



PROPERTY HOLDINGS INC.
ANNUAL REPORT 2003



Audit Office of Guyana

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AG:39/2008

23 May 2008

**REPORT OF THE AUDITOR GENERAL
TO THE BOARD OF DIRECTORS OF
PROPERTY HOLDINGS INC.
ON THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2003**

I have audited the financial statements of the Property Holdings Inc. for the year ended 31 December 2003, as set out on pages 13 to 29. These statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies as set out on page 17.

Respective Responsibilities of Management and Auditors

The preparation of the financial statements, including assertions relating to their completeness, accuracy, validity and compliance with applicable laws, regulations and contractual obligation, is the responsibility of the management of the Property Holdings Inc. My responsibility is to express an independent opinion on the statements based on these assertions and to report my opinion to you.

Basis of Opinion

I conducted my audit in accordance with generally accepted auditing standards, including those of the International Organisation of Supreme Audit Institutions (INTOSAI) and the International Federation of Accountants (IFAC). Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on the test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by Management as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

Opinion

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Property Holdings Inc. as at 31 December 2003, its financial performance and cash flows for the year then ended in conformity with International Financial Reporting Standards (IFRS).

Without qualifying our opinion, we draw attention to the following matters:

a)

As stated in note 7 to the financial statements, the Company requested approval from the Commissioner General, Guyana Revenue Authority, to use a revised valuation for the purpose of calculating property tax and capital gains tax. The Commissioner General has agreed to consider that the Company use a revised valuation that meets his requirements; however, to date the Company has not provided the valuation to the Commissioner General. The Company has recalculated its property and capital gains tax on the basis of nominal values used in transferring the property from Guyana Stores Limited in 1999. This resulted in a reversal of tax provision for the years 1999 to 2002 in the amount of sixty-five million and forty-seven thousand two hundred and twenty-seven dollars (\$65,047,227).

b)

Note 2(a) of the financial statements indicates that the financial statements have been prepared in accordance with International Financial Reporting Standards. The Company has elected to account for investment properties at cost in accordance with IAS 40 *investment properties*. Under IAS 40, disclosure of the fair value of all investment properties is required, regardless of the measurement model used. The Company did not undertake a recent valuation of investment properties. Consequently, the information relating to the fair value of investment properties was not disclosed in these financial statements.



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Nizam Ali & Company

Chartered Accountants

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**REPORT OF CHARTERED ACCOUNTANTS
NIZAM ALI & COMPANY
TO THE AUDITOR GENERAL
ON THE FINANCIAL STATEMENTS OF
PROPERTY HOLDINGS INC.
FOR THE YEAR ENDED DECEMBER 31, 2003**

We have audited the attached financial statements of Property Holdings Inc. which comprise the balance sheet as at December 31, 2003 and the statement of profit and loss, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards. This responsibility includes: designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud and error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Audit Office of Guyana's Auditing Standards and International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2003 and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Emphasis of matter

Without qualifying our opinion, we draw attention to the following matters:

- a)
As stated in note 7 to the financial statements, the Company requested approval from the Commissioner General, Guyana Revenue Authority to use a revised valuation for the purpose of calculating property tax and capital gains tax. The Commissioner General has agreed to consider that the Company use a revised valuation that meets his requirements; however, to date the company has not provided the valuation to the Commissioner General. The Company has recalculated its property and capital gains tax on the basis of nominal values used in transferring the property from Guyana Stores Limited in 1999. This resulted in a reversal of tax provision for the years 1999 to 2002 in the amount of sixty-five million and forty-seven thousand, two hundred and twenty-seven dollars (\$65,047,227).

- b)
Note 2(a) of the financial statements indicates that the financial statements have been prepared in accordance with International Financial Reporting Standards. The Company has elected to account for *investment properties* at cost in accordance with IAS 40 *investment properties*. Under IAS 40, disclosure of the fair value of all *investment properties* is required, regardless of the measurement model used. The Company did not undertake a recent valuation of *investment properties*. Consequently, the information relating to the fair value of *investment properties* was not disclosed in these financial statements.

