in which it is used
- The quality of preventative maintenance practiced

(b) Fair Value Measurement – Hierarchy of Inputs

2025	Level 3 $
Land and building	7,299,305
Furniture, fixtures and equipment	2,465,029
Plant, tank, and pipeline	27,334,945
	37,099,279

2024	Level 3 $
Land and building	7,441,154
Furniture, fixtures and equipment	2,618,308
Plant, tank, and pipeline	27,442,438
	37,501,900

West Indies Petroleum Terminal Limited
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4. Property, Plant and Equipment (Continued)

(c) Reconciliation

	2025 $	2024 $
At start of year	37,501,900	33,414,817
Additions	-	22,763
Transfers	1,016,816	61,566
Fair value gain	-	5,390,181
Depreciation	(1,419,437)	(1,387,427)
At end of year	37,099,279	37,501,900

5. Leases

(i) Amounts recognised in the statement of financial position

	2025 Tanks $	2024 Tanks $
Right-of-use asset:		
Balance at 1 January 2025	1,716,734	-
Additions	-	2,060,081
Remeasurement due to variable lease payments	109,357	-
Depreciation charge for the year	(431,877)	(343,347)
Balance at 31 December 2025	1,394,214	1,716,734

During the year, CPI-linked re-measurements increased right-of-use-assets by US$109,357.

(ii) Lease liability

Undiscounted Cashflows of lease liability:

	2025 Tanks $	2024 Tanks $
Lease liability:		
Within one year	568,073	540,000
Within one to five years	1,276,831	1,080,000
More than five years	-	630,000
	1,844,904	2,250,000
Less unamortized interest	(296,755)	(456,107)
Carrying amount of lease liability	1,548,149	1,793,893

West Indies Petroleum Terminal Limited

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5. Leases (Continued)

(iii) Lease liability movement schedule

	2025 Tanks $	2024 Tanks $
Balance 1 January	1,793,893	-
Additions	-	2,060,081
Remeasurement due to variable lease payments	109,357	-
Repayment	(552,600)	(450,000)
Net interest movement	197,499	183,812
Balance 31 December	1,548,149	1,793,893

Lease payments are indexed to inflation. The company is exposed to variability in lease payments arising from changes in consumer price indices. During the year, CPI-related remeasurements increased lease liabilities by US$109,357.

Current	415,133	355,223
Non-current	1,133,016	1,438,670

The incremental borrowing rate applied to the lease liability is 11.63% (2024 – 11.63%).

(iv) Amounts recognised in the statement of comprehensive income

	2025 $	2024 $
Depreciation charge - right-of-use asset	431,877	343,347
Interest expense	197,499	183,812

The total cash outflow for leases in 2025 was $552,600 (2024 – $450,000).

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6. Investment in Bond

Investment in bond relates to a non-interest bearing 15-year promissory note issued by World Energy Solutions Limited on March 27th, 2024, to West Indies Petroleum Terminal Limited. This bond was issued regarding 2,232,074,400 ordinary shares transferred to World Energy Solutions from West Indies Petroleum Terminal Limited. The principal amount of this bond is USD$7,256,489 and will mature on April 1st, 2039. This principal amount was discounted at an assumed borrowing rate of 14.92%, and the present value was calculated at USD$901,140. There was no interest accrual during the year as the facility is in Stage 3 of the IFRS ECL model.

The Group applied the IFRS 9 approach to measuring the ECL on this bond. Considering available historical data and assessing the impact of forward-looking information, it determined an appropriate loss allowance of USD$1,035,590.

	2025 $	2024 $
Present value of bond	1,035,590	901,140
Interest income accreted for 2025	-	134,450
Gross amount	1,035,590	1,035,590
Less provision for impairment	(1,035,590)	(1,035,590)
Investment in bond	-	-

7. Intangible Assets

	$
Cost -	
At 1 January 2024	73,855
Additions	-
At 31 December 2024	73,855
Additions	
As at 31 December 2025	73,855
Amortisation -	
At 1 January 2024	48,682
Amortisation for the year	13,937
At 31 December 2024	62,619
Amortisation for the year	6,663
At 31 December 2025	69,282
Net Book Value -	
At 31 December 2025	4,573
At 31 December 2024	11,236

Intangible assets represent software.