Nezam Ali & Company
Chartered Accountants
Georgetown, Guyana
May 15, 2008

Balance Sheet

For the year ended December 31, 2003 with comparative figures for 2002

	Notes	<u>2003</u> G\$	<u>Restated</u> <u>2002</u> G\$
Property, plant & equipment	3	40,996	46,852
Investment properties	4	<u>94,043,100</u>	<u>98,588,700</u>
		<u>94,084,096</u>	<u>98,635,552</u>
Current Assets			
Due from related companies (NICIL)	10	109,277,035	-
Receivables	5	94,620,000	56,815,073
Cash on hand and at bank		<u>70,977,547</u>	<u>6,205,572</u>
		<u>274,874,582</u>	<u>63,020,645</u>
Total Assets		<u>368,958,678</u>	<u>161,656,197</u>
Liability & Shareholders' Equity			
Current liabilities			
Due to related companies	11	929,140	-
Payables	12	2,620,225	2,745,225
Taxation		<u>26,019,975</u>	<u>69,697,729</u>
		<u>29,569,340</u>	<u>72,442,954</u>
Shareholders' Equity			
Share Capital	8	100,000,000	100,000,000
Retained Earnings		<u>239,389,338</u>	<u>(10,786,757)</u>
		<u>339,389,338</u>	<u>89,213,243</u>
Total Liability & Shareholders' Equity		<u>368,958,678</u>	<u>161,656,197</u>

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

The financial statements were approved by the Board of Directors on May 15, 2008 and signed on its behalf by:

Director *Winston Brantly*.....

Director *R. Sakran*.....

Statement of Profit & Loss Account

For the year ended December 31, 2003 with comparative figures for 2002

	Notes	2003 G\$	Restated 2002 G\$
Income	6	<u>211,204,867</u>	<u>1,269,368</u>
Administrative Expenses			
Legal and professional		1,990,000	-
Rates and taxes		36,952	123,264
Insurance premiums		1,594,754	1,184,044
Security		488,743	849,216
Contract Labour		275,000	-
Directors' fees		35,000	-
Bank charges		7,250	850
Miscellaneous		4,821	3,092
Advertisements		108,200	-
Survey		59,950	-
Water charges		-	10,920
Audit fees		<u>100,000</u>	<u>100,000</u>
		<u>4,700,670</u>	<u>2,271,386</u>
Depreciation		5,856	5,857
Profit (loss) before taxation		206,498,341	(1,007,875)
Taxation	7	<u>43,677,754</u>	<u>(15,106,174)</u>
Profit (loss) for the year	9	<u>250,176,095</u>	<u>(16,114,049)</u>
Earnings (loss) per share in Guyana dollars		<u>2.50</u>	<u>(0.16)</u>

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

Statement of Changes In Equity
For the year ended December 31, 2003

	<u>Share Capital</u> G\$	<u>Retained Earnings</u> G\$	<u>Total</u> G\$
Balance as at January 1, 2002 restated	100,000,000	5,327,292	105,327,292
Net loss for the year	-	<u>(16,114,049)</u>	<u>(16,114,049)</u>
Balance as at December 31, 2002 restated	<u>100,000,000</u>	<u>(10,786,757)</u>	<u>89,213,243</u>
Balance as at January 1, 2003 restated	100,000,000	(10,786,757)	89,213,243
Net profit for the year	-	<u>250,176,095</u>	<u>250,176,095</u>
Balance at 31 December 2003	<u>100,000,000</u>	<u>239,389,338</u>	<u>339,389,338</u>