(expressed in United States dollars unless otherwise indicated)

8. Receivables

	2025 $	2024 $
Accounts receivable	768,208	227,429
Less: Provision for impairment	(105,478)	-
	662,730	227,429
Prepaid insurance	202,348	143,150
Other prepaid expenses	51,900	113,377
Withholding tax recoverable	6,546	5,301
Other receivables	6,582	45,740
	930,106	534,997

9. Short-term investments

Short-term investments relate to restricted cash held as collateral under the Interest Reserve Account Agreement. The funds are held by the Loan Arranger for the repayment of interest in accordance with the loan agreement (Note 15). There are no short-term investments which are regarded as cash and cash equivalent for the purpose of the statement of cash flows.

10. Cash

	2025 $	2024 $
Cash at bank	112,472	11,213

The effective interest rates on the bank accounts for the years were:

	2025 $	2024 $
	%	%
-J$	0.05	0.41
-US$	0.12	0.01

11. Trade and other payables

	2025 $	2024 $
Trade payables	143,244	321,327
Other payables and accruals	185,539	107,038
	328,783	428,365

(expressed in United States dollars unless otherwise indicated)

West Indies Petroleum Terminal Limited

12. Related Party Balances and Transactions

Parties are considered to be related if one party is controlled by another party, is under common control with another party, or has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Related party transactions and balances are disclosed for the following:

(i) Enterprises and individual owning directly or indirectly an interest in the voting power of the Group that gives them significant influence over the Group's affairs and close members of the families of those individuals.

(a) Period end balances with related parties:

	2025 $	2024 $
Due from related party:		
Immediate parent company - WIP Energy Limited	1,783,821	244,742
Due to related party:		
Ultimate parent company- West Indies Petroleum Limited	3,255,033	4,348,157

(b) Sales of goods and services

	2025 $	2024 $
Ultimate parent company - West Indies Petroleum Limited	1,388,273	1,308,929
Immediate parent company - WIP Energy Limited	2,904,287	5,796,754
	4,292,560	7,105,683

(c) Expenses – management fees

	2025 $	2024 $
Ultimate parent company - West Indies Petroleum Limited	221,543	156,929

The amounts outstanding are interest-free, unsecured with no fixed repayment period and will be settled in cash. No guarantees have been given or received. No expense has been recognized in the current or prior periods for bad or doubtful debts in respect of the amounts owed by related parties.

The key management functions are performed by the intermediate parent company management and the costs forms part of the management fees above.

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13. Share Capital

	Number	2025 $	2024 $
Authorised:			
Unlimited			
Stated Capital			
Issued and fully paid:			
At the beginning of the year	3,000,100	3,971,863	3,000,100
Shares issued during the year	11,177,371,900	-	971,763
	11,180,372,000	3,971,863	3,971,863

In 2024, the Group cancelled Class A and Class B 3,000,100 Common shares and converted these to 3,000,100 Ordinary shares @ no par value to existing shareholder West Indies Petroleum Limited.

In addition to the above, the Group also executed the following Ordinary Share issues:

1. April 8th 2024, 8,923,257,500 to West Indies Petroleum
2. April 8th 2024, 2,040,000 to Individual Shareholders for a consideration of USD$6,632
3. April 8th 2024, 2,232,074,400 to World Energy Solutions Limited for a consideration of USD$7,256,489 via 15-year promissory note as discussed in Note 6 for reference.
4. August 26th 2024, 20,000,000 to Kurt Boothe for consideration of USD$63,891

As at 31 December 2025, there are 11,180,372,000 (2024: 11,180,372,000) Ordinary Shares at no par value outstanding.