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

Statement of Cash Flows

For the year ended December 31, 2003 with comparative figures for 2002

	<u>2003</u> G\$	<u>2002</u> G\$
Cash flows from operating activities		
Profit (loss) before taxation	206,498,341	(1,007,875)
Adjustments for:		
Gain on disposal of investment property	(209,679,400)	-
Depreciation	<u>5,856</u>	<u>5,857</u>
Operating loss before working capital changes	(3,175,203)	(1,002,018)
Increase in due from related companies	(109,277,035)	-
Increase in receivables	(37,804,927)	-
Increase in due to related companies	929,140	-
(Decrease) increase in payables	<u>(125,000)</u>	<u>100,000</u>
Net cash used in operating activities	<u>(149,453,025)</u>	<u>(902,018)</u>
Cash flow from investing activities		
Proceeds from the sale of investment properties	<u>214,225,000</u>	-
Net cash from investing activities	<u>214,225,000</u>	-
Increase (decrease) in cash and cash equivalents	64,771,975	(902,018)
Cash and cash equivalent at the beginning of year	<u>6,205,572</u>	<u>7,107,590</u>
Cash and cash equivalent at the end of year	<u><u>70,977,547</u></u>	<u><u>6,205,572</u></u>
Cash and cash equivalent comprise:		
Cash on hand and at bank	<u><u>70,977,547</u></u>	<u><u>6,205,572</u></u>

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

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

1 Incorporation and activities

Property Holdings Inc. (PHI) was incorporated on October 5, 1999 as a wholly owned subsidiary of Guyana Stores Limited (GSL).

Prior to the privatisation of GSL which occurred on September 30, 2000, certain properties owned by GSL with a nominal value of \$100,000,000 were transferred by vesting order to PHI and this was used as a consideration for acquiring all PHI's shares. GSL during 1999 declared a dividend and distributed its shareholdings acquired in PHI as payment for this dividend. This resulted in a shareholding in PHI that mirrored the GSL Shareholdings.

The Government of Guyana through the National Industrial and Commercial Investments Ltd. owns 73.33% of PHI and minority shareholders hold collectively 26.77% of the issued share capital.

2 Significant accounting policies

(a) Accounting convention

The financial statements are prepared in accordance with International Financial Reporting Standards and under historical cost basis except for properties vested in the Company on October 5, 1999 which is valued at nominal values agreed at the time of vesting.

(b) Revenue recognition

In relation to sale of property, gain/loss is recognised when the significant risks and rewards of ownership of these properties have been transferred to the buyer. Significant risks and rewards of ownership are transferred to the buyer upon signing of agreement of sale.

Interest and other income is recognised as it accrues unless the ability to collect is in doubt.

(c) Property, plant and equipment and depreciation

Depreciation is based on the estimated useful lives of fixed assets and is provided on the straight-line method at the following annual rates: -

Plant and equipment	-	10%
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(d) Investment property

Investment properties are properties held either to earn rental income or for capital appreciation or both. Investment properties are measured at cost.

(e) Comparative information

During the year the Company changed its accounting policy regarding assets acquired from Guyana Stores Limited consequent to the privatisation arrangement (see note 14). This resulted in a restatement of the comparatives.

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

2 Significant accounting policies, continued

(f) Foreign currency

Foreign currency transactions completed during the year are translated at the National Bank of Industry and Commerce Limited cambio rate of exchange at the date of each transaction. At the balance sheet date all monetary assets and liabilities denominated in foreign currencies are translated at the National Bank of Industry and Commerce Limited cambio rate of exchange ruling at that date or at rates agreed by Bank of Guyana.

Gains and losses arising from the translation of foreign currencies are included in the profit and loss account for the year.

(g) Cash and cash equivalents

For the purpose of the cash flow statement, cash and cash equivalents comprise cash in hand and deposits held on call with the banks.

(h) Dividend on ordinary shares

Dividend on ordinary shares are recognised in equity in the period in which they are declared.

(i) Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

(j) Use of estimates

The preparation of the financial statements in conformity with International Financial Reporting Standards (IFRS) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of expenses during the reporting period. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

(k) Receivables

Trade accounts receivable are recorded at the invoiced amount and do not bear interest. The Company reviews the trade accounts receivable and determines the necessity and amount of an allowance for doubtful accounts as their best estimate of probable credit losses in existing accounts receivable. The Company does not have any off-balance sheet credit exposure related to its customers.