14. Revaluation reserve

	2025 $	2024 $
Unrealised surplus on the revaluation of property, plant and equipment	18,742,479	18,742,479
Deferred tax	(2,250,560)	(2,250,560)
	16,491,919	16,491,919

(expressed in United States dollars unless otherwise indicated)

15. Borrowings

	2025 $	2024 $
US Indexed Secured notes 2025 – 10.5 % per annum (i)	-	595,766
US Fixed Rate Secured notes 2027 - 12.0% per annum (ii)	1,440,881	1,413,598
JMD Fixed Rate Secured notes 2029 – 14.0% per annum (iii)	2,209,272	2,219,396
Interest payable	69,721	74,564
	3,719,874	4,303,324
Classified as:		
Current	69,721	670,329
Non-Current	3,650,153	3,632,995
	3,719,874	4,303,324

The company issued secured promissory notes by way of private placement in separate tranches under a Trust Deed.

(i) This loan was issued in November 2023 with a principal amount of USD632,180. The note was originally scheduled to mature in June 2025 and previously attracted interest at 10.5% per annum, payable quarterly. During the year, the maturity was extended to December 2025, with the interest rate revised to 11.0% per annum. The loan was repaid in full in December 2025.

(ii) This represents a promissory note issued in June 2024 with a principal amount of USD1,500,000, maturing in February 2027, which attracts interest at 12.0% per annum. Interest on this note is payable quarterly.

(iii) This promissory note was issued in June 2024 with a principal amount of JMD370,000,000, maturing February 2029 attracts interest at 14% per annum. Interest on this note is payable quarterly.

The loans above are secured by:

(a) Promissory note;
(b) Debenture over present and future property and assets of the company;
(c) Legal Mortgage over property Volume 1471 and Folio 801;
(d) Security Contract (over equipment situated and the Port Esquivel Terminal Facility in St. Catherine);
(e) Interest Reserve Account Agreement (Note 9); and
(f) First priority charge over all assets of West Indies Petroleum South Terminal Limited is supported by:

- Intercreditor Agreement with BP Latin America LLC; and
- Mortgage over property located at Long’s Wharf in the parish of Saint Catherine registered at Volume 1471 Folio 80.

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15. Borrowings (Continued)

Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the periods presented.

	Loan Liabilities $
Net debt as at 1 January 2024	4,357,707
New loans received	3,871,795
Repayment – principal	(4,166,237)
Foreign currency translation	(10,386)
Arranger fee amortisation	214,489
Interest paid	(656,290)
Interest expense	692,244
Other	2
Net debt as at 31 December 2024	4,303,324
Repayment – principal	(636,647)
Foreign currency translation	(50,663)
Arranger fee amortisation	127,385
Interest paid	(582,675)
Interest expense	577,832
Other	(18,682)
Net debt as at 31 December 2025	3,719,874

The Group's loan is subjected to covenant clauses, whereby the Group is required to meet certain key financial ratios, see capital management note 25.

16. Deferred Tax Liabilities

Deferred income taxes are calculated in full on temporary differences under the liability method using a principal tax rate of 12.5%.

The analysis of the deferred tax balances is as follows:

	2025 $	2024 $
Deferred tax liabilities	(3,800,278)	(3,728,496)
	(3,800,278)	(3,728,496)

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

	2025 $	2024 $
Balance as at 1 January	(3,728,496)	(2,966,779)
Charged to profit or loss	(71,782)	(180,194)
Charged to other comprehensive income	-	(581,523)
Balance as at 31 December	(3,800,278)	(3,728,496)

(expressed in United States dollars unless otherwise indicated)

West Indies Petroleum Terminal Limited

16. Deferred Tax Liabilities (Continued)

The deferred tax assets and liabilities at the end of the year are as follows:

	2025 $	2024 $
Deferred income tax assets -		
Intangible assets	5,144	5,120
Interest payable	8,715	9,321
Leased liability	193,519	224,237
Unrealised foreign exchange translation	1,415	1,371
Accrued vacation	5,122	-
Tax losses unused	-	151,558
	213,915	391,607
Deferred income tax liabilities -		
Unrealised foreign exchange translation	8,052	-
Lease asset	170,952	214,593
Property, plant and equipment	3,835,189	3,905,510
	4,014,193	4,120,103
Net deferred tax liabilities	(3,800,278)	(3,728,496)

The deferred tax credited/(debited) in profit or loss comprises the following temporary differences:

	2025 $	2024 $
Profit or loss:		
Intangible assets	24	933
Interest payable	(606)	4,495
Tax losses unused	(151,558)	(179,714)
Unrealised foreign currency translation	(8,008)	1,371
Right-of-use asset	43,641	(214,591)
Accrued vacation	5,122	-
Lease liability	(30,718)	224,237
Property, plant and equipment	70,321	(16,925)
	(71,782)	(180,194)

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16. Deferred Tax Liabilities (Continued)

Deferred tax credited/(charged) against items of other comprehensive income is as follows:

There were no revaluation adjustments in 2025.

	2024		
	Before tax	**Tax credited**	**After Tax**
	$	**$**	**$**
Items that will not be reclassified to profit or loss:			
Gains on revaluation			
Land	1,120,399	-	1,120,399
Building	2,501,827	(312,728)	2,189,099
Terminal assets	15,120,253	(1,937,832)	13,182,421
	18,742,479	(2,250,560)	16,491,919

The amounts shown in the statement of financial position included the following:

	2025	2024
	$	$
Deferred tax assets to be recovered after more than 12 months	193,519	224,237
Deferred tax liabilities to be settled after more than 12 months	4,006,140	3,895,865

17. Taxation

The Group’s subsidiary, West Indies Petroleum South Terminal Limited (formerly JB Terminal Limited), was an approved enterprise under the *Jamaica Export Free Zone Act 1982* which was repealed in 2016 by the *Special Economic Zones Act* (SEZA). Effective 1 January 2020, the Group was granted approval to operate as an approved developer under the SEZA. Under the SEZA, a corporate income tax rate of 12.50% is applicable to approved developers and occupants.

(a) Taxation is based on the net profit adjusted for tax purposes as follows:

	2025	2024
	$	$
Current tax expenses:		
Current tax income tax	222,133	122,416
Deferred tax (Note 16)	71,782	180,194
Prior year over accrual	(26,890)	-
Total taxation expenses in the statement of comprehensive income	267,025	302,610

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17.Taxation (Continued)

(b) Reconciliation of effective tax rate:

	2025 $	2024 $
Profit for the year	2,724,092	1,346,070
Computed “expected” tax expense at 12.5% (2024 – 12.5%)	340,512	168,259
Tax effect of expenses not deductible for tax purposes	-	1,490
Effect of tax being charged at 25%	-	(1,114)
Employment tax credit	(94,933)	(52,459)
Prior year over accrual	(26,890)	-
Other	48,336	186,434
Actual tax expense in profit or loss	267,025	302,610

Subject to agreement with Tax Administration Jamaica, losses available for offset against future profits amount to Nil (2024 - $1,212,463 (see note 16).

18. Finance Costs

	2025 $	2024 $
Interest expense – lease	197,499	183,812
Interest expense – loans	577,832	692,244
Amortisation of deferred arranger fees	127,385	214,489
Foreign exchange – loans	(50,663)	(10,386)
	852,053	1,080,159

19. Profit before Tax

Profit before tax is stated after charging:

	2025 $	2024 $
Depreciation – property, plant and equipment	1,419,437	1,387,427
Depreciation – right-of-use asset	431,877	343,347
Finance costs	852,053	1,080,159

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20. Expenses by Nature

	2025 $	2024 $
Amortisation	6,663	13,937
Auditors' remuneration	44,000	34,679
Cleaning and sanitation	60,261	74,657
Depreciation	1,419,437	1,387,427
Depreciation – ROU	431,877	343,347
Insurance	426,438	370,285
Maintenance	414,866	209,711
Management fee	221,543	156,929
Net impairment loss on promissory note	-	1,035,590
Net impairment loss on trade receivables	105,478	
Other expenses	119,184	214,927
Professional fees	253,127	182,901
Rates and taxes	10,207	12,552
Security expenses	215,058	240,472
Staff costs (Note 21)	1,411,086	1,387,843
Utilities	151,347	258,755
	5,290,572	5,924,012

Total direct, selling and other operating expenses:

21. Staff Costs

	2025 $	2024 $
Salaries, wages and related expense	1,135,281	1,143,429
Employer contribution	154,910	155,562
Staff welfare	120,895	88,852
	1,411,086	1,387,843