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

3. Property, plant and equipment

	Freehold Land & Buildings \$	Plant & Equipment \$	Total \$
Cost			
At 1 January 2003	98,588,700	58,566	98,647,266
Transfer to investment properties (see note 14)	<u>(98,588,700)</u>	<u>-</u>	<u>(98,588,700)</u>
At 31 December 2003	<u>-</u>	<u>58,566</u>	<u>58,566</u>
Depreciation			
At 1 January 2003	5,749,207	11,714	5,760,921
Charge for the year	-	5,856	5,856
Write back on transfer	<u>(5,749,207)</u>	<u>-</u>	<u>(5,749,207)</u>
At 31 December 2003	<u>-</u>	<u>17,570</u>	<u>17,570</u>
Net Book Values			
At 31 December 2003	<u>-</u>	<u>40,996</u>	<u>40,996</u>
At 31 December 2002 as previously reported	<u>92,839,493</u>	<u>46,852</u>	<u>92,886,345</u>
At December 31, 2002 as restated	<u>-</u>	<u>46,852</u>	<u>46,852</u>

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

4. Investment properties

(a)	2003 \$	2002 \$
Cost at January 1	98,588,700	98,588,700
Disposals	<u>(4,545,600)</u>	<u>-</u>
Cost at December 31	<u>94,043,100</u>	<u>98,588,700</u>

- (b) Subsequent to incorporation, the following assets were vested to the Company from Guyana Stores Limited, by vesting order number 36 of 1999 dated October 13, 1999.

Description of property	Normal Value	
	Land \$	Building \$
(1) 43 and 44 Water Street, Robbstown, Georgetown with all building erections thereon	588,500	1,208,800
(2) Tract 'Z' being portion of East 1/2 of Lots A 13 and 14 South Cummingsburg District, Georgetown with all building and erections thereon	1,353,600	82,218,280
(3) Sublot lettered 'B' being parts of lot numbered 49, 50, 51 and 52 Water Street, Robbstown, Georgetown with building and erections thereon	-	4,824,200
(4) Lot 8 New Amsterdam with building, wharf railing, hardwood railing and erections thereon	474,300	2,806,900
(5) Lot 'N' and area 'B' Plantation Lima, Essequibo with building and erections thereon	2,900	80,500
Sub-total	<u>2,419,300</u>	<u>91,138,680</u>

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

4. Investment properties, continued

	Nominal Value	
	Land \$	Building \$
Balance brought forward	2,419,300	91,138,680
Description of Property		
(6) Lots 248, 250 and 252 being portions of Section 'K' Part of parcel 'A' part of lot 43 Linden with building and erection thereon	54,000	2,509,000
(7) South 1/2 of lot A 8 Water Street, South C/Burg with buildings and erections thereon	-	287,000
(8) 1 Bel Air Gardens, Georgetown with buildings and erections thereon	94,500	162,500
(9) 3 Bel Air Gardens, Georgetown with buildings and erections thereon	113,500	186,000
(10) 12 Bel Air Gardens, Georgetown with buildings and erections thereon	59,500	142,600
(11) 13 Bel Air Gardens, Georgetown with building and erection thereon	60,600	150,600
(12) 16 Bel Air Gardens, Georgetown with building and erection thereon	72,300	163,700
(13) 43 Bel Air Gardens, Georgetown with building and erection thereon	53,600	144,500
(14) Lot 18 Queenstown, Georgetown with building and erection thereon	72,700	225,500
(15) Lot 304 and South 1/2 of Lot 305 Cummingsburg District, Georgetown with building and erections thereon	161,600	310,800
(16) Lot 205, 206 and 207, North Cummingsburg, Georgetown with building and erections thereon	95,500	331,000
Sub-total	3,257,100	95,751,880

Notes to the Financial Statements
December 31, 2003

(expressed in Guyana dollars)

4. Investment properties, continued

(b)