22. Revenue

	2025 $	2024 $
Storage rental	7,647,468	7,488,742
Throughput fees	1,186,663	717,806
	8,834,131	8,206,548

23. Other Income

	2025 $	2024 $
Interest income	4,986	134,493
Rental income	27,600	9,200
	32,586	143,693

24. Financial Risk Management

(a) Fair value of financial instruments

Fair value represents estimates of arm's-length consideration that would be currently agreed between knowledgeable, willing parties who are under no compulsion to act and is best evidenced by a quoted market price. Where no quoted market prices exist,, they are valued using present value or other valuation techniques and the fair value shown may not necessarily be indicative of the amounts realisable in an immediate settlement of the instruments:

(i) The carrying value reflected in the financial statements for cash resources, accounts receivable and accounts payable are estimated to approximate to their fair value due to their short-term nature.

(b) Financial instrument risk

The Group has exposure to the following risks - credit risk, market risk, and liquidity risk. Information about the Group's exposure to each of the above, the Group's objectives, and policies for measuring and managing risk is detailed below.

The directors have overall responsibility for the establishment and oversight of the Group's risk management framework.

The risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risk and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Group manages the risk associated with accounts receivable by extending credit to reputable customers only. Cash resources are placed with reputable financial institutions that are believed to have minimal risk of default.

(c) Credit risk

Credit risk is the risk that one party to a financial instrument will fail to discharge and cause the other party financial loss.

The Group faces credit risk in respect of its receivables and cash, short-term investments and due from related party. However, this risk is controlled by close monitoring by the Group.

The Group considers that credit risks associated with these financial instruments is minimal. In respect of receivables, the Group has no credit enhancements, however, the Group considers the counterparties to be credit worthy and does not expect them to default on their obligations. This assessment excludes the investment in promissory note for which an allowance for expected credit losses has been recognised to fully impair the carrying amount.

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24. Financial Risk Management (Continued)

(c) Credit risk (continued)

The Group applies the IFRS 9 simplified approach to measuring ECLs on its trade receivables, which uses a lifetime expected loss allowance for these assets. Trade Receivables are grouped by aging buckets. Lifetime ECLs are determined by taking into consideration historical rates of default for totals of aged receivables as well as the estimated impact of forward-looking information. On this basis, the group's loss allowance for trade receivables was determined as follows:

31 December 2025	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
	$	$	$	$	$
Trade receivables	662,730	-	-	105,478	768,208
	662,730	-	-	**105,478**	**768,208**

31 December 2025	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
Average expected loss rates	0%	0%	0%	100%	
	$	$	$	$	$
Loss allowance	-	-	-	105,478	105,478

	2025
	$
Opening loss allowance at 1 January 2025	-
Increase in loss allowance recognized in the statement of comprehensive income during the period	105,478
At 31 December 2025	**105,478**

Off statement of financial position credit risk

As discussed in note 4, the Group has pledged property owned by its subsidiary, West Indies Petroleum South Terminal, as collateral for a Products Supply and Storage Agreement facility negotiated by its ultimate parent company, which exposes the Group to credit risk in the event of default by its ultimate parent. This exposure is off statement of financial position and is limited to the value of the collateral provided. The Company's immediate parent is in the process of executing a funding raising transaction, from which part of the proceeds will be used to reduce the liability.

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24. Financial Risk Management (Continued)

(d) Market risk

Market risk is the risk that the value of a financial instrument will fluctuate as a result of changes in the market prices whether those changes are caused by factors specific to the individual security or its issuer or factors affecting all securities traded in the market.

(i) Interest rate risk
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Group's bank borrowings are subject to interest rate risk. However, the Group attempts to manage this risk by monitoring its interest-bearing instruments closely and procuring the most advantageous rates under contracts with interest rates that are fixed for the life of the contract, where possible.

Interest rates on bank borrowings are fixed for the life of the contract and as such are not affected by fluctuations in market interest rates.

The following tables summarise the Group's exposure to interest rate risk. It includes the Group's financial instruments at carrying amounts.