	Nominal value	
	Land	Building
	\$	\$
Balance bought forward	3,257,100	95,751,880
Description of property		
(17) East 1/2 of lot 27 South C/burg District with building and erections thereon.	-	380,000
(18) Lot18 and South 1/2 of lot 19 Werk-en-Rust, Georgetown with building and erections thereon.	-	184,000
(19) East 1/2 of the South 2/3 of West 3/4 of lot 3 Section A, Golden Grove, East Coast Demerara with building and erections thereon.	13,000	82,125
(20) Zone E.B.D, Block XXX Parcels 1864 and 1865 Ruimveldt, Georgetown with building and erections thereon.	10,933	128,262
(21) Area 'E' being a portion of Block 'G' and Area 'F' La Penitence with building and erections thereon.	-	7,500
(22) Guystac Trade II (Sport Club)	-	185,300
Total	<u>3,281,033</u>	<u>96,719,067</u>

As at December 31, 2003, the properties numbered (1), (6), (8), (9), (10), (11), (12), (13), (21) and (22) above were disposed of.

- (c) Included in the vesting order is property located at east half of lot 109 Kingston. This property was not owned by GSL. The inclusion of this property in the vesting order was based on the assumption that the building commonly know as Sports Club was located at the lot 109 Kingston. It has since been discovered that the Sports Club is not at this location but is on land owned by the State.

Considering the above, the property at 109 Kingston was excluded from PHI's assets. The exclusion of this property resulted in the omission of the Sports Club from PHI's assets; however, the Privatisation Board agreed to compensate PHI for the Sports Club building and erections. An independent valuation was performed by Rodrigues Architects Ltd. which showed a value of \$13,225,000 for the Sports Club building and erections. This amount was paid to the company in 2003.

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

4. Investment properties, continued

- (d) Pursuant to Schedule J of the Share Sale and Purchase Agreement between National Industrial and Commercial Investment Limited and Royal Investment Ltd., Guyana Stores Limited (GSL) has the option to buy the following properties which are being occupied by them rent free for varying periods up to three years commencing October 5, 2000. GSL pays all costs associated with these properties such as security costs and rates and taxes. The rent free occupation period of these properties has expired; however, GSL continues to occupy these properties rent free with the exception of (1) below which was sold in 2004. The Company has commenced legal proceedings against GSL for the illegal occupation of these properties.

Description of property	Duration of rent free occupation
(1) The building at subplot lettered 'B' being parts of lots numbered 49, 50, 51 and 52 Water Street, Robbstown Georgetown together with right title and interest in sublots lettered 'B'.	1 year
(2) East 1/2 of lot 27 South C/burg District, Georgetown with building and erections thereon.	1 year
(3) Tract 'Z' being portion of East 1/2 of A 13 and A 14 South C/burg District, Georgetown with all building and erections thereon.	1 year
(4) Parcel of land known as lot 'N' Plantation Lima, Essequibo with the building thereon.	3 years
(5) Area 'B' being part of the land of Plantation Lima, Essequibo, no buildings thereon.	3 years
(6) Parcel of land at lot 9 New Amsterdam with buildings, wharf railing hardwood railing and erection thereon.	3 years
(7) Parcel of land at lot 8 Smythtown, New Amsterdam, Berbice	3 years

Notes to the Financial Statements
December 31, 2003

(expressed in Guyana dollars)

5. Receivables

	2003 \$	2002 \$
GPC Lot 1 La Penitance	-	55,000,000
Panday's Inc	94,500,000	-
Ministry of Finance - Privatisation Unit	-	413,038
Government of Guyana	-	1,402,035
Guysuco	120,000	-
	<u>94,620,000</u>	<u>56,815,073</u>

6. Income

	2003 \$	2002 \$
<i>Gain on disposal of investment properties</i>		
43-44 Water Street	103,202,700	-
Guystac Trade II Sports Club	13,039,700	-
Kara Kara, Linden	93,437,000	-
	<u>209,679,400</u>	<u>-</u>
<i>Other income</i>		
Interest	150,097	219,324
Rental	700,000	420,000
Other	675,370	-
Colgrain pool dues	-	630,044
	<u>1,525,467</u>	<u>1,269,368</u>
Total income	<u>211,204,867</u>	<u>1,269,368</u>

7. Taxation

	2003 \$	2002 \$
Capital Gains	18,687,400	-
Property Tax	2,682,073	15,106,174
	<u>21,369,473</u>	<u>15,106,174</u>
Prior year (see note below)		
2002 - Property tax	(13,964,319)	-
2001 - Capital tax	(800,000)	-
2001 - Property tax	(14,068,180)	-
2000 - Property tax	(14,371,272)	-
1999 - Capital gains	(6,332,796)	-
1999 - Property tax	(15,510,660)	-
	<u>(65,047,227)</u>	<u>-</u>
	<u>(43,677,754)</u>	<u>15,106,174</u>

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

7. Taxation, continued

The Company previously provided for property tax on the basis of a valuation done by the Chief Valuation Officer, Ministry of Finance. However, during 2005 the Company requested approval from the Commissioner General to use a revised valuation for the purpose of calculating property tax after being advised by the Commissioner General that the 25 Years Tax exemption rule will apply for the purpose of computing capital gains tax (CGT). Properties transferred from Guyana Stores Limited (GSL) were deemed to be owned by the Company for the period that GSL owned those properties. Under the 25 Years Rule, capital gains on disposals of property that has been owned for a period of 25 years or more are exempt from CGT.

The Company has not provided the Commissioner General with a revised valuation; however, during the year the Company recomputed its property tax and capital gains tax obligation on the basis of the nominal value of assets transferred from GSL. This resulted in a reversal of provisions previously made for taxes amounting to \$65,047,227. Tax for the current year has also been computed on the basis of these nominal values.

8. Share Capital

Authorised

100,000,000 ordinary shares of no par value

	2003	2002
	\$	\$
Issued and Fully paid shares		
100,000,000 ordinary shares stated value	<u>100,000,000</u>	<u>100,000,000</u>

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

9. Profit (loss) for the year

	2003 \$	2002 \$
Profit (loss) for the year	<u>250,176,095</u>	<u>(16,114,049)</u>
After charging auditor's remuneration		
Auditor's remuneration	100,000	100,000
Depreciation	<u>5,856</u>	<u>5,857</u>

10. Due from related companies (NICIL)

	2003 \$	2002 \$
Kara Kara, Linden (Call Center)	96,000,000	-
GPC - Lot 1 La Penitence	1,375,000	55,000,000
Deposit of 43-44 Water St.	10,500,000	-
Bel Air Properties	1,402,035	1,402,000
	<u>109,277,035</u>	<u>56,402,000</u>

11. Due to related companies (NICIL)

	2003 \$	2002 \$
RK's Security Service - Security PHI Young St	148,000	-
Guyenterprise - Real estate - Advertisements	91,400	-
RK's Security Service - Security PHI Young St	163,200	-
Guyenterprise - Real estate - Advertisements	16,800	-
Rodrigues Architects Ltd - Survey for PHI 304, 305 East Street	59,950	-
MP Insurance - Premium paid	449,790	-
	<u>929,140</u>	<u>-</u>

12. Payables

	2003 \$	2002 \$
Security Linden	2,200,544	2,200,544
Administration costs (GSL)	119,681	119,681
Audit fees	300,000	425,000
	<u>2,620,225</u>	<u>2,745,225</u>

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

12. Financial Instruments

(i) Credit risk

The Company's cash holdings are with substantial financial institutions. Credit risk on trade receivables are shown net of provision for bad debts. Management believes that there is no additional risk beyond amounts provided for collection losses.

(ii) Fair values

The fair value of cash and bank balances, receivable and payables balances are not materially different from their carrying amounts.

13. Related Party

The Company considers related party transactions to be those with Directors, the Government, and persons and entities affiliated with the Government.