	Within 12 months $	Within 1 to 5 Years $	Non-Interest bearing $	Total $
At 31 December 2025:				
Financial Assets				
Cash at bank	112,472	-	-	112,472
Short-term investments	-	289,850	-	289,850
Due from related party	-	-	1,783,821	1,783,821
Receivables	-	-	662,730	662,730
Total financial assets	112,472	289,850	2,446,551	2,848,873
Financial Liabilities				
Trade and other payables	-	-	328,783	328,783
Due to related party	-	-	3,255,033	3,255,033
Borrowings	69,721	3,650,153	-	3,719,874
Lease liability	415,133	1,133,016	-	1,548,149
Total financial liabilities	484,854	4,783,169	3,583,816	8,851,839
Net financial position	(372,382)	(4,493,319)	(1,137,265)	(6,002,966)

(expressed in United States dollars unless otherwise indicated)

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24. Financial Risk Management (Continued)

(d) Market risk (continued)

	Within 12 months $	Within 1 to 5 Years $	Non-Interest bearing $	Total $
At 31 December 2024:				
Financial Assets				
Cash at bank	11,213	-	-	11,213
Directors current account		63,891	-	63,891
Short-term investments	-	287,664	-	287,664
Due from related party	-	-	244,742	244,742
Receivables	-	-	227,428	227,428
Total financial assets	11,213	351,555	472,170	834,938
Financial Liabilities				
Trade and other payables	-	-	378,430	378,430
Due to related party	-	-	4,348,157	4,348,157
Borrowings	670,329	3,632,995	-	4,303,324
Lease liability	355,223	1,438,670	-	1,793,893
Total financial liabilities	1,025,552	5,071,665	4,726,587	10,823,804
Net financial position	(1,014,339)	(4,720,110)	(4,254,417)	(9,988,866)

(ii) Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Group is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the Jamaican dollar. Foreign exchange risk arises from future commercial transactions, recognised assets and 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. The Group further manages this risk by maximising foreign currency earnings and holding foreign currency balances.

The tables below summarise the Group's exposure to foreign currency exchange rate risk at 31 December:

	JMD $ 2025	JMD $ 2024
Financial Assets		
Cash	108,699	1,518
Total financial assets	108,699	1,518
Financial Liabilities		
Total financial liabilities	(2,209,272)	(2,219,396)
Net Financial Position	(2,100,573)	(2,217,878)

(expressed in United States dollars unless otherwise indicated)

24. Financial Risk Management (Continued)

(d) Market risk (continued)

(ii) Currency risk (continued)

The following table indicates the currencies to which the Group had significant exposure on their monetary assets and liabilities and forecast cash flows. The change in currency rate below represents management's assessment of the possible change in foreign exchange rates. The sensitivity analysis represents outstanding foreign currency denominated monetary items and adjusts their translation at the year end for a reasonably expected change in foreign currency rates. The sensitivity of the profit or loss was primarily as a result of foreign exchange gains and losses on translation of cash. There would be no impact on other components of equity.

	% Change in Currency Rate 2025 %	Effect on Profit before Tax 2025 $	% Change in Currency Rate 2024 %	Effect on Profit before Tax 2024 $
Currency:				
JMD	-1.50%	31,509	-4%	88,715
JMD	1%	(21,006)	1%	(22,179)

(e) Liquidity risk

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

As at 31 December 2025, the Group's financial liabilities comprise trade and other payables, borrowings, leases and due to related party. The table below shows the undiscounted cash flows of the financial liabilities based on the earliest date on which the Group can be required to pay.

	2025			
	Current Within 3 Months $	Current Within 12 Months $	Non-Current 1 to 5 years $	Total $
Liabilities				
Trade and other payables	328,783	-	-	328,783
Due to related party	3,255,033	-	-	3,255,033
Borrowings	122,376	373,928	4,466,516	4,962,820
Lease liability	140,075	427,998	1,276,831	1,844,904
Total	3,846,267	801,926	5,743,347	10,391,540

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24. Financial Risk Management (Continued)

(e) Liquidity risk

	2024			
	Current Within 3 Months $	Current Within 12 Months $	Non-Current 1 to 5 years $	Total $
Liabilities				
Trade and other payables	378,430	-	-	378,430
Other payables	4,348,157	-	-	4,348,157
Due to related party	144,115	993,842	4,971,184	6,109,141
Borrowings	135,000	405,000	1,710,000	2,250,000
Total	5,005,702	1,398,842	6,681,184	13,085,728

Management aims at maintaining flexibility in funding by keeping lines of funding available as well as by acquiring cash resources in appropriate currencies required to settle commitments.

Off statement of financial position liquidity risk

Although the Company is not a borrower under the Products Supply and Storage Agreement discussed in note 4, enforcement of the collateral could require settlement or loss of the pledged asset, giving rise to liquidity risk. This contingent exposure is off balance sheet and would only crystallise upon default by the parent and enforcement by the lender. The Company's immediate parent is in the process of executing a funding raising transaction, from which part of the proceeds will be used to reduce the liability. The total amount owing under the facility at 31 December 2025 is $ 54,931,303 (2024 $58,008,063).

25. Capital Management, Policies and Procedures

The Group’s capital management objectives are to ensure the Group’s ability to continue as a going concern and to sustain future development of the business. The Group’s Board of Directors reviews the financial position of the Group at regular meetings.

The capital structure of the Group consists of equity attributable to shareholders.

The financial performance of the Group is subject to the following financial covenants associated with its loan commitments:

	Required	Actual 2025	Actual 2024
Minimum interest coverage	1.5:1	4.08:1	4.73:1
Maximum debt to EBITDA	4.5:1	0.93:1	1.19:1
Maximum debt to Equity	2.5:1	0.18:1	0.22:1

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26. The Group as Lessor

The Group is not exposed to residual values at the end of the current leases, nor have any obligation to sell any facility to the lessee. The Group will retain full title of all the facilities subject to lease. The future minimum lease payments receivable under the non-cancellable operating lease, grouped according to their maturity dates. The amounts shown in the table are the contractual undiscounted cash flows:

	2025 $	2024 $
2025	-	7,481,700
2026	8,029,841	7,706,151
2027	8,431,333	-
	16,461,174	15,187,851

27. Earnings per share

Earnings per share is calculated by dividing the net profit attributable to ordinary shareholders by the weighted average number of ordinary shares in issue during the period.

	2025 $	2024 $
Profit attributable to stockholder	2,457,067	1,043,460
Weighted average number of stock units in issue	11,180,372,000	10,608,510,067
Earnings per stock unit	0.00022	0.00010

28. Segment Reporting

Operating segments should reflect the Group's management structure and the way financial information is regularly reviewed by the Group's chief operating decision maker (CODM), which is defined as the Executive Board. The Group's activities are limited to the storage and distribution activities of petroleum products, operating and managed in a single segment. The group provides a unified platform to customers; therefore, no segment information is provided, and it manages business activities on a consolidated basis. The CODM reviews financial information on a consolidated basis to allocate resources and evaluate financial performance. The CODM utilizes Consolidated Net Income as the primary measure of segment profit or loss.

29 . Change in Accounting Policy

The Board has elected to change the presentation of cash flows from interest expense associated with loans from operating to financing cash flows. The amendment now results in the 2024 cash flows from operating activities increasing by $656,290, with a corresponding increase in the cash used in financing activities.

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30. Subsequent Event

Impact of Middle East Conflict

The Group has evaluated the operational and financial implications of the ongoing Middle East conflict.

- Revenue Dependency: Our revenue from storage and throughput is contingent upon our customers' continued ability to import and distribute fuel.
- Customer Risk Profile: We anticipate that customers may face increased liquidity, foreign currency, and price risks while attempting to maintain operations.
- Group Risk Mitigation: The Group maintains no direct exposure to market price risk, as our contractual pricing is indexed to the US Consumer Price Index (CPI).

While the Group continues to monitor the ongoing conflict, its duration remains uncertain. Consequently, we cannot reasonably estimate the full impact on our 2026 net income or cash flows at this time. In the long term, the Group is prepared for potential input cost inflation and is focused on maintaining cash flow resilience through various scenarios.