(a) Transactions with State Owned Entities:

- (i) On privatisation of Guyana Stores Ltd, the administrative functions of PHI were moved to the office of the National Industrial and Commercial Investments Ltd. (NICIL). No management fee has been charged or paid.
- (ii) During the year NICIL paid certain expenses on behalf of the Company. The amount not yet reimbursed by the Company is disclosed in note 11.
- (iii) During the year NICIL collected proceeds from the sale of the Kara Kara, Linden property amounting to \$96,000,000 and advance from the sale of the property located at lot 43-44 Water Street, Georgetown amounting to \$10,500,000. NICIL paid to the Company compensation for the Guystac Trade II property amounting to \$13,255,000, and for the lot 1 La Penitence property \$53,625,000. The amount collected by NICIL from the sales of properties and not yet remitted to the Company is disclosed in note 10.
- (iv) Property located at lot 18 Lamaha Street has been rented to Guyana Sugar Corporation for an annual rental of \$280,000. This is the continuation of a rental arrangement that existed between Guyana Stores Limited and Guyana Sugar Corporation prior to the incorporation of PHI. The terms of the rental agreement provided that Guyana Sugar Corporation shall pay the cost of maintenance and rates and taxes during the period of occupancy of the property.

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

13. Related Party, continued

(b) Transactions with Government of Guyana:

- (i) 304-305 East Street: This property has been occupied by the Ministry of Health prior to the privatisation of Guyana Stores Limited and transfer of non-core properties to PHI. Ministry of Health has been paying all outgoings for the building in lieu of rent, save and except insurance and rates and taxes.
- (ii) 205-207 Camp Street: Occupation of the Colgrain Pool and Colgrain Flat (located next to the pool) was granted to the Ministry of Culture, Youth and Sport on the basis that the Ministry would be responsible for the payment of all outgoings in lieu of rent.
- (iii) 205 Camp Street (Colgrain House): This property has been occupied by the CARICOM free of rent. Management is currently negotiating an appropriate compensation from the Government.

(c) Other Transactions:

- (i) Prior to incorporation of PHI and transfer of non-core properties from Guyana Stores Ltd. to PHI, M.P. Insurance Brokers & Consultants, a company affiliated with one of its Directors, has performed the services of brokers for Guyana Stores Ltd. This relationship continues to date, without influence being exercised by the related Director. No service fees are paid by PHI to the insurance broker. During the year, the Company paid insurance premiums amounting to \$514,920.

Notes to the Financial Statements

December 31, 2003

(expressed in Guyana dollars)

14. Change in accounting policy

During the year the Company changed its accounting policy regarding the treatment of assets acquired from Guyana Stores Limited consequent to the privatisation arrangement. Previously, the Company accounted for these properties in accordance with IAS 16 Property, plant and equipment. The Company has now opted to account for these properties in accordance with IAS 40 Investment properties.

The reason for this change in treatment is that management considers that these properties are held either for capital appreciation or to earn rental income.

The change has resulted in the Company reclassifying certain assets on the balance sheet from property, plant and equipment to Investment Properties, and in the reversal of accumulated depreciation previously provided. The change has been accounted for by restating comparatives and adjusting the opening balance of retained earnings at January 1, 2002.

Impact of change in accounting policy

The change in accounting policy when consistently applied to 2003 and 2002 had the following impact:

	2003 \$	2002 \$
Opening retained earnings as previously stated	(16,535,964)	1,493,318
Impact of change reversal of depreciation	<u>5,749,207</u>	<u>3,833,974</u>
Restated retained earnings	<u>(10,786,757)</u>	<u>5,327,292</u>
Net income (loss) before change	248,573,105	(18,029,282)
Impact of change	<u>1,602,990</u>	<u>1,915,233</u>
Net income (loss) for the year	<u>250,176,095</u>	<u>(16,114,049)</u>



FORM OF PROXY

The Secretary
Property Holdings Inc.
126 Barrack Street,
Kingston, Guyana

I/We _____

of _____

A Member/Members of Property Holdings Inc. hereby appoint _____

or in his/her absence _____

of _____

as my/our Proxy to vote in my/our name (s) and on my/our behalf upon any matter proposed at the 4th Annual General Meeting of the Property Holdings Inc. to be held on Tuesday 17th November, 2009 or any adjournment thereof in such manner as such Proxy may think proper.

As witness my hand this _____ day of _____ 2009.

Signed by the Said _____
(Name of Member/s)

(Signature of Member/s)

Note: To be valid, this form must be completed and deposited with the Secretary at least 48 hours before the time appointed for the meeting or adjourned meeting